



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

CPCR.2024.013: Resolution of the Richmond City Planning Commission approving a Final Community Unit Plan for the Creighton Court Redevelopment, Phase B, to authorize a multifamily dwelling and parking area.

To: City Planning Commission
From: Land Use Administration
Date: May 21, 2024

PETITIONER

Jon Murray & Sam Castonguay

LOCATION

3127 Newbourne Street

PURPOSE

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

SUMMARY & RECOMMENDATION

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

Staff finds that the proposed residential use is consistent with the recommendations of Richmond 300. The proposed multi-family use is 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.

Staff finds that the proposal is consistent with Objective 14.6 from Richmond 300 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.

Staff finds that the Final CUP, which consists of a multifamily dwelling and accessory parking, is consistent with Ord. No 2021-182, the Preliminary Community Unit Plan for the Creighton Court Redevelopment CUP, and the Zoning Ordinance.

Therefore, staff recommends approval of the Final CUP.

FINDINGS OF FACT

Site Description

The subject property contains approximately 1.6 acres of land and is located at the corner of Newbourne Street and Nine Mile Road. It is currently a vacant parcel of land.

Proposed Use of the Property

The proposal will authorize up to 72 multi-family dwelling units and 36 parking spaces.

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 and is subject to the approved Ordinance No. 2021-182 authorizing the Creighton Court Redevelopment CUP. The ordinance contains development conditions, including:

Multi-Family Dwellings- Minimum front yard of 10 feet; minimum side yard of 5 feet, minimum rear yard of 5 feet; maximum height of four stories or 60 feet (whichever is higher); maximum lot coverage of 80%.

Exterior Building Materials- All buildings must be constructed with brick, stone, cementitious siding, wood, solid vinyl (with a minimum wall thickness of 0.044 inches), or an equivalent material approved as part of the Final Plan submittal.

Streets and Alleys- All streets and alleys shall be dedicated as public right-of-way and must be substantially as shown on the Preliminary Plan. Six foot sidewalks must be provided on both sides of all new street. New pedestrian-scale ornamental fixtures must be installed along new streets, and existing cobra head fixtures along public streets must be replaced with pedestrian-scale ornamental fixtures. Deciduous shade trees are required between the sidewalk and curb within the right-of-way.

Parking- One off-street parking space for each two dwelling units. No driveway intersecting a principal street is permitted to serve a parking area if another street frontage or alley access is available.

Surrounding Area

The surrounding land uses are primarily residential.

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