



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

CPCR 2016-007: To amend the City's Master Plan Land Use for certain properties located in the Church Hill Central, Woodville and Creighton neighborhoods to reflect the land use recommendations contained within the conservation plans for the Church Hill Central Conservation Area and the Woodville/Creighton Conservation Area.

To: City Planning Commission
From: Land Use Administration
Date: March 7, 2016

PETITIONER

Richmond Redevelopment and Housing Authority

LOCATION

Select areas of the Church Hill Central, Woodville, and Creighton neighborhoods, north and south of Nine Mile Road and south of Fairfield Avenue.

PURPOSE

To amend the City's Master Plan Proposed Land Use Map.

SUMMARY & RECOMMENDATION

The Richmond Redevelopment and Housing Authority (RRHA) has authored conservation plans for the Church Hill Central Conservation Area and the Woodville/Creighton Conservation Area. These plans, which are currently pending adoption by the Richmond City Council, specify land uses for portions of these neighborhoods which conflict with the existing Master Plan Land Use. The goal of the conservation plans is to revitalize these neighborhoods by eliminating blight and blighting influences, improve the built environment, and improve the safety and appearance of the neighborhoods.

The proposed changes to the Master Plan Land Use involve the following existing uses: (1) Single-Family (low density), (2) Single-Family (medium density), (3) Multi-Family (medium density), (4) Transitional Office, (5) Community Commercial, and (6) Mixed Use, which would be changed to the following uses: (1) Single-Family (medium density), (2) Multi-Family (medium density), (3) Community Commercial, (4) Institutional, and (5) Public and Open Space.

Title 36, Chapter 1, Article 7, Section 51.1, Code of Virginia (1950) requires that a conservation plan align with the comprehensive plan of the locality.

It is therefore recommended that the City Planning Commission adopt the amendment to the Mater Plan in order to incorporate the land uses changes contained with the aforementioned conservation plans.