



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Legislation Text

File #: ORD. 2018-304, **Version:** 1

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.

O & R Request

DATE: October 17, 2018 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (By Request)
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

THROUGH: Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: 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 permitted use and development standards, as they pertain to Map Section K of the Southern Portion of the Plan, to allow for residential development.

ORD. OR RES. No.

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 permitted use and development standards, as they pertain to Map Section K of the Southern Portion of the Plan, to allow for residential development.

REASON: The applicant is requesting an amendment the Stony Point Community Unit Plan, Map Section K of the Southern Portion of the Plan (9230 Forest Hill Avenue). Map Section K is currently designated for church use. The applicant is seeking an amendment to allow residential use of the property containing up to 59 townhouses and associated amenities.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its November 19, 2018, meeting. A letter outlining the Commission’s recommendation will be forwarded to City Council following that meeting.

BACKGROUND: 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 5.7 acre unimproved parcel fronting Forest Hill Avenue and Evansway Lane, in the Huguenot Planning District. 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.

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. The density of the proposed development would be approximately 10 units per acre.

Properties to the east and south of the subject property are also located within the Stony Point Community Unit Plan. Properties to the north and west are located in the R-2 Single-Family Residential Zoning District. A mix of office, multi-family, and single-family residential land uses are present in the area.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$2,070

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: November 13, 2018

CITY COUNCIL PUBLIC HEARING DATE: December 10, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, November 19, 2018

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: Amend Ord. No. 2017-227

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: David Watson, Senior Planner
Land Use Administration (Room 511) 646-6304

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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