



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

CPCR 2022-050: to amend City of Richmond's Master Plan to include Creighton Court, Fairfield Court, Gilpin Court, Hillside Court, Mosby Court North, Mosby Court South, and Whitcomb Court as priority growth nodes

To: City Planning Commission
From: Office of Equitable Development
Date: May 16, 2022

PETITIONER

Richmond City Council

LOCATION

Creighton Court, Fairfield Court, Gilpin Court, Hillside Court, Mosby Court North, Mosby Court South, and Whitcomb Court

PURPOSE

To amend the City of Richmond's Master Plan to include Creighton Court, Fairfield Court, Gilpin Court, Hillside Court, Mosby Court North, Mosby Court South, and Whitcomb Court as priority growth nodes

REASON: A City Planning Commission resolution is necessary to amend the Master Plan.

SUMMARY & RECOMMENDATION

Section 17.06 of the City Charter authorizes the City Planning Commission to adopt a Master Plan, and then the Master Plan is approved by City Council.

The City Planning Commission appointed an Advisory Council by City Planning Commission Resolution 2017-79 to guide the development of the Master Plan. The Advisory Council met from January 2018 to September 2020. Over the course of three years, the staff of the Department of Planning and Development Review held and attended hundreds of meetings and collected thousands of comments and survey responses to create the new Master Plan. The Advisory Council recommended that the City Planning Commission adopt the new Master Plan at a meeting held on September 16, 2020.

The City Planning Commission conducted a public hearing on the Draft Master Plan on June 1, 2020, and a public hearing on the Pre-Final Master Plan on September 21, 2020 for the purpose of receiving public comment relative to the Master Plan.

The City Planning Commission reviewed the Master Plan, took into consideration comments received at its public hearings, and received a report responding to the comments from the Director of the Department of Planning and Development Review, which is contained in the record of this Commission's proceedings from June and September 2020.

The City Planning Commission adopted a Master Plan on October 5, 2020 by resolution 2020.050; and the City Council approved said Master Plan by Ordinance 2020-236 on December 14, 2020.

This resolution calls for all public housing developments to be designated priority growth nodes. Master Plan defines priority growth nodes as areas “where the City is encouraging the most significant growth in population and development over the next 20 years” (p. 24).

All priority growth nodes identified in the Master Plan, except the Downtown Core priority growth node, are designated with the destination mixed-use land use category on the future land use map. The destination mixed-use is defined as “Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements” (p. 64). All the public housing developments are designated with the neighborhood mixed-use land use on the future land use map.

While the Master Plan is a “living document,” which is amended overtime to reflect changes in market trends and other unforeseen circumstances, significant changes to the Master Plan, such as designating areas as priority growth nodes and changing future land use designations, should only be made after intentional and inclusive community engagement.

The redevelopment of the public housing developments is a key priority of the City; however, planning for said redevelopment must be completed intentionally and with extensive community input – particularly from the public housing residents themselves. Therefore staff recommends amending the Master Plan as follows:

- Designate Creighton Court, Fairfield Court, Gilpin Court, Hillside Court, Mosby Court North, Mosby Court South, Whitcomb Court, and their surrounding communities as priority investment neighborhoods on the node map
- Define the term “priority investment neighborhood”
- Add descriptions of each priority investment neighborhood in Chapter 1
- Revise the “Expand Housing Opportunities” big move in Chapter 7 to include priority investment neighborhoods

Staff recommends amending this resolution as outlined below.

CPCR 2022.050: RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION

To amend City of Richmond’s master plan to designate Creighton Court, Fairfield Court, Gilpin Court, Hillside Court, Mosby Court North, Mosby Court South, Whitcomb Court, and their surrounding communities as priority investment neighborhoods on the node map; define the term “priority investment neighborhood”; add descriptions of each priority investment neighborhood in Chapter 1; and revise the “Expand Housing Opportunities” big move in Chapter 7 to include priority investment neighborhoods

WHEREAS, Section 17.06 of the City Charter authorizes the City Planning Commission to adopt a Master Plan, and then the Master Plan is approved by City Council; and

WHEREAS, the City Planning Commission adopted a *Master Plan* on October 5, 2020 by resolution 2020.050; and the city council approved said *Master Plan* by Ordinance 2020-236 on December 14, 2020; and

WHEREAS, City Council passed Resolution No. 2022-R015 on March 28, 2022 “to direct the City Planning Commission to prepare, submit to public hearing, and adopt an amendment to the Master Plan making certain changes to the Master Plan for the inclusion of Creighton Court, Fairfield Court, Gilpin Court, Hillside Court, Mosby Court North, Mosby Court South, and Whitcomb Court as priority growth nodes” and;

WHEREAS, in accordance with section 17.06 of the Charter of the City of Richmond (2020), as amended, and §15.2-2229 Code of Virginia, the City Planning Commission shall hold a public hearing within sixty (60) days of Council adoption of City Council Resolution No. 2022-R015 and shall notice such hearing in accordance with the advertising rules of §15.2-2204 Code of Virginia, adopt and certify to the City Council the requisite resolution to adopt such amendment in accordance with section 17.06 of the Charter of the City of Richmond (2020), as amended, as soon as possible after the conclusion of the required public hearing; and

WHEREAS, the *Master Plan* defines priority growth nodes as areas “where the City is encouraging the most significant growth in population and development over the next 20 years”; and

WHEREAS, all priority growth nodes identified in the *Master Plan*, except the Downtown Core priority growth node, are designated with the destination mixed-use land use category on the future land use map;

WHEREAS, Chapter 5: Inclusive Housing of the *Master Plan* contains a vision for housing in 2037, outlines 9 objectives with 54 strategies to reach the vision of “Richmond is a city where all people can access quality housing choices;” and

WHEREAS, Objective 14.7 of the Master Plan contains strategies specifically related to the redevelopment of public housing properties;

WHEREAS, Chapter 7: Implementation of the *Master Plan* outlines six big moves to implement from 2021 to 2026 to work towards achieving the city-wide vision, goals, and objectives outlined in the *Master Plan*, and one big move is titled “Expand Housing Opportunities;” and

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission hereby amends the *Master Plan* to designate Creighton Court, Fairfield Court, Gilpin Court, Hillside Court, Mosby Court North, Mosby Court South, Whitcomb Court, and their surrounding communities as priority investment neighborhoods on the nodes map; and

BE IT FURTHER RESOLVED that the City Planning Commission amends the *Master Plan* to define the term “Priority Investment Neighborhood;” and

BE IT FURTHER RESOLVED that the City Planning Commission amends the *Master Plan* to add descriptions of each priority investment neighborhood in Chapter 1; and

BE IT FURTHER RESOLVED that the City Planning Commission amends the *Master Plan* to revise the “Expand Housing Opportunities” big move in Chapter 7 to include priority investment neighborhoods; and

BE IT FURTHER RESOLVED that the City Planning Commission forwards these amendments to the City Council with the recommendation of approval.

Staff Contact:

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