



CITY OF RICHMOND

PLANNING COMMISSION

January 5, 2015

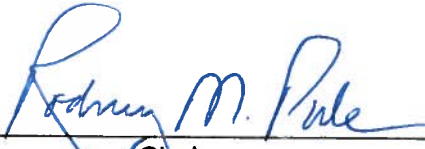
**RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION
APPROVING A PRELIMINARY COMMUNITY UNIT PLAN PERMITTING THE
DEVELOPMENT OF A RESIDENTIAL COMMUNITY NOT TO EXCEED THREE HUNDRED
(300) DWELLING UNITS ON APPROXIMATELY 21.76 ACRES OF LAND LOCATED AT 1501
AND 1611 NORTH 31ST STREET, UPON CERTAIN TERMS AND CONDITIONS.**

WHEREAS, plans have been submitted for the construction of up to 300 dwelling units, open space, community space and public streets and alleys on approximately 21.76 acres of land located at 1501 and 1611 north 31st street; and

WHEREAS, the conceptual plans entitled "Old Armstrong High School – Community Unit Plan Preliminary Plan," prepared by Torti Gallas and Partners, Inc., dated December 18, 2014 (the "Preliminary Plan"), has been reviewed by the City Planning Commission to determine the appropriateness of the proposed development in relation to its impact on surrounding properties, and conformity with planning principles and objectives.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Richmond, Virginia, in accordance with Article IV of Chapter 114 of the Richmond City Code of 2004, as amended, hereby determines that the development proposed by the Preliminary Community Unit Plan will adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding properties, will not unreasonably impair an adequate supply of light and air to adjacent properties, will not unreasonably increase congestion in streets and will not increase public danger from fire or otherwise unreasonably affect public safety and will not diminish or impair the established values of property in surrounding areas.

BE IT FURTHER RESOLVED, that the Planning Commission having held a public hearing on the proposed Preliminary Community Unit Plan on January 5, 2015, hereby approves said Plan, consisting of all the above mentioned documents.



Chair



Secretary