



## CITY OF RICHMOND

### **Department of Planning & Development Review** ***Staff Report***

**ORD. 2018-304:** To amend and reordain Ord. No. 75-309-302, adopted Dec. 15, 1975, as most recently amended by Ord. No. 2017-227, adopted Dec. 11, 2017, pertaining to the "Stony Point Community Unit Plan," for the purpose of amending the development standards, as they pertain to Map Section K of the Southern Portion of the Plan, to allow for residential development.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** November 19, 2018

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#### **PETITIONER**

Laburnum Properties, LLC

#### **LOCATION**

9230 Forest Hill Avenue

#### **PURPOSE**

To amend and reordain Ord. No. 75-309-302, adopted Dec. 15, 1975, as most recently amended by Ord. No. 2017-227, adopted Dec. 11, 2017, pertaining to the "Stony Point Community Unit Plan," for the purpose of amending the development standards, as they pertain to Map Section K of the Southern Portion of the Plan, to allow for residential development.

#### **SUMMARY & RECOMMENDATION**

The applicant has requested an amendment to the Stony Point Community Plan (Southern Portion) in order to allow the development of up to 59 townhomes on a property located at 9230 Forest Hill Avenue that is currently designated by the Community Unit Plan for church use. The Stony Point Community Unit Plan ordinance and development plan must be amended in order to allow the proposed change from church use to the proposed townhouse development.

Staff finds that the proposed amendment to Map Section K of the Stony Point Community Unit Plan (Southern Portion) to allow the development of townhomes generally conforms to the recommendations of the City of Richmond's Master Plan and is compatible with the other uses allowed in the community unit plan. The additional residences would also support the nearby commercial uses within the Stony Point Community Unit Plan.

Staff finds that the proposed use would not pose an undue burden on the availability of on-street parking in the area, would be buffered from adjacent residential uses and would provide community amenities for its residents.

Staff finds that the proposed amendment would be in keeping with the standards for approval of Preliminary Community Unit Plans established by the City's Zoning Ordinance.

Staff therefore recommends approval of the Resolution to approve the proposed Preliminary Community Unit Plan amendment.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property comprises Map Section K of the Stony Point Community Unit Plan (Southern Portion) and as such, is governed by the Stony Point CUP Ordinance (Ord. No. 2017-227). The property is also known as 9230 Forest Hill Avenue, a 5.62 acre unimproved parcel. It fronts Forest Hill Avenue and Evansway Lane in the Huguenot Planning District.

### **Proposed Use of the Property**

The construction of up to 59 townhomes and amenities on the property known as 9230 Forest Hill Avenue. The townhomes fronting Forest Hill Avenue will have rear-loaded garages. The density of the proposed development would be approximately 10 units per acre.

### **Master Plan**

The City of Richmond's Master Plan designates the subject for multi-family (medium density) land use. Primary uses under this recommendation are multi-family dwellings at densities up to 20 units per acre.

Also included are day nurseries and adult day care. The Master Plan also supports residential uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses.

### **Ordinance Conditions**

The subject property is located within the R-2 Single-Family Residential zoning district and is noted as Map Section K of the Southern Portion of the Stony Point Community Unit Plan. Development of this property is currently governed by the Stony Point CUP Ordinance (Ord. No. 2017-227) and the 1988 Stony Point CUP Development Plan.

The amended CUP ordinance and amended Development Plan would impose the following conditions on the proposed development. Plans regarding the layout of the site, landscaping, and common area amenities have also been submitted as part of the amendment request.

- Development shall be in substantial conformance with the submitted conceptual layout
- There shall be no more than 59 dwelling units within Map Section K and no more than five units shall be attached in a series.
- Dwelling units shall be located on lots of no less than 1,450 square feet in area
- Building height shall be limited to 38 feet
- There shall be a front yard with a depth of not less than 15 feet and a rear yard with a depth of not less than 10 feet. There shall be side yards of not less than 7 feet except where buildings are attached
- Each unit shall provide a one-car garage and a driveway sufficient for the parking of one vehicle. Additional on-site parking shall be provided
- Units with front loading garages shall use an upgraded type door as described in the ordinance.

- Street trees shall be provided substantially as shown on the submitted plans
- Sidewalks and pedestrian paths shall be installed substantially as shown on the submitted plans.
- Bicycle racks shall be provided.
- Decorative lamp posts shall be provided for each dwelling unit.
- Signage in Map Section K shall be limited to standard signage permitted in all districts and one freestanding sign not exceeding ten feet in height and 25 square feet in area, located substantially as shown on the plans
- A 19 foot wide landscape strip shall be provided along Forest Hill.
- A buffer of no less than 25 feet in width shall be provided along Evansway Lane and a pedestrian access to the Evansway sidewalk may be provided, substantially as shown on the submitted plans
- A buffer of no less than 50 feet in width shall be provided along the western boundary of Map Section K, substantially as shown on the submitted plans.
- A row of evergreen shrubs shall be provided along the 25' and 50' buffers.
- Supplemental plantings will be provided in the common area.
- Foundation planting beds, a minimum of three feet deep, shall be required along the entire front façades of each building, excluding areas for the leadwalk, stoops, driveways and any entryways to porches, patios and garages
- At a minimum, the common area shall include the following recreational amenities: the tot lot and the fire pit seating area in the general design shown on the plans
- Covenants shall be established that include provisions for maintenance and operation of any stormwater system; that address aesthetic design principals of the homes; specific architectural design guidelines; landscaping and maintenance of the 25 foot and 50 foot buffers; and that establish standards for fencing shall be recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia

### **Surrounding Area**

The site abuts single-family dwellings to the west and single-family dwellings are located across Evansville Lane to the north. A portion of Summer Hill Senior Housing abuts to the south. Across Forest Hill Avenue to the south are office uses that are in proximity to the Stony Point Shopping Center. All adjacent properties are zoned R-2 Single-Family Dwelling. Properties to the east and south are within the Southern Portion of the Stony Point Community Unit Plan.

### **Neighborhood Participation**

Staff has not received any letters of support or opposition regarding this request.

**Staff Contact:** David Watson, Senior Planner, Land Use Administration (804) 646-1036