



Legislation Text

File #: CPR.2023.015, **Version:** 2

To amend the “Shops at Stratford Hills Community Unit Plan, Final Plan” for the purpose of constructing an electric vehicle charging station, under certain terms and conditions.

O & R Request

DATE: May 4, 2023

EDITION: 1

TO: The Honorable Members of City Council

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

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Kevin J. Vonck, Director, Department of Planning and Development Review

RE: To amend the “Shops at Stratford Hills Community Unit Plan, Final Plan” for the purpose of constructing an electric vehicle charging station, under certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To amend the “Shops at Stratford Hills Community Unit Plan, Final Plan” for the purpose of constructing an electric vehicle charging station, under certain terms and conditions.

REASON: The applicant intends to develop a portion of the Shops at Stratford Hills Community Unit Plan (CUP) with an electric vehicle charging station. An amendment to the Community Unit Plan - Final Plan is needed to accomplish this.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review and approve this request. This

BACKGROUND: The proposed development pertains to the Shops at Stratford Hills Community Unit Plan, located at the southeast corner of Forest Hill Avenue and Chippenham Parkway within the City’s Gravel Hill neighborhood. The proposed electric vehicle charging station will be located in front of the existing Target, within the existing parking area.

Richmond 300 recommends a future land use of “Destination Mixed Use” for the portion of the property where the project is proposed. Destination Mixed Use is detailed as “Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.”

The primary uses recommended for Destination Mixed Use are Primary Uses: Retail/office/ personal service, multi-family residential, cultural, and open space.
Secondary Uses: Institutional and government.

The property is located in the B-2 COMMUNITY BUSINESS ZONING DISTRICT and is located within an existing shopping center. Uses adjacent to the shopping center include other commercial uses, residential multifamily, and residential single family. item will be scheduled for consideration by the Commission at its June 20, 2023 meeting.

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: NA

CITY COUNCIL PUBLIC HEARING DATE: NA

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
June 20, 2023

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Amend Ord. No. 2017 242

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft ordinance, application form, applicant's report, plans, survey

STAFF: Ray Roakes, Planner, Land Use Administration (Room 511) 804 646 5467

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: