



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

CPCR.2023.017: Resolution of the Richmond City Planning Commission approving a final Community Unit Plan for the Creighton Court Redevelopment, Phase A, to authorize the construction of a community containing dwelling units, open space, community space, and public streets and alleys.

To: City Planning Commission
From: Land Use Administration
Date: May 15, 2023

PETITIONER

Bonita Vaughan, Richmond Redevelopment and Housing Authority

LOCATION

3100 Nine Mile Road

PURPOSE

Final CUP approval for Phase A of the Creighton Court Redevelopment Community Unit Plan.

SUMMARY & RECOMMENDATION

The applicant is requesting Final CUP Approval for the Creighton Court Redevelopment, Phase A, Community Unit Plan. Pursuant to the Creighton Court Redevelopment Community Unit Plan, adopted by City Council on July 26, 2021 (Ord. No 2021-182).

Staff finds that the final plan, which designates residential lots and open space areas throughout the development, is consistent with the approved preliminary Community Unit Plan and zoning and CUP ordinances.

Staff finds that the proposed residential community is consistent with the recommendations of Richmond 300. The proposed single and multi-family uses consistent with the recommended land use of "Neighborhood Mixed-Use", which recommends single-family and small multi-family residential as primary uses and large multi-family residential as a secondary use. The proposed development style facilitates an urban form of development through better street circulation, buildings that address the street frontages, parking areas accessed to the rear of buildings and centralized active and passive community green space.

Objective 14.6 from Richmond 300 is to "Transform RRHA public housing properties into well-designed, walkable, mixed-use, mixed-income, transit-adjacent communities." The proposed redevelopment of the Creighton Court public housing community into a mixed income residential community is helping to satisfy this objective.

Staff finds that the proposed Final 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.

Therefore, staff recommends approval of the Final CUP resolution.

FINDINGS OF FACT

Site Description

The subject property contained approximately 3.87 acres of land. The property is located between Nine Mile Road and Creighton Road. The property is currently a vacant parcel of land.

Proposed Use of the Property

The proposal will authorize 68 townhomes and multi-family dwelling units, open space, community space, public streets, and alleys.

Master Plan

The Richmond 300 Master Plan designates the subject property as Neighborhood-Mixed Use, which is defined as existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Ground Floor: Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The Property is currently located within the R-53 Multi-family Residential District.

The approved CUP Ordinance No. 2021-182 contains the required conditions.

Surrounding Area

The surrounding land uses are primarily residential.

Neighborhood Participation

Staff has not received any public comment regarding this request.

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