



February 7, 2022

CPCR.2022.010: RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING A FINAL COMMUNITY UNIT PLAN TO ALLOW FOR THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON APPROXIMATELY 40.49 ACRES OF LAND LOCATED AT 2561 AND 2641 RICHMOND-HENRICO PARKWAY, 500 AND 509 DOVE STREET, AND 2300 1ST AVENUE

WHEREAS, pursuant to the provisions the Highland Grove Preliminary Community Unit Plan, adopted May 28, 2019, to allow the development of a residential community of up to 155 dwelling units on approximately 40 acres of land located at 2651 Richmond Henrico Turnpike, 2641 Richmond Henrico Turnpike, 500 Dove Street, 509 Dove Street, and 2300 1st Avenue, copies of which are on file in the office of the Department of Planning and Development Review; and

WHEREAS, the Commission has reviewed said plans and received a report from the Department of Planning and Development Review, and found said plans to be consistent with the regulations of the Zoning Ordinance, and not in conflict with any of the conditions specified in the May 28, 2019, Preliminary Community Unit Plan;

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 Community Unit Plan Final 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 Community Unit Plan Final Plan on February 7, 2022, hereby approves said plan, subject to the following condition:

1. Applications for building permits for the first phase of development must be submitted within five years of the date of this Resolution.

Rodney Poole
Chair, City Planning Commission

Richard Saunders
Secretary, City Planning Commission