



CITY OF RICHMOND  
PLANNING COMMISSION

May 16, 2022

CPCR.2022.050

**RESOLUTION OF THE CITY OF RICHMOND PLANNING COMMISSION**

TO AMEND CITY OF RICHMOND'S MASTER PLAN TO DESIGNATE CREIGHTON COURT, FAIRFIELD COURT, GILPIN COURT, HILLSIDE COURT, MOSBY COURT NORTH, MOSBY COURT SOUTH, WHITCOMB COURT, AND THEIR SURROUNDING COMMUNITIES AS PRIORITY INVESTMENT NEIGHBORHOODS ON THE NODE MAP; DEFINE THE TERM "PRIORITY INVESTMENT NEIGHBORHOOD"; ADD DESCRIPTIONS OF EACH PRIORITY INVESTMENT NEIGHBORHOOD IN CHAPTER 1; AND REVISE THE "EXPAND HOUSING OPPORTUNITIES" BIG MOVE IN CHAPTER 7 TO INCLUDE PRIORITY INVESTMENT NEIGHBORHOODS

**WHEREAS**, Section 17.06 of the City Charter authorizes the City Planning Commission to adopt a Master Plan, and then the Master Plan is approved by City Council; and

**WHEREAS**, the City Planning Commission adopted a Master Plan on October 5, 2020 by resolution 2020.050; and the city council approved said Master Plan by Ordinance 2020-236 on December 14, 2020; and

**WHEREAS**, City Council passed Resolution No. 2022-R015 on March 28, 2022 "to direct the City Planning Commission to prepare, submit to public hearing, and adopt an amendment to the Master Plan making certain changes to the Master Plan for the inclusion of Creighton Court, Fairfield Court, Gilpin Court, Hillside Court, Mosby Court North, Mosby Court South, and Whitcomb Court as priority growth nodes" and;

**WHEREAS**, in accordance with section 17.06 of the Charter of the City of Richmond (2020), as amended, and §15.2-2229 Code of Virginia, the City Planning Commission shall hold a public hearing within sixty (60) days of Council adoption of City Council Resolution No. 2022-R015 and shall notice such hearing in accordance with the advertising rules of §15.2-2204 Code of Virginia, adopt and certify to the City Council the requisite resolution to adopt such amendment in accordance with section 17.06 of the Charter of the City of Richmond (2020), as amended, as soon as possible after the conclusion of the required public hearing; and

**WHEREAS**, the Master Plan defines priority growth nodes as areas “where the City is encouraging the most significant growth in population and development over the next 20 years”; and

**WHEREAS**, all priority growth nodes identified in the Master Plan, except the Downtown Core priority growth node, are designated with the destination mixed-use land use category on the future land use map; and

**WHEREAS**, Chapter 5: Inclusive Housing of the Master Plan contains a vision for housing in 2037, outlines 9 objectives with 54 strategies to reach the vision of “Richmond is a city where all people can access quality housing choices;” and

**WHEREAS**, Objective 14.7 of the Master Plan contains strategies specifically related to the redevelopment of public housing properties; and

**WHEREAS**, Chapter 7: Implementation of the Master Plan outlines six big moves to implement from 2021 to 2026 to work towards achieving the city-wide vision, goals, and objectives outlined in the Master Plan, and one big move is titled “Expand Housing Opportunities.”

**NOW, THEREFORE BE IT RESOLVED** that the City Planning Commission hereby amends the Master Plan to designate Creighton Court, Fairfield Court, Gilpin Court, Hillside Court, Mosby Court North, Mosby Court South, Whitcomb Court, and their surrounding communities as priority investment neighborhoods on the nodes map; and

**BE IT FURTHER RESOLVED** that the City Planning Commission amends the Master Plan to define the term “Priority Investment Neighborhood;” and

**BE IT FURTHER RESOLVED** that the City Planning Commission amends the Master Plan to add descriptions of each priority investment neighborhood in Chapter 1; and

**BE IT FURTHER RESOLVED** that the City Planning Commission amends the Master Plan to revise the “Expand Housing Opportunities” big move in Chapter 7 to include priority investment neighborhoods; and

**BE IT FURTHER RESOLVED** that the City Planning Commission forwards these amendments to the City Council with the recommendation of approval.

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Rodney Poole  
Chair, Planning Commission

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Richard L. Saunders III  
Secretary, Planning Commission