



CITY OF RICHMOND

PLANNING COMMISSION

May 19, 2014

**RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION  
EXTENDING THE SUBMITTAL DEADLINE FOR THE  
INITIAL FINAL PLAN OF A COMMUNITY UNIT PLAN FOR  
A 400 UNIT SINGLE-FAMILY ATTACHED AND SINGLE-FAMILY DETACHED  
SUBDIVISION LOCATED AT 6903 MIDLOTHIAN TURNPIKE**

**WHEREAS**, by Ordinance No. 2007-219-198, the Planning Commission recommended approval of and Richmond City Council, on September 10, 2007, subsequently approved preliminary plans for the construction of up to 400 single-family attached and single-family detached homes, with open space and forest preservation areas within an area containing approximately 117.88 acres of land, generally located on the south side of Midlothian Turnpike and abutting Chippenham Parkway on the western side of the property; and

**WHEREAS**, the deadline for initial Final Plan submittal, as set forth in Ordinance No. 2007-219-198, was two years from adoption of said ordinance; and

**WHEREAS**, in 2009 the Virginia General Assembly, in response to the housing crisis, adopted §15.2-2209.1 of the Code of Virginia, which granted extension of approvals until July 1, 2014 to projects approved prior to January 1, 2009; and

**WHEREAS**, the City's Zoning Administrator determined that a preliminary Community Unit Plan did not meet the criteria for extension of approval as set forth in §15.2-2209.1 of the Code of Virginia, and

**WHEREAS**, by Ordinance No. 2010-98-81, the Planning Commission recommended approval of and Richmond City Council, on May 10, 2010, subsequently approved an extension the deadline for initial Final Plan submittal to July 1, 2014; and

**WHEREAS**, in 2012 the Virginia General Assembly, in response to the housing crisis, amended §15.2-2209.1 of the Code of Virginia, which granted extension of approvals until July 1, 2017 to projects approved prior to January 1, 2011; and

**WHEREAS**, the property owner has requested to amend the ordinance to extend the deadline for initial Final Plan submittal from July 1, 2014 to July 1, 2017

**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 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;

**AND, BE IT FURTHER RESOLVED**, that the Planning Commission, having held a public hearing on the proposed amendment on May 19, 2014, hereby approves said Plan subject to the following conditions:

The proposed amendment to the ordinance is subsequently adopted by the City Council in accordance with Division 30 of Article II of Chapter 114 of the Richmond City Code.

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Chairman

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Secretary