

INTRODUCED: March 28, 2016

AN ORDINANCE No. 2016-109

To adopt an amendment to the Master Plan for the City of Richmond, adopted by the City Planning Commission on Nov. 6, 2000, and by the City Council by Ord. No. 2000-371-2001-11, adopted Jan. 8, 2001, as previously amended, to reflect land use recommendations contained within the Conservation Plan for the Church Hill Central Conservation Area and the Conservation Plan for the Woodville/Creighton Conservation Area in the Master Plan.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: APR 25 2016 AT 6 P.M.

WHEREAS, the City Planning Commission approved and certified a Master Plan for the City of Richmond on November 6, 2000; and

WHEREAS, by Ordinance No. 2000-371-2001-11, adopted January 8, 2001, the Council of the City of Richmond approved a Master Plan for the City of Richmond pursuant to a request by the City Planning Commission that the Council adopt a Master Plan; and

WHEREAS, the Council, by Resolution No. 2016-004, adopted February 8, 2016, approved the Conservation Plan for the Church Hill Central Conservation Area, and, by Resolution

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: APR 25 2016 REJECTED: _____ STRICKEN: _____

No. 2016-005, adopted February 8, 2016, approved the Conservation Plan for the Woodville/Creighton Conservation Area; and

WHEREAS, these conservation plans apply to two adjacent neighborhood areas, including the former Armstrong High School and the Creighton Court Housing Complex, in the eastern side of the city of Richmond;

WHEREAS, by resolution dated March 7, 2016, a copy of which is attached to this ordinance, the City Planning Commission adopted a proposed amendment to reflect land use recommendations contained within the Conservation Plan for the Church Hill Central Conservation Area and the Conservation Plan for the Woodville/Creighton Conservation Area in the Master Plan; and

WHEREAS, it is the consensus of the Council that it is in the best interest of the City of Richmond that the Council, for and on the behalf of the City of Richmond, consent to and adopt the aforesaid amendment to the Master Plan;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the amendment to the Master Plan, consisting of a one-page map entitled “Proposed Master Plan Land Use,” a copy of which is attached to and incorporated into this ordinance, as adopted by the City Planning Commission at its meeting on March 7, 2016, be and is hereby adopted as set out in its resolution of that date.

§ 2. That the amendment to the Master Plan adopted by section 1 of this ordinance shall supersede all other parts of the Master Plan adopted prior to the effective date of this ordinance with which it conflicts.

§ 3. This ordinance shall be in force and effect upon adoption.



City of Richmond

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

Intracity Correspondence

Pre Introduction to Council: PRE. 2016-49

RECEIVED

File Number: PRE. 2016-49

MAR 21 2016

To adopt an amendment to the City's Master Plan Land Use to reflect land use recommendations within the Conservation Plan for the Church Hill Central Conservation Area and the Conservation Plan for the Woodville/Creighton Conservation Area.

OFFICE OF CITY ATTORNEY

O & R Request

O & R REQUEST

DATE: February 5, 2016 **EDITION:** 1 .

TO: The Honorable Members of City Council *[Signature]*

THROUGH: Dwight C. Jones, Mayor *[Signature]*

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer *[Signature]*

THROUGH: P. Lee Downey, Deputy Chief Administrative Officer for Economic Development and Planning *[Signature]*

FROM: Mark A. Olinger, Director, Department of Planning and Development Review *[Signature]*

RE: To adopt an amendment to the City's Master Plan Land Use to reflect land use recommendations within the Conservation Plan for the Church Hill Central Conservation Area and the Conservation Plan for the Woodville/Creighton Conservation Area

FEB 12 2016
4-4792
Chief Administration Office
City of Richmond

ORD. OR RES. No.

PURPOSE: To approve an amendment to 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 Church Hill Central Conservation Area and the Conservation Plan for the Woodville/Creighton Conservation Area.

REASON: It is necessary for City Council to amend the City's Master Plan to reflect the land use recommendations contained with these conservation plans.

RECOMMENDATION: In accordance with the requirements of the City Charter, 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 March 7, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The Church Hill Central Conservation Area and the Conservation Plan for the Woodville/Creighton Conservation Area were approved by the Richmond Redevelopment and Housing Authority in June 2015. These plans will be seeking adoption by City Council in a separate ordinance as well. These plans have identified portions of the Church Hill, Woodville, and Creighton neighborhoods as blighted and therefore they qualify for designation as a Conservation Area, which will allow for the acquisition, relocation, clearance, and disposition for redevelopment in accordance with the land use recommendations of the City of Richmond Master Plan. Recommendations within these plans for land use changes will allow for higher density redevelopment and are requested for adoption within the City's Master Plan.

FISCAL IMPACT / COST: N/A

FISCAL IMPLICATIONS: N/A

BUDGET AMENDMENT NECESSARY: N/A

REVENUE TO CITY: N/A

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: March 14, 2016

CITY COUNCIL PUBLIC HEARING DATE: April 11, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing and Transportation

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, March 7, 2016

AFFECTED AGENCIES: Office of the Deputy Chief Administrative Officer, Office of the City Attorney (review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Ordinance No. 2000-371-01-11, adopted by City Council on January 8, 2001, approving the action of the City Planning Commission adopting a new Master Plan for the City of Richmond.

REQUIRED CHANGES TO WORK PROGRAM(S): N/A

ATTACHMENTS: Draft ordinance and accompanying maps

STAFF: William Palmquist, Planner II
Department of Planning and Development Review (Room 510)
646-6307

Lory Markham, Planner III
Department of Planning and Development Review (Room 511)
646-6309



CITY OF RICHMOND

PLANNING COMMISSION

March 7, 2016

**RESOLUTION OF THE CITY OF RICHMOND PLANNING COMMISSION
TO ADOPT AN AMENDMENT TO THE *MASTER PLAN*
OF THE CITY OF RICHMOND**

WHEREAS, The City Planning Commission adopted a *Master Plan* on November 6, 2000; and the City Council approved said *Master Plan* by Ordinance 2000-371-01-11 on January 8, 2001; and

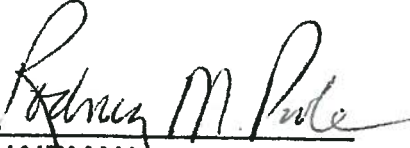
WHEREAS, the Conservation Plan for the Church Hill Central Conservation Area and the Conservation Plan for the Woodville/Creighton Conservation Area have recommended proposed land uses that differ from the current land use plan; and

WHEREAS, the land use plan should be updated to reflect these changes which involve a number of properties north and south of Nine Mile Road and south of Fairfield Avenue; and

WHEREAS, the changes to these land uses specifically being; (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 to (1) Single-Family (medium density), (2) Multi-Family (medium density), (3) Community Commercial, (4) Institutional, and (5) Public and Open Space; and

WHEREAS, the City Planning Commission has reviewed the proposed amendment and taken into consideration comments received at its public hearing; and

NOW, THEREFORE BE IT RESOLVED, that the City Planning Commission hereby adopts the above described amendment to the *Master Plan* as displayed on the "Proposed Master Plan Land Use" map and associated narrative.



CHAIRMAN

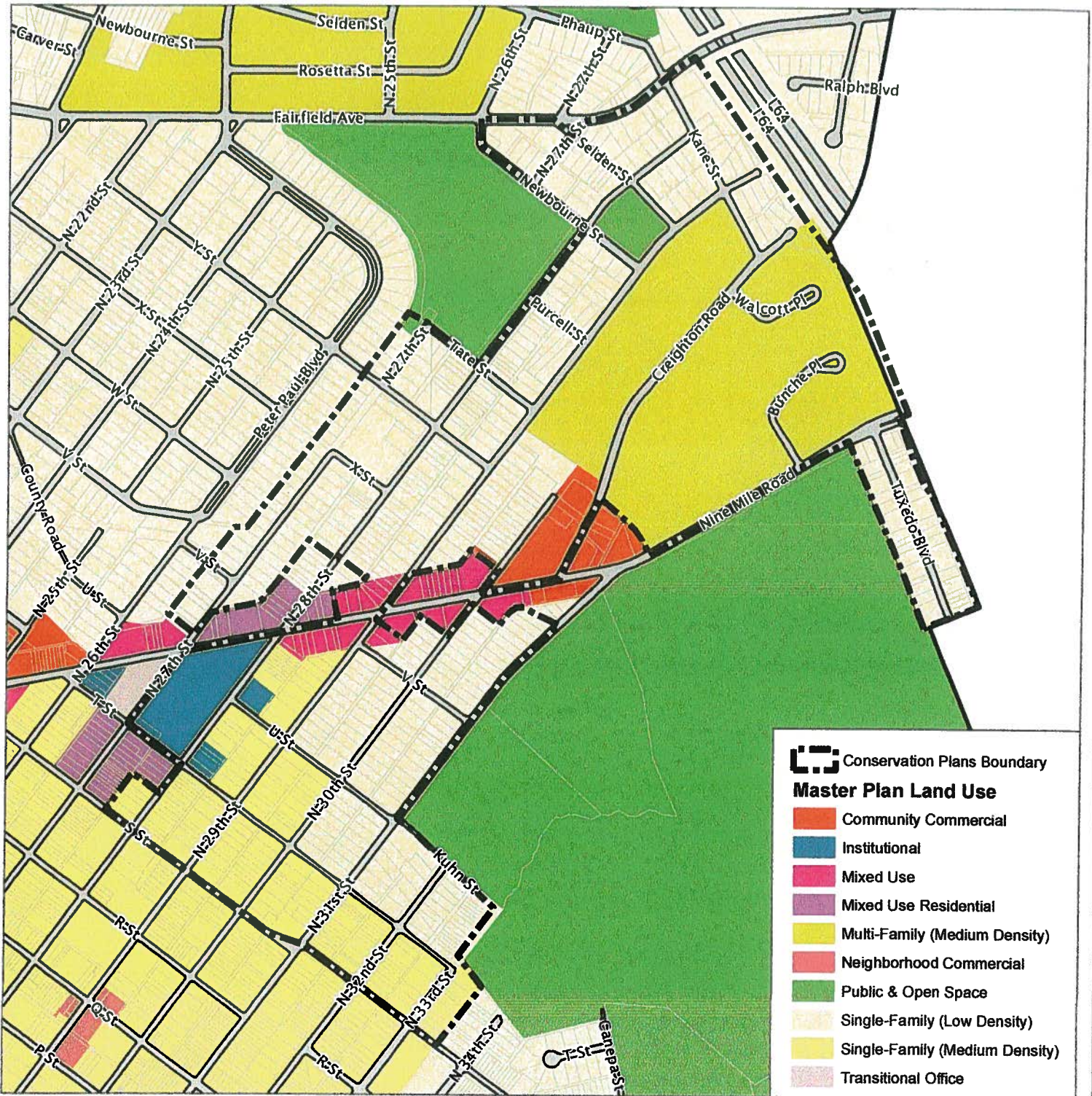


SECRETARY

Existing Master Plan Land Use

City of Richmond, VA

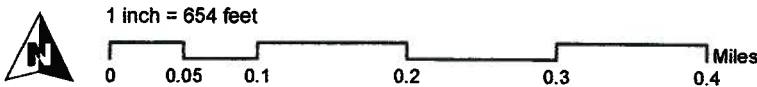
Geographic Information Systems



Conservation Plans Boundary

Master Plan Land Use

- Community Commercial
- Institutional
- Mixed Use
- Mixed Use Residential
- Multi-Family (Medium Density)
- Neighborhood Commercial
- Public & Open Space
- Single-Family (Low Density)
- Single-Family (Medium Density)
- Transitional Office



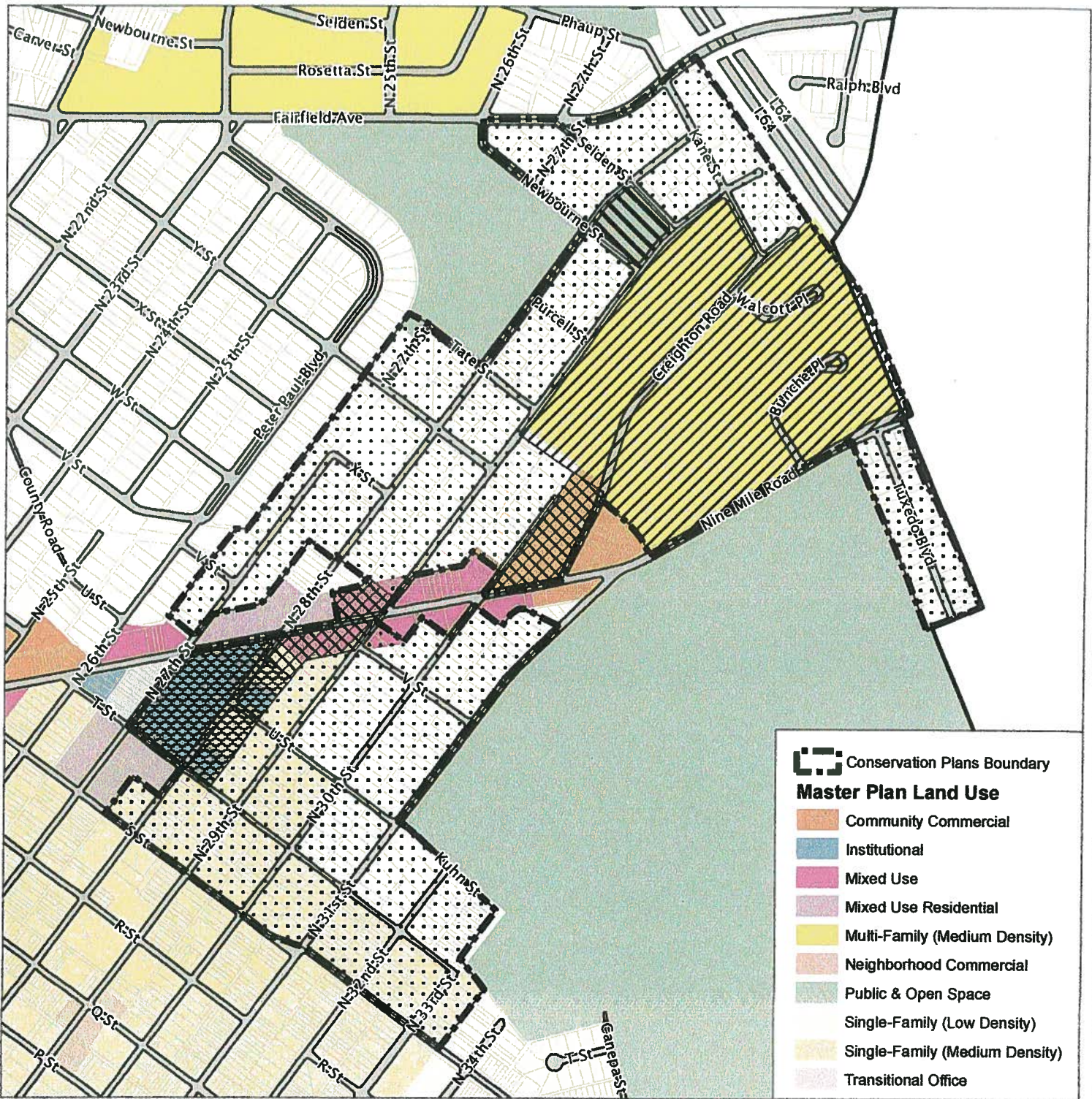
Disclaimer:
 The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.



Proposed Master Plan Land Use

City of Richmond, VA

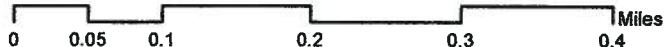
Geographic Information Systems



- Conservation Plans Boundary
- Master Plan Land Use**
- Community Commercial
 - Institutional
 - Mixed Use
 - Mixed Use Residential
 - Multi-Family (Medium Density)
 - Neighborhood Commercial
 - Public & Open Space
 - Single-Family (Low Density)
 - Single-Family (Medium Density)
 - Transitional Office



1 inch = 654 feet



Proposed Master Plan Land Use

- Single Family Medium Density
- Multi Family Medium Density
- Community Commercial
- Institutional
- Public and Open Space

Location Reference



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