



# City of Richmond

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

## Legislation Text

---

**File #:** ORD. 2018-214, **Version:** 1

---

To authorize the special use of the property known as 3400 Stony Point Road for the purpose of limited special events, upon certain terms and conditions.

### O & R Request

**DATE:** June 27, 2018

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (by request)  
(This in no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** Selena Cuffee Glenn, Chief Administrative Officer

**THROUGH:** Peter L. Downey, Jr., Deputy Chief Administrative Officer for Economic Development and Planning

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

**RE:** To authorize the special use of the property known as 3400 Stony Point Road for the purpose of limited special events, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 3400 Stony Point Road for the purpose of limited special events, upon certain terms and conditions.

**REASON:** The applicant, Sabot at Stony Point School, has requested a special use permit to allow up to 12 special events on the property which are unrelated to the existing school use. This use is not permitted by the underlying zoning, a special use permit is therefore required.

**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 September 4, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a 28 acre parcel of land improved with the campus of the Sabot at Stony Point School. It is located in the Stony Point neighborhood of the Huguenot Planning District. The proposed special events would be limited in number and hours of operation by the special use permit and would be

limited to a specific area of the property identified on the plans.

The City of Richmond's Master Plan recommends institutional land use for the subject property. Primary uses for this category include institutional uses, such as places of worship, private schools, universities, museums, hospitals, and other care facilities. The property is currently zoned R-2 Single-Family Residential.

Surrounding properties are located in the same R-2 Single-Family District. Properties to the east, north, and west are within the Stony Point Community Unit Plan. A mix of vacant, open space (Larus Park), single- and multifamily residential, commercial (Stony Point Fashion Park) and office uses are located in the vicinity of the subject property.

**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:** \$1,800 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** July 23, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** September 10, 2018

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, September 4, 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.:** None.

**REQUIRED CHANGES TO WORK PROGRAM(S):** None.

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

**STAFF:** Matthew Ebinger, Principal Planner, Land Use Administration 804-646-6308

Key Issues:  
Retain on Consent Agenda  
Move to Regular Agenda

Refer Back to Committee  
Remove from Council Agenda  
Strike      Withdrawn      Continue to: