



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

§ 17.07 City Charter: location, character, and extent



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Why do we have a master plan?

The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every **governing body shall adopt** a comprehensive plan for the territory under its jurisdiction.

The comprehensive plan shall be **general in nature**, in that it shall designate the general or approximate location, character, and extent of each feature.

Why do we have a master plan?

Council shall have the power to adopt a master plan for the physical development of the city to promote **health, safety, morals, comfort, prosperity, and general welfare** guiding and accomplishing a **coordinated, adjusted, and harmonious development** of the city and its environs **efficiency and economy** in the process of development

What does our master plan do?

location, character, and extent of streets, alleys, highways, walkways, stadia, arenas, airports, terminals, canals, wharves, waterfronts, and parks

location, character, and extent of public parcels, structures, and utilities

location, character, and extent of redevelopment areas

control and routing of railways, buses, streetcars, and vehicles

What about § 17.07 City Charter and the master plan?

to prohibit construction or authorization by the City of any public way, ground, space, building, or structure until the City Planning Commission (CPC) has reviewed its “**general location, character, and extent**” (L/C/E)

City Planning Commission (CPC) performs a pre-construction review of proposed public features to ensure alignment with the land use recommendations of the Master Plan (*Richmond 300*)

How does the L/C/E process work?

to ensure alignment with the land use recommendations of the Master Plan (*Richmond 300*), the Urban Design Committee (UDC) shall, **upon request of the CPC advise the CPC** on matters of an aesthetic nature in connection with the performance of the duties of the Commission under § 17.05, 17.06, and 17.07 City Charter and in any other matter **requested by the CPC**

How does the L/C/E process work?

the CPC may, at its discretion, use recommendations from the UDC to condition its approval of projects described in § 17.07 City Charter

but only to the extent such recommendations pertain to the general (i.e. not specific) location, character, and extent of any such project

What does the term “general” mean?

involving, applicable to, or affecting the whole
not confined by specialization or careful limitation
concerned or dealing with universal rather than particular
aspects

not specific, not entering into details or minutiae;
approximate

opposite in meaning to particular, specific, precise, detailed,
concrete, and special

What does the term “general” mean?

is this the right place in the
City for this type of building?

is this an appropriate use of
the parcel?

is the building situated
appropriately on the parcel?

are the size and form of the
building appropriate?

specific building materials

specific landscaping

specific site lighting

specific activities, uses, or
functions

interior floor plans, layouts

Questions and discussion