



May 21, 2024

**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 THE CONSTRUCTION OF A MULTIFAMILY
BUILDING & PARKING LOT**

WHEREAS, pursuant to the provisions of the Creighton Court Redevelopment Preliminary Community Unit Plan, adopted on September 13, 2021, as Ordinance No. 2021-182, to allow for the construction of up to 72 multi-family dwelling units and 36 parking spaces on approximately 1.6 acres of land located at 3127 Newbourne Street, shown on the plans entitled "Creighton Court Redevelopment –Phase B Housing, Final CUP Site Plan," prepared by Timmons Group, and dated February 20, 2024, last revised May 15, 2024, "Creighton Phase B," prepared by Edward H. Winks James D. Snowa Architects, PC and undated, and "Creighton Phase B Apartments," prepared by Edward H. Winks James D. Snowa Architects, PC, and dated February 27, 2023, last revised May 15, 2024" (the "Plans"), copies of which are on file in the office of the Department of Planning and Development Review; and

WHEREAS, the Commission has reviewed the Plans and received a report from the Department of Planning and Development Review, and found the Plans to be consistent with the regulations of the Zoning Ordinance, and not in conflict with any of the conditions specified in the 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.

BE IT FURTHER RESOLVED, that the Planning Commission having held a public hearing on the Plans on May 21, 2024, hereby approves the Plans, with the following conditions

1. Applications for building permits for the Plans shall be submitted within five years of the date of this resolution, as specified in the Preliminary Community Unit Plan.



Chair



Secretary