



CITY OF RICHMOND

PLANNING COMMISSION

JULY 6, 2021

**RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING THE CREIGHTON COURT REDEVELOPMENT PRELIMINARY COMMUNITY UNIT PLAN**

**WHEREAS**, a request has been submitted to create the Creighton Court Redevelopment Community Unit Plan and;

**WHEREAS**, the purpose of such community unit plan will create the development standards for approximately 38 acres of land known as 3100 Nine Mile Road, 3070 Nine Mile Road, 2101A Creighton Road and portions of adjacent unimproved public rights-of-way in Tate Street and Tuxedo Boulevard, under certain terms and conditions; and

**WHEREAS**, the Commission has reviewed said request, as depicted in the plan entitled "Creighton Court Redevelopment, Community Unit Plan, Richmond, Virginia," prepared by Urban Design Associates, and dated April, 2021, and received a report from the Department of Planning and Development Review, and found said request to be consistent with the regulations of the Zoning Ordinance and Master Plan; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Richmond, Virginia, in accordance with Division 30 of Chapter 30 of the Code of the City of Richmond (2020), as amended, hereby determines that the proposed 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;

**AND BE IT FURTHER RESOLVED** that the Planning Commission having held a public hearing on the proposed Creighton Court Redevelopment Community Unit Plan on July 6, 2021, hereby approves said Preliminary Community Unit Plan, subject to the following conditions:

1. The Final Plan application for the first phase of development of the Project must be submitted to the Department of Planning and Development Review within five years after the effective date of the CUP ordinance. In the event the required application is not submitted to the Department of Planning and Development Review within five years after the effective date of the CUP ordinance, the CUP ordinance shall be null and void and of no further effect.
2. Applications for building permits for the first phase of development must be submitted within five years of the date of City Planning Commission approval of the initial Final Plan. Plans submitted for building permit approval shall be generally in conformance with the Final Plans approved by the City Planning Commission. In the event the required submission is not made within five years of the date of City Planning Commission approval of the initial Final Plan, this ordinance shall be null and void and of no further effect.
3. That solid vinyl shall not be a permitted building siding material.

CHAIR

Rodney M. Poole

SECRETARY

Matthew J. Ebinger