



City of Richmond

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

Legislation Text

File #: ORD. 2017-242, **Version:** 1

To amend Ord. No. 2000-410-2001-10, adopted Jan. 8, 2001, as previously amended by Ord. No. 2001-220-231, adopted Jul. 23, 2001, which approved the “Shops at Stratford Hills Community Unit Plan,” for the purpose of **[increasing the area subject to the community unit plan by 3.4 acres to 67.9± acres and]** modifying the development standards, under certain terms and conditions. (As Amended)

O & R Request

DATE: November 17, 2017

EDITION: 1

TO: The Honorable Members of City Council

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

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

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

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

RE: To amend Ordinance No. 2000-410-2001-10, adopted January 8, 2001, last amended by Ordinance No. 2001-220-231, adopted July 23, 2001, which authorized a Community Unit Plan to permit commercial use of the approximately 62.5 acre tract of land located in the southeast quadrant of the Chippenham Parkway/Forest Hill Avenue Interchange, by expanding the boundaries of the CUP to include an additional two acres of land area for a total of 64.5 acres, to expand the boundaries of the CUP to include an additional 3.4 acres of land area for a total of 67.9 acres and to modify the development standards, under certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To amend Ordinance No. 2000-410-2001-10, adopted January 8, 2001, last amended by Ordinance No. 2001-220-231, adopted July 23, 2001, which authorized a Community Unit Plan to permit commercial use of the approximately 62.5 acre tract of land located in the southeast quadrant of the Chippenham Parkway/Forest Hill Avenue Interchange, by expanding the boundaries of the CUP to include an additional two acres of land area for a total of 64.5 acres, to expand the boundaries of the CUP to include an additional 3.4 acres of land area for a total of 67.9 acres and to modify the development standards, under certain terms and conditions.

REASON: A request has been made to amend the Shops at Stratford Hills Community Unit Plan in order to include an additional 3.4 acres of land area to be developed as part of the community unit plan and to modify the development standards pertaining to the community unit plan.

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 December 18, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The Shops at Stratford Hills Community Unit Plan is a retail development consisting of 64.5 acres of land and containing a variety of retail uses, located in the southeast quadrant of the intersection of Forest Hill Avenue and Chippenham Parkway.

The property is zoned R-2 single-family residential and B-2 community business, but is governed by the existing community unit plan (Ordinance No. 2001-220-231). The proposed amendment to the community unit plan would add 3.4 acres of land area to be developed as part of the community unit plan. This land is currently located east of the Cherokee Road extension and is adjacent to the boundaries of the existing community unit plan.

The proposed amendment also includes the installation of median breaks within the access roads that provide access to the community unit plan from Forest Hill Avenue. A new entrance to Forest Hill Avenue is also proposed, which would be located east of the Forest Hill Ave/Cherokee Road intersection. Left turns onto Forest Hill Avenue from this entrance would be prohibited. New signage is also proposed as part of the amendment, consisting of a freestanding sign along Chippenham Parkway and two freestanding signs along Forest Hill Avenue. Modifications to the buffer requirements for the community unit plan are also proposed.

The Master Plan recommends General Commercial Land Use for the property, which includes a broad range of office, retail, general commercial, wholesale, and service uses, typically located along major transportation corridors and serving large portions of the City (p. 135).

A mix of commercial, office, vacant, and institutional uses are present in the immediate vicinity of the 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: \$1,500 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: December 11, 2017

CITY COUNCIL PUBLIC HEARING DATE: January 8, 2018

REQUESTED AGENDA: Regular

RECOMMENDED COUNCIL COMMITTEE: Land Use

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, December 18, 2017

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 Ordinance No. 2000-410-2001-10, adopted January 8, 2001, last amended by Ordinance No. 2001-220-231, adopted July 23, 2001

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: Matthew J. Ebinger, AICP, Principal Planner
Land Use Administration (Room 511) 646-6308

PDR O&R No. 17-51

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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