

**MOTION**

To amend Ordinance No. 2021-182 as follows:

Page 6, Line 17

After the comma following the word “wood”, strike the text “solid vinyl (with a minimum wall thickness of 0.044 inches)” and the following comma

INTRODUCED: June 14, 2021

AN ORDINANCE No. 2021-182

As Amended

To authorize a Creighton Court Redevelopment Preliminary Community Unit Plan permitting the development of a residential community of up to 700 dwelling units on approximately 38 acres of land located at 3070 Nine Mile Road, 3100 Nine Mile Road, 2101A Creighton Road and portions of adjacent unimproved public rights-of-way in Tate Street and Tuxedo Boulevard, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)  
\_\_\_\_\_

Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: AT 6 P.M.

WHEREAS, approximately 38 acres of land comprised of the parcels known as 3070 Nine Mile Road, 3100 Nine Mile Road, and 2101A Creighton Road, identified as Tax Parcel Nos. E000-0953/025, E000-0955/001, and E000-0955/002, respectively, in the 2021 records of the City Assessor, and including private rights-of-way known as Walcott Place and Bunche Place, along with portions of adjacent unimproved public rights-of-way in Tate Street and Tuxedo Boulevard, are as shown on a survey entitled “Boundary Survey of Parcels Comprising the Creighton Court Housing Development, City of Richmond, Virginia,” prepared by H&B Surveying and Mapping,

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

LLC, and dated February 10, 2021, all of which parcels together are hereinafter referred to as the “Property”; and

WHEREAS, the owner of the Property has submitted to the City Planning Commission a plan to develop a residential community of up to 700 dwelling units on the Property (the “Project”); and

WHEREAS, the City Planning Commission, after holding a public hearing on the proposed community unit plan, approved that plan as a Preliminary Community Unit Plan, based upon written findings of fact as set out in a resolution, which has been transmitted to the City Council as required by section 30-456.5 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, the City Council concurs in the findings of fact made by the City Planning Commission;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That pursuant to section 17.10(g) of the Charter of the City of Richmond (2020), as amended, and Chapter 30, Article IV, Division 30 of the Code of the City of Richmond (2020), as amended, the development and use of the Property, generally in accordance with a plan entitled “Creighton Court Redevelopment, Community Unit Plan, Richmond, Virginia,” prepared by Urban Design Associates, and dated April, 2021, (the “Preliminary Plan”), a copy of which plan is attached to and made a part of this ordinance, is hereby approved and permitted as the Preliminary Community Unit Plan for the Property, subject to the following standards, terms, and conditions:

**I. DEVELOPMENT CONCEPT:**

A. The Preliminary Community Unit Plan for development of the Property is depicted

B. on the Preliminary Plan. The Preliminary Plan generally depicts the locations of single-family dwelling lots, multi-family dwelling lots, parking areas, community common areas and buildings, public street and alley network, and open space.

C. Where specific standards are set forth in this ordinance exceed or modify standards for features shown on the Preliminary Plan, this ordinance shall prevail. Any approval by the City Planning Commission, without conditions, of a preliminary subdivision plat depicting the final lot layout for any single-family dwellings or multi-family dwellings, community common areas, open space, and adjacent roads for one or more phases of the subdivision shall be deemed, for purposes of this ordinance, to be a Community Unit Plan Final Plan approval for such improvements, unless the Secretary of the City Planning Commission disapproves the resulting final subdivision plat, in which event new approval by the City Planning Commission of the Community Unit Plan Final Plan shall be required. Any Community Unit Plan Final Plan with respect to the Property, including any submitted preliminary subdivision plat for any portion of the Property, is referred to herein as a "Final Plan." Any Final Plan submitted for approval shall include as much detail as necessary to show compliance with all development concepts and standards either shown on the Preliminary Plan or included in this ordinance.

**II. MAXIMUM RESIDENTIAL DENSITY:** Residential use of the Property shall be limited to a maximum of 700 dwelling units, developed as single-family dwellings and multi-family dwellings generally as depicted on the Preliminary Plan, provided that the mix of multi-family building types and single-family dwellings as depicted on the Preliminary Plan may change during development of the Project.

**III. PHASING:** Residential construction on the Property may be developed in phases.

**IV. DWELLING UNIT DEVELOPMENT STANDARDS:**

A.       **GENERALLY:** The dwellings on the Property shall be configured, designed, and constructed generally in conformance with the Preliminary Plan and shall adhere to the following standards:

1.       *Single-family dwellings.* Single-family dwellings shall be located on lots of not less than 1,100 square feet in area. Lot width shall be not less than 16 feet, and lot depth shall be not less than 70 feet. There shall be a front yard with a depth of not less than 5 feet. In the case of corner lots, the front yard will be required only on one street frontage, generally as shown on the Preliminary Plan. There shall be side yards of not less than 3 feet in width, except where buildings are attached, including, but not limited to, corner lots. There shall be a rear yard with a depth of not less than 5 feet. Lot coverage shall not exceed 80 percent of the area of the lot.

2.       *Multifamily dwellings.* There shall be a front yard with a depth of not less than 10 feet. In the case of corner lots, the front yard will be required only on one street frontage, generally as shown on the Preliminary Plan. There shall be side yards of not less than 5 feet in width, including, but not limited to, corner lots. The distance between two buildings erected on the same lot shall not be less than 6 feet, except where buildings are attached. There shall be a rear yard with a depth of not less than 5 feet. Lot coverage shall not exceed 80 percent of the area of the lot.

3.       *Street Frontage.* Lots may front on common courts when other lot access is available, as generally shown on the Preliminary Plan, and when the means of access to each lot is approved by the Director of Public Works, the Chief of Police, and the Chief of Fire and Emergency Services and when appropriate right-of-way, easements, agreements or covenants approved as to form by the City Attorney provide for permanent public access

and continued maintenance.

4. The quantity and location of each of the above unit types may vary from the Preliminary Plan, but may not exceed the total number of dwelling units approved through this ordinance.

B. NON-DWELLING USES: Leasing office, management office, and amenity uses that serve the development as a whole shall be permitted as principal uses when located in a community amenity building as shown on the Preliminary Plan. Any leasing and management facility use shall adhere to the following standards:

1. There shall be a front yard with a depth of not less than 5 feet. In the case of corner lots, the front yard will be required only on one street frontage, generally as shown on the Preliminary Plan. There shall be side yards of not less than 3 feet in width, including, but not limited to, corner lots.

2. No building or structure shall exceed 25 feet in height

C. ACCESSORY USES:

1. Accessory structures that are customarily incidental and clearly subordinate to the dwelling uses permitted by this ordinance, as described in Sec. 30-402.2 of the Code of the City of Richmond (2020), as amended, are permitted.

2. Accessory structures shall not exceed 12 feet in height.

3. Accessory structures may be located within a required rear yard, but not within 5 feet of an alley, provided that where the rear yard abuts a side lot line of an adjoining lot, no such accessory structure shall be located nearer such side lot line than a distance equal to the minimum side yard required on the adjoining lot.

4. Accessory structures may be located in the portion of a required side yard

5. situated within 30 feet of the rear lot line but no closer than 2 feet to the side lot line unless attached to an accessory structure on the adjacent lot by a common wall.

6. Neither accessory structures that are customarily incidental and clearly subordinate to the single-family dwellings nor additions to the single-family dwellings shall be subject to Final Plan approval.

7. Garages shall be side or rear loaded where an alley is accessible. For garages not served by alleys, the front of a garage shall be set back at least 18 feet from the front façade of the dwelling unit.

D. **BUILDING HEIGHT:** No multifamily building shall exceed four stories or 60 feet in height, whichever is higher. Single-family dwellings shall not exceed a height of 35 feet. The terms “building height” (or “height of building”), “story,” and “story height” shall be interpreted to have the meanings ascribed to those terms by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

E. **EXTERIOR BUILDING MATERIALS:** The exteriors of the single-family dwellings, the multi-family dwellings, nondwelling uses, and the accessory structures shall be constructed with brick, stone, cementitious siding, wood, [~~solid vinyl (with a minimum wall thickness of 0.044 inches),~~] or an equivalent material as may be approved as part of the Final Plan submittal. Secondary materials shall be restricted to three coat smooth finish stucco, wood siding, vinyl cladding, or aluminum cladding, and these materials may be used for exterior trim, windows, and soffits only. Roofing materials shall consist of architectural asphalt shingles, thermoplastic polyolefin (TPO) or an equivalent material.

F. **ELEVATIONS:** The single-family dwellings and multi-family dwellings shall be

generally compatible in architectural style with the elevations shown in the Preliminary Plan or an equivalent alternative architectural style and the overall development shall include a variety of exterior building materials as permitted pursuant to subsection (IV)(D), all consistent with design guidelines approved as part of the Final Plan.

G. **PORCHES:** All porches or stoops fronting on a street shall have a minimum depth of six feet. Porches or stoops, including, without limitation, covered porches, may encroach up to 10 feet into a required front or side yard, except that no such encroachment may be closer than 2 feet to a side lot line shared with an adjacent residential use.

H. **DOORS:** Each single-family dwelling unit shall have a secondary egress door to the side yard or rear yard of the lot.

I. **HVAC:** All heating, ventilation, and air conditioning equipment serving individual lots shall be located or screened so as not to be visible from any public right-of-way.

I. **LANDSCAPING:** Any landscaping and hardscaping in the open space areas shall be generally consistent with the Preliminary Plan.

V. **PUBLIC IMPROVEMENTS:** Public improvements depicted on the Preliminary Plan shall be provided following their approval as part of a Final Plan.

A. **STREETS:** All streets shall be dedicated public right-of-way and shall be configured substantially as shown on the Preliminary Plan, including, but not limited to, utilizing reduced road centerline radii, intersection spacing, and alternative street sections as shown on pages 10 and 11 of the Preliminary Plan.

B. **ALLEYS:** The Preliminary Plan depicts certain alleys which shall be dedicated public right-of-way with a 16-foot minimum paved width and a 20-foot minimum right-of-way



width. Alley configuration shall be substantially as shown on the Preliminary Plan, including, but not limited to, reduced alley centerline radii, intersection spacing, and alternative turnarounds.

C. **SIDEWALKS:** Six-foot wide sidewalks shall be provided on both sides of all new streets, substantially as shown on the Preliminary Plan.

D. **LIGHTING:** New pedestrian-scale ornamental streetlight fixtures, as approved by the Department of Public Utilities, shall be installed along all new streets within the right-of-way or an easement. New cobra head light fixtures shall not be permitted except as required within public alleys. All existing cobra head light fixtures within public streets shall be replaced with pedestrian-scale ornamental fixtures.

E. **STREET TREES:** Deciduous shade trees planted approximately 40 feet apart for large trees or 25 feet apart for medium trees on center in a minimum four-foot-wide planting strip between the sidewalk and the curb within the right-of-way shall be required. The final location of street trees shall be generally as shown on the Preliminary Plan, shall not conflict with the placement of utilities, and shall be subject to the requirements of the City Arborist.

F. **UTILITIES:** Except for transformers, pedestals, junction boxes, meters, backflow prevention devices, and existing overhead utility lines, all new utility lines shall be installed underground. Meters and backflow prevention devices shall be located off the alleys to the rear of the lots to the maximum extent practicable, or may be screened.

G. **COMPLETION OF IMPROVEMENTS IN EXISTING PUBLIC RIGHT-OF-WAY:** All improvements required by this subsection (V) that will be located within public right-of-way shall be completed substantially as shown on the Preliminary Plan, unless otherwise required by the Director of Public Works. These improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public

right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works and any applicable requirements of the Director of Public Utilities, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subdivision (G) provides, all improvements and work required by and meeting the requirements of this subsection (V). The final certificate of use and occupancy for the Project, or the applicable phase thereof, shall not be issued until all requirements of this subdivision (G) are fully satisfied.

**VI. MINIMUM OPEN SPACE:** Open space, as generally shown on page 4 of the Preliminary Plan shall be provided and may include active and passive recreational components. Final plans for any open space shall be submitted as part of each Final Plan for a portion or portions of the Project.

**VII. SCREENING:** Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Dumpster facilities must be screened with opaque structural or vegetative materials so as not to be visible from adjacent properties in an R, RO, HO, I or OS District, or from any public street or other public space. Such enclosure or screening shall be designed as to prevent trash or refuse from blowing onto other areas of the site or onto adjacent property or public streets or spaces. In no case shall chain link fences be used to satisfy the dumpster screening requirement.

**VIII. PARKING:** Parking shall be provided for each dwelling as follows:

A. There shall be a ratio of no less than one off-street parking space for each two dwelling units.

B. No driveway intersecting a street which constitutes the principal street frontage of a lot shall be permitted when other street frontage or alley access is available to serve such lot. For purposes of this subdivision (B), the term “principal street frontage” shall be interpreted to have the meaning ascribed to that term by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

C. Where on-street parking spaces are not defined by curb bump-outs, on-street parking spaces shall not be within ten feet of crosswalks, stop signs, or traffic control signals.

**IX. NORMAL ZONING:**

A. Except as specifically provided otherwise by this ordinance, the zoning regulations prescribed by Chapter 30 of the Code of the City of Richmond (2020), as amended, for the district in which the Property is situated shall apply.

B. 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 this 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 this ordinance, this ordinance shall be null and void and of no further effect.

C. 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 substantially 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.

§ 2. This ordinance shall be in force and effect upon adoption.

# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Item Request

File Number: PRE.2021.655

### O & R Request

**DATE:** May 14, 2021

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This in no way reflects a recommendation on behalf of the Mayor)



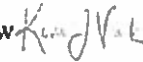
**THROUGH:** J.E. Lincoln Saunders, Acting Chief Administrative Officer



**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic  
Development and Planning



**FROM:** Kevin J. Vonck, Acting Director, Dept. of Planning and Development Review



**RE:** To authorize a Creighton Court Redevelopment Preliminary Community Unit Plan permitting the development of a residential community of up to 700 dwelling units on approximately 38 acres of land located at 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, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_

**PURPOSE:** To authorize a Creighton Court Redevelopment Preliminary Community Unit Plan permitting the development of a residential community of up to 700 dwelling units on approximately 38 acres of land located at 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, upon certain terms and conditions.

**REASON:** The applicant is requesting a Community Unit Plan to facilitate the redevelopment of the Creighton Court public housing community into a mixed-income residential community with up to 700 dwelling units. The proposed community does not meet all of the underlying zoning regulations, therefore the applicant is seeking a Community Unit Plan in order to create development standards that are customized to the proposed urban form of development.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its July 6, 2021, meeting.

**BACKGROUND:** The subject property contains 38 acres and is currently improved with many two-story multi-family buildings that contain 504 income-restricted dwelling units. The property is located in the Creighton and is located north of Nine Mile Road, west of Interstate 64, and south and east of North 29th Street, and is bisected by Creighton Road.

The subject property is located within the R-53 Multi Family Residential District. The density, yards, and other features of the proposed development do not conform to the requirements of the R-53 Multi-Family Residential District.

The Richmond 300 Master Plan recommends a future land use of "Neighborhood Mixed-Use" for the property. New developments on larger parcels should continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. Setbacks, plazas and parks help to create a sense of place and community gathering area. Buildings types vary, but new construction should generally complement the existing context. Buildings heights generally range from two to four stories, with taller buildings along major streets. The ground floors of buildings should engage the street with features such as street-oriented facades 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. The primary uses recommended for Community Mixed-Use are single-family residential, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary uses include large multi-family buildings (10+ units), retail/office/personal service, institutional, cultural and government uses. Pedestrian, bicycle, and transit access must be prioritized and bike parking should be provided.

The portion of Nine Mile Road that abuts the property is designated as a "Major Mixed-Use Street" on the "Great Streets and Street Typologies Map" in Richmond 300. As such, secondary uses and taller buildings are appropriate along this frontage.

Single-family residential and institutional uses exist to the north and west of the subject property. Interstate 64 exists to the east of the subject property, and the Oakwood Cemetery, Armstrong Renaissance mixed-income residential community, and single-family residential uses exist to the south of the subject property, across Nine Mile Road.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$5,600 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** June 14, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** July 26, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
July 6, 2021

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Conceptual Plan, Map, Community Engagement Report

**STAFF:** Richard Saunders, Senior Planner, Land Use Administration (Room 511) 646 4856  
Matthew Ebinger, Principal Planner, Land Use Administration (Room 511) 646 6308



Application for: **COMMUNITY UNIT PLAN**  
 Department of Planning and Development Review  
 Land Use Administration Division  
 900 E. Broad Street, Room 511  
 Richmond, Virginia 23219  
 (804) 646 6304  
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- preliminary plan  Final Plan  
 preliminary plan admendment  Final Plan Admenment

**Project Name/Location**

Property Address: 3100 Nine Mile Road & 2101A Creighton Road Date: 12/14/2020  
 Tax Map #: L0000051401 & E0000055002 Fee 15,800  
 Total area of affected site in acres 38 Acres

(See page 7 for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R-53 Residential (Single Family)  
 Existing Use Creighton Court Housing Community

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
**The goal is to redevelop Creighton Court.**  
 Existing Use Creighton Court Housing Community

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number \_\_\_\_\_

**Applicant/Contact Person:** Wen Wu  
 Company: Finmark Group  
 Mailing Address: 1001 Boulders Parkway, Suite 300  
 City: Richmond State: Virginia Zip Code: 23275  
 Telephone: (804) 2 000 529 Fax: ( )  
 Email: wen.wu@finmark.com

**Property Owner:** Richmond Redevelopment & Housing Authority (RRHA)  
 If Business Entity, name and title of authorized signee: Stacey Daniels Fayson, Interim Chief Executive Officer

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address 801 Chamberlayne Parkway  
 City: Richmond State: VA Zip Code: 23270  
 Telephone: (804) 7 804 023 Fax: (804) 7 800 000  
 Email: Stacey.Fayson@rrha.com

Property Owner Signature: Stacey Daniels Fayson

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. *Faxed or photocopied signatures will not be accepted.*

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for community unit plans)





Application for: **COMMUNITY UNIT PLAN**

Department of Planning and Development Review  
Land Use Administration Division  
900 E Broad Street, Room 511  
Richmond Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- preliminary plan  Final Plan
- preliminary plan amendment  Final Plan Admenment

**Project Name/Location**

Property Address: 3100 Nine Mile Road & 2101A Creighton Road Date: 12/14/2020

Tax Map #: E0000955001 & E0000955002 Fee: \$5600

Total area of affected site in acres: 38 Acres

(See page 7 for fee schedule, please make check payable to the 'City of Richmond') ✓

**Zoning**

Current Zoning R-53 Residential (Multi-Family)

Existing Use: Creighton Court Housing Community

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)

The goal is to redevelop Creighton Court.

Existing Use Creighton Court Housing Community

Is this property subject to any previous land use cases?

- Yes
- No If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Ivan Wu

Company: Trimmons Group

Mailing Address: 1001 Boulders Parkway, Suite 200

City: Richmond State: Virginia Zip Code: 23225

Telephone: (804) 2,006,529 Fax: ( )

Email: ivan.wu@trimmons.com

**Property Owner:** Richmond Redevelopment & Housing Authority (RRHA)

If Business Entity, name and title of authorized signee: Stacey Daniels-Fayson, Interim Chief Executive Officer

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address 901 Chamberlayne Parkway

City: Richmond State: VA Zip Code: 23229

Telephone: (804) 7,804,073 Fax: (804) 7,808,008

Email: Stacey.Fayson@rrha.com

**Property Owner Signature:** SEE FIRST PAGE FOR SIGNATURE

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for Community Unit Plans)

**Applicant's Report - Creighton Court Redevelopment**  
**Date: 12/17/2020**

The proposed redevelopment of Creighton Court to a mixed-income community has been a longstanding goal of the Richmond Redevelopment and Housing Authority (RRHA) and the City of Richmond. Under the leadership of The Community Builders (TCB) partnering with RRHA, and with the City's support, the redevelopment will continue the transformation of the East End of Richmond. The project joins hands with other key initiatives in Church Hill North that are underway. Most notable are Armstrong Renaissance, Bon Secours Community Hospital, The Market at 25<sup>th</sup> Street, The Kitchens at Reynolds and the streetscape improvements along Nine Mile Road. Armstrong Renaissance was the build first site to offer a priority for residents of Creighton court to relocate into a new mixed-income community.

The planning for a new mixed income community at Creighton Court was anchored by an inclusive community engagement process with the existing residents first, but also other community stakeholders. The initial discussions began in 2016 with Armstrong Renaissance. Most recently, the outreach and engagement occurred in September/October 2020, with the Final Concepts and Master Plans being presented in November/December 2020. The full details of the community engagement process can be reviewed and referenced in the Creighton Court Redevelopment 2020 Community Engagement Report dated December 2020 (attached). It was critical to hear and understand the resident concerns and practical needs related to safety, children and youth play areas, public gathering spaces, community center needs, green spaces, home styles, building materials, street & alley design, parking spaces, and updates. The proposed design sets out to achieve the goals most important to the current residents while working to decentralize poverty.

The Master Plan and CUP Ordinance sets the stage for the next steps of redevelopment at Creighton Court, augments the neighboring revitalization efforts for the Nine Mile Corridor, and serves as a catalyst for a new "East End Gateway" to the City. This Gateway, in the form of a mixed income community would anchor the East End of the Nine Mile Corridor and bring together Armstrong Renaissance, Creighton Court and the surrounding neighborhoods.

The Creighton Court site is approximately 36 acres and contains 504 dwelling units. The proposed plan envisions the demolition and removal of the existing buildings in phases as funding becomes available and proposes a maximum of 700 new dwelling units, Community Center, a large linear park at the center of the community, and recreation open spaces. The program goal is to deliver a high quality mixed-income neighborhood that will attract both current residents and residents of differing income levels .

The large linear park at the center of the community will accommodate several outdoor recreational activities for families and children of all ages. By establishing and enhancing walkability within the community and creating a central public amenity with visibility, the community will enable residents to enjoy good health, safety, and a high quality of life.

Many of the new homes will have front and rear yards with private parking pads accessible from rear alleys. This design allows for a pedestrian friendly streetscape with front porches, street trees, and sidewalks that keep the tradition of many Richmond neighborhoods. The master plan layout also ensures adequate safety, light and air into each residence. A mix of housing types (both rental and home ownership) ranges from one-story bungalows, two-story single-family detached homes, duplexes, strings of town homes, two- and three-story stacked flats and three and four-story multifamily apartment buildings with elevators. The new homes and community center will adequately address the accessibility and visitability needs of residents. This mix of housing types will provide a variety of appropriate unit choices for each different resident group including single adults, couples, families, senior citizens, and disabled residents.

Introducing new streets connecting with the existing street network knits the neighborhood together and distributes traffic with multiple entry and exit points to relieve any concerns about traffic congestion. Public safety requirements such as access for fire rescue and other emergency vehicles have been accommodated with proposed street widths, turning radii and geometries to provide circulation to and within the plan.

The architectural design process began with a canvas of existing residential neighborhoods in Richmond including Church Hill, Church Hill North, Chimborazo, Oakwood, Glenwood Park, Fairmount, Union Hill, Shockoe Bottom, Jackson Ward, Oregon Hill and the Fan District. A variety of architectural styles found in these neighborhoods have been incorporated. They include Greek Revival, Federal Style, Italianate, Queen Anne, and Colonial Revival. Combined with the variety in type, massing, materials (brick and siding) and color, the variety of styles will create a more authentic feeling neighborhood where each resident feels like they live in a unique home. The homes will incorporate these different styles with architectural elements like covered stoops, front porches, bay windows, decorative columns, door and window trim, and prominent cornices. Many will use the low sloping roof characteristic of the canvassed neighborhoods.

The quality of the new homes will blend the affordable, work force and market rate housing making them indistinguishable from each other. Such a residential character will enhance the image of the surrounding context as well.

It should be noted that although it's not part of the Creighton Court redevelopment project, the Boys & Girls Club of Metro Richmond (BGCMR) plans to transform the Eastlawn Shopping Center (just west of Creighton Court) into a facility that provides health services, college-prep, workforce development, and programs and activities for teens.



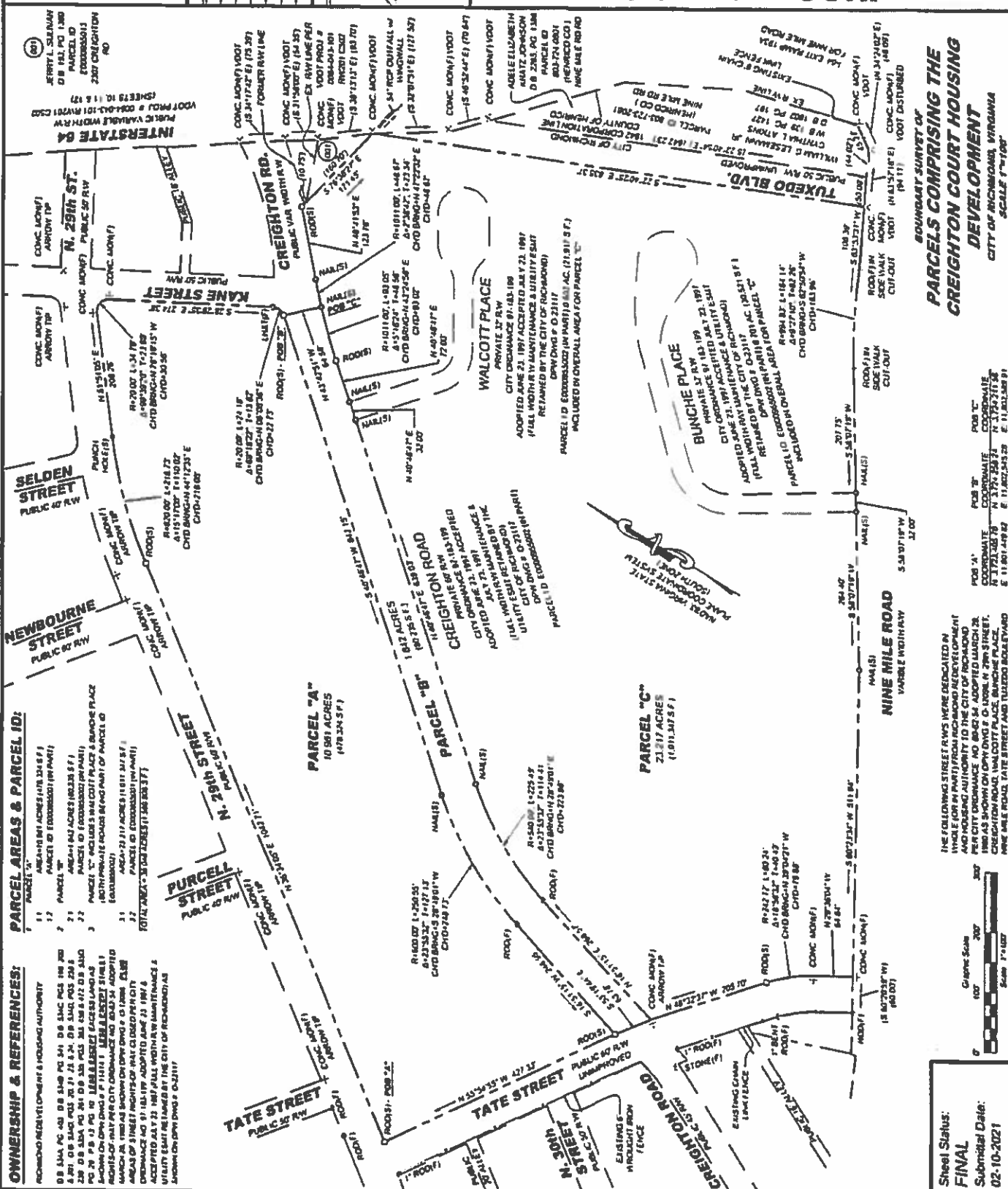
Job #: TG2005.01  
 Date: 11-14-2020  
 Sheet: 2 of 2  
 Drawn By: WFW  
 Checked By: WFW

Rev. #	Rev. Date

Professional Seal  
 H&B SURVEYING AND MAPPING, LLC  
 2105 BROWN ROAD SW, SUITE 103  
 RICHMOND, VA 23284  
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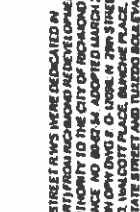


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**BOUNDARY COMPRISING THE  
 PARCELS COMPRISING THE  
 CREIGHTON COURT HOUSING  
 DEVELOPMENT**  
 CITY OF RICHMOND, VIRGINIA  
 SCALE 1"=100'

THE FOLLOWING STREET R/W'S WERE RECALC IN  
 WHOLE OR IN PART FROM RICHMOND REDEVELOPMENT  
 AND HOUSING AUTHORITY TO THE CITY OF RICHMOND  
 PER CITY ORDINANCE NO. 80-8-54 ADOPTED MARCH 28,  
 1980 AS SHOWN ON OPEN DIV. 2 D-1008 R. 29th STREET,  
 CREIGHTON COURT, WALCOTT PLACE, BUNCHE PLACE,  
 NINE MILE ROAD, TATE STREET AND TUXEDO BOULEVARD  
 (PARTIAL).

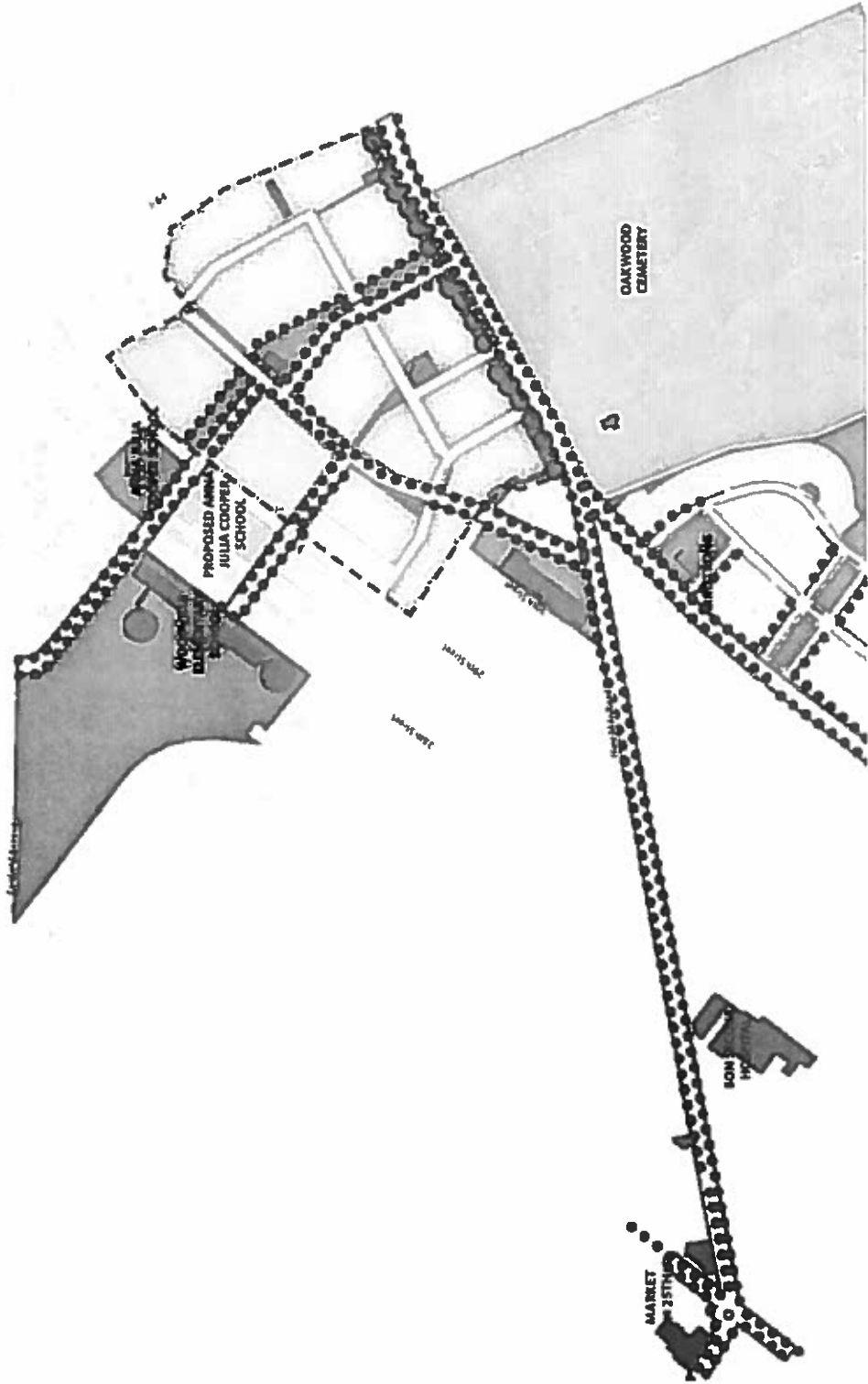


Sheet Status:  
**FINAL**  
 Submitted Date:  
 02-10-2021

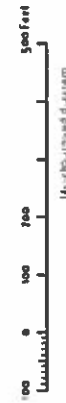




FAIRFIELD COURT

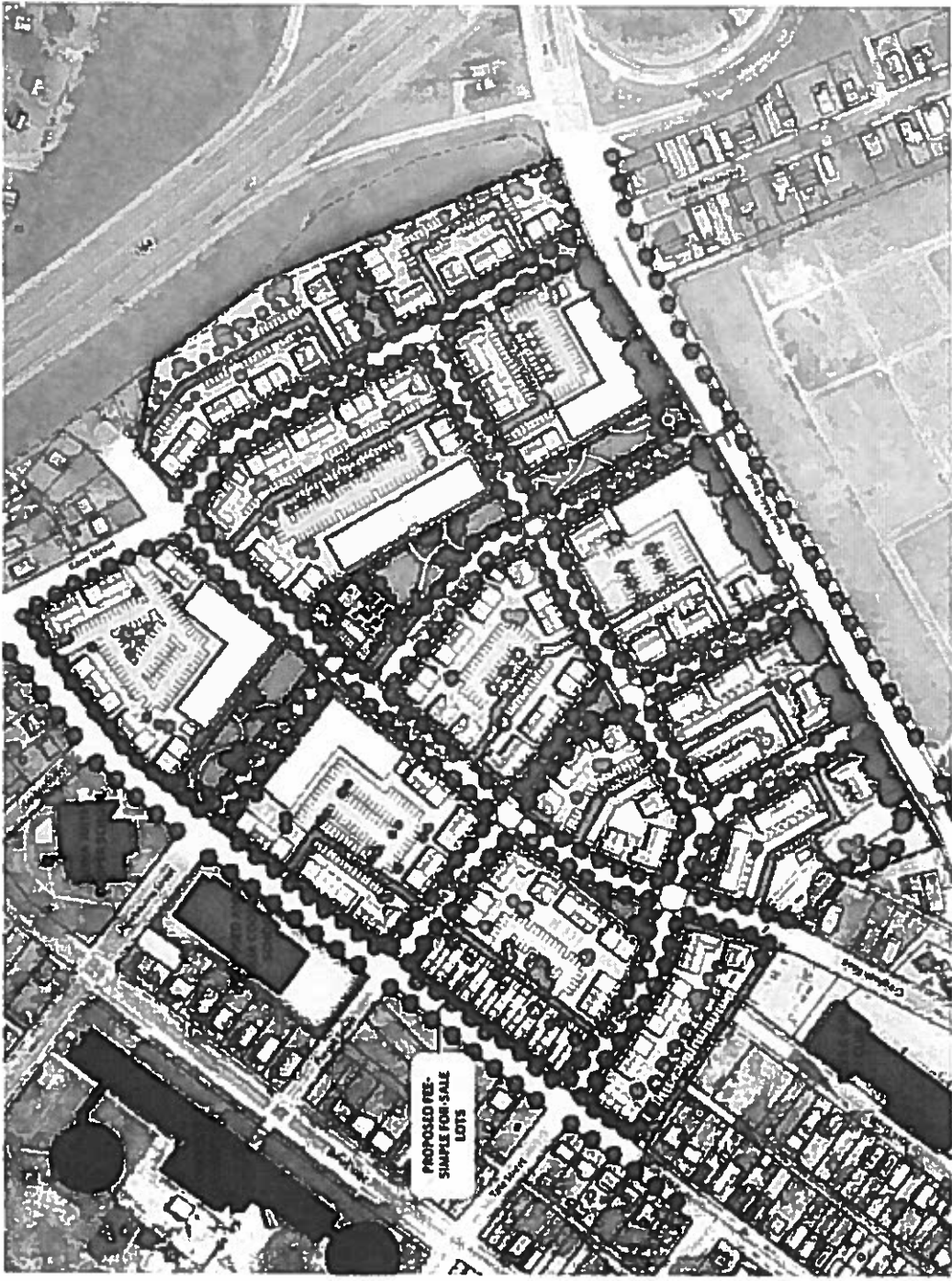


# NEIGHBORHOOD DIAGRAM



Neighborhood Diagram





Location Plan

**RESIDENTIAL PROGRAM (APPROXIMATED)**  
 One Sample for Sale Lots: 10  
 Mixed Income Rental Units: 604  
**TOTAL: 614**

**PARKING PROGRAM (APPROXIMATED)**  
 Car Spaces: 240  
 Car Spaces: 720  
**TOTAL: 960**

- 1st Floor
- 2nd Floor
- 3rd Floor
- 4th Floor
- 5th Floor
- 6th Floor
- 7th Floor
- 8th Floor
- 9th Floor
- 10th Floor
- 11th Floor
- 12th Floor
- 13th Floor
- 14th Floor
- 15th Floor
- 16th Floor
- 17th Floor
- 18th Floor
- 19th Floor
- 20th Floor
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- 79th Floor
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- 81st Floor
- 82nd Floor
- 83rd Floor
- 84th Floor
- 85th Floor
- 86th Floor
- 87th Floor
- 88th Floor
- 89th Floor
- 90th Floor
- 91st Floor
- 92nd Floor
- 93rd Floor
- 94th Floor
- 95th Floor
- 96th Floor
- 97th Floor
- 98th Floor
- 99th Floor
- 100th Floor



**ILLUSTRATIVE MASTER PLAN**



Illustrative Master Plan



**BUILDING TYPOLOGY DIAGRAM**

DATE: 10/10/2018 10:04 AM

WOODVILLE  
ELEMENTARY

PROPOSED ANNA  
JULIA COOPER  
SCHOOL

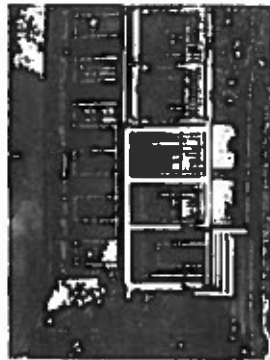
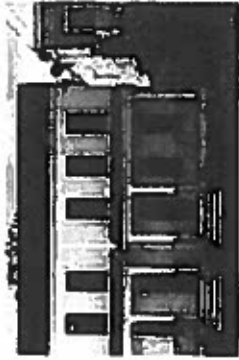
ANNA JULIA  
COOPER SCHOOL

PROPOSED FEE-  
SIMPLE FOR-SALE  
LOTS

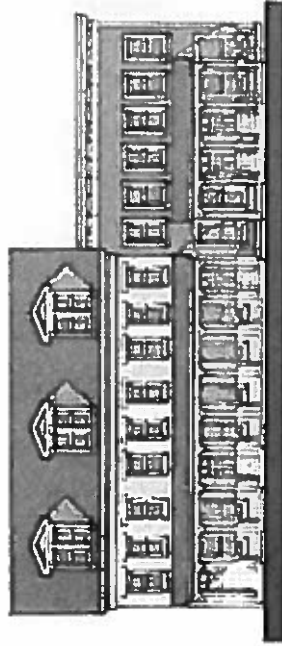
BOYS & GIRLS  
CLUB

500 feet

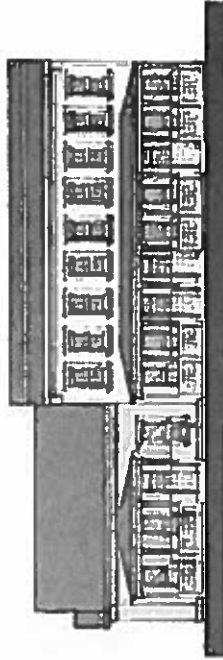




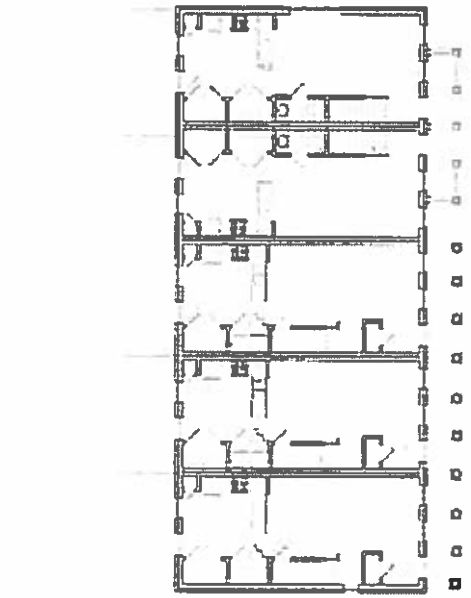
Church Hill Townhouse Precedents



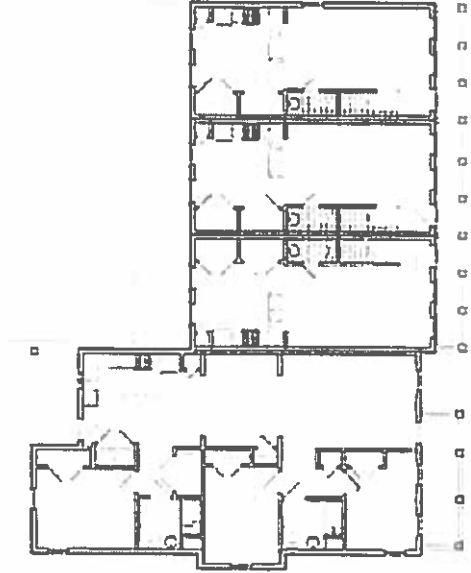
Elevation — Row of five Townhouses\*



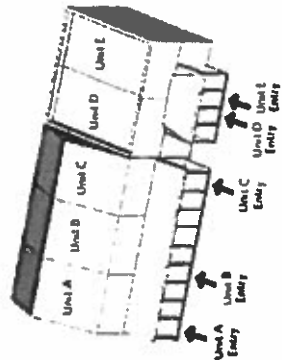
Elevation — Row of four Townhouses\*



Floor plan — Row of five Townhouses\*



Floor Plan — Row of four Townhouses\*



3D Diagram example of Townhouse building type

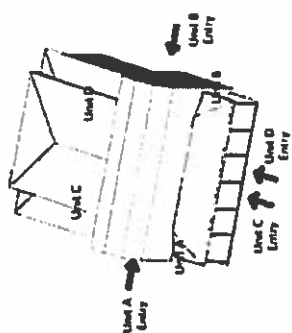
## BUILDING TYPES — TOWNHOUSE

\* Elevations and plans shown are representative and express general character only

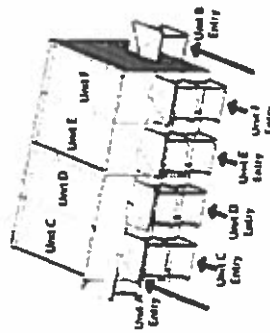




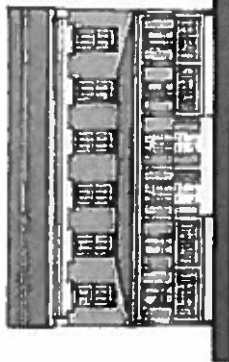
Church Hill Precedents



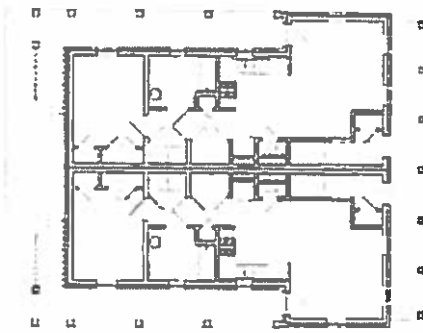
3D Diagram example of Stacked Flats building type



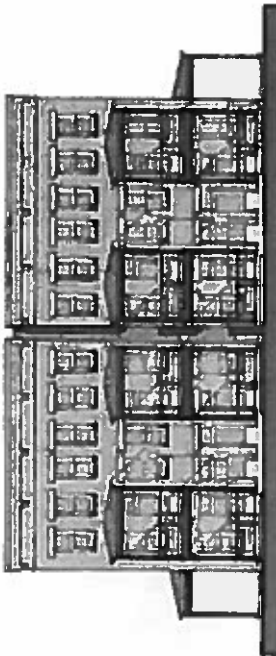
3D Diagram example of Stacked Townhouse building type



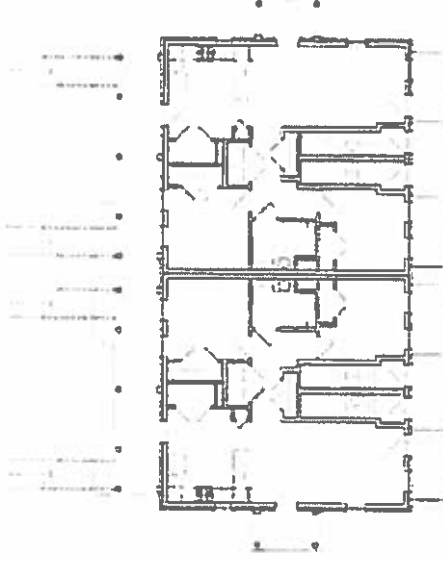
Elevation — Stacked Flats\*



Floor Plan — Stacked Flats\*



Elevation — Stacked Townhouses\*



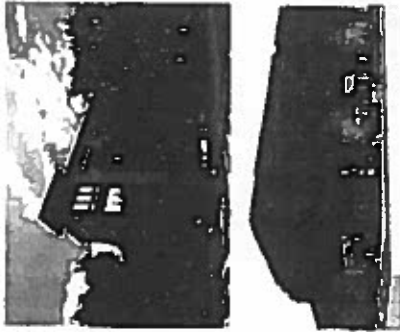
Floor Plan — Stacked Townhouses\*

\* Elevations and plans shown are representative and express general character only

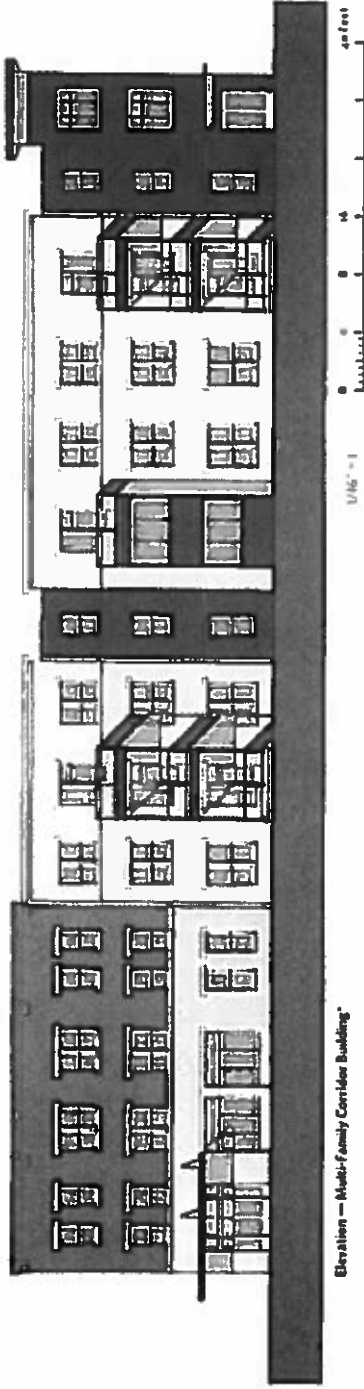
# BUILDING TYPES — STACKED TOWNHOUSES AND FLATS



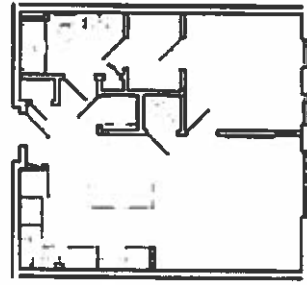
Building Types — Stacked Townhouses and Flats



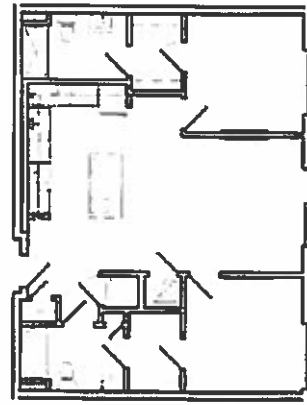
Multi-Family Building Precedents



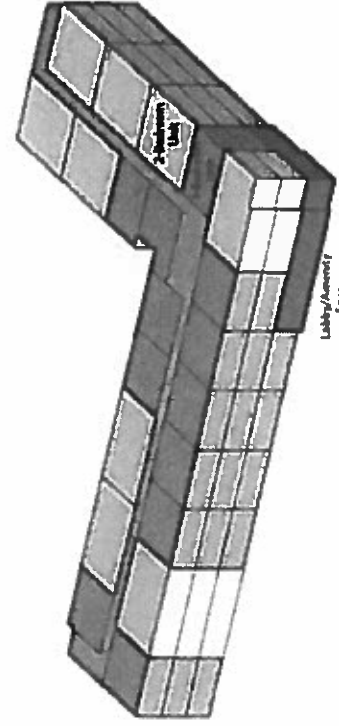
Elevation — Multi-Family Corridor Building\*



Floor Plan — Typical 1-Bedroom Unit\*



Floor Plan — Typical 2-Bedroom Unit\*



3D Diagram example of Multi-Family Corridor building type

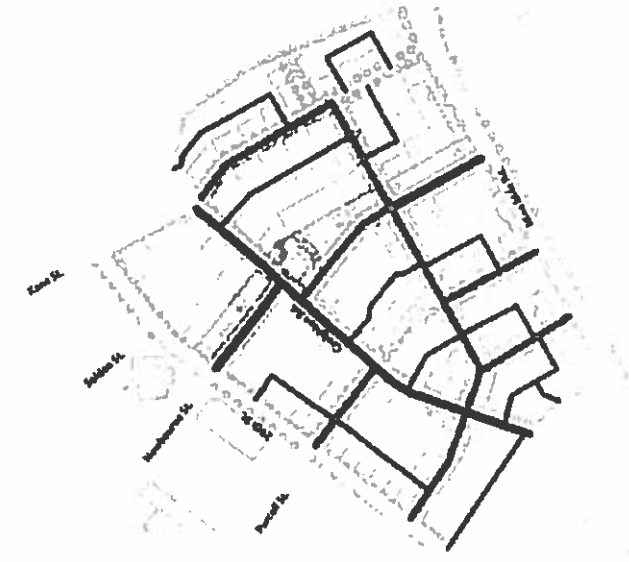
\* Elevations and plans shown are representative and express general character only

## BUILDING TYPES — MULTI-FAMILY CORRIDOR BUILDING

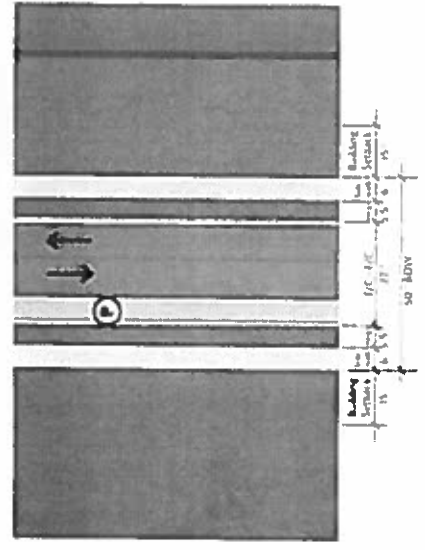


Perspective View Looking South down the Linear Open Space

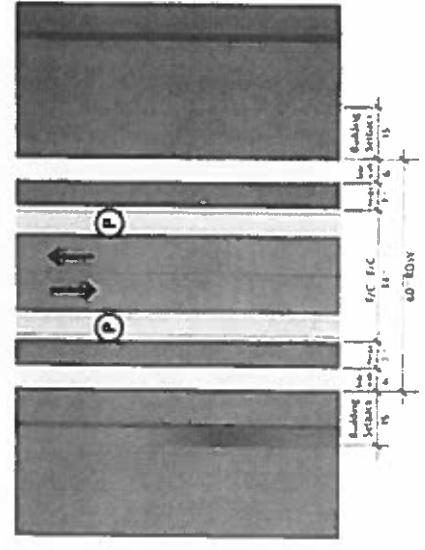
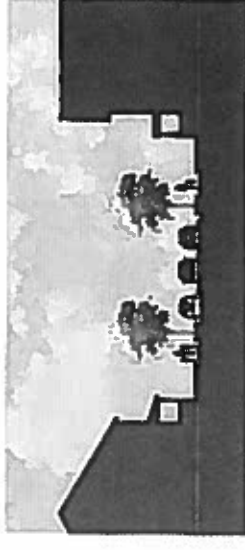
## OPEN SPACE — VIEW OF LINEAR PARK



Street Section F.77



50' Right-of-Way (Parking on one side of the street)

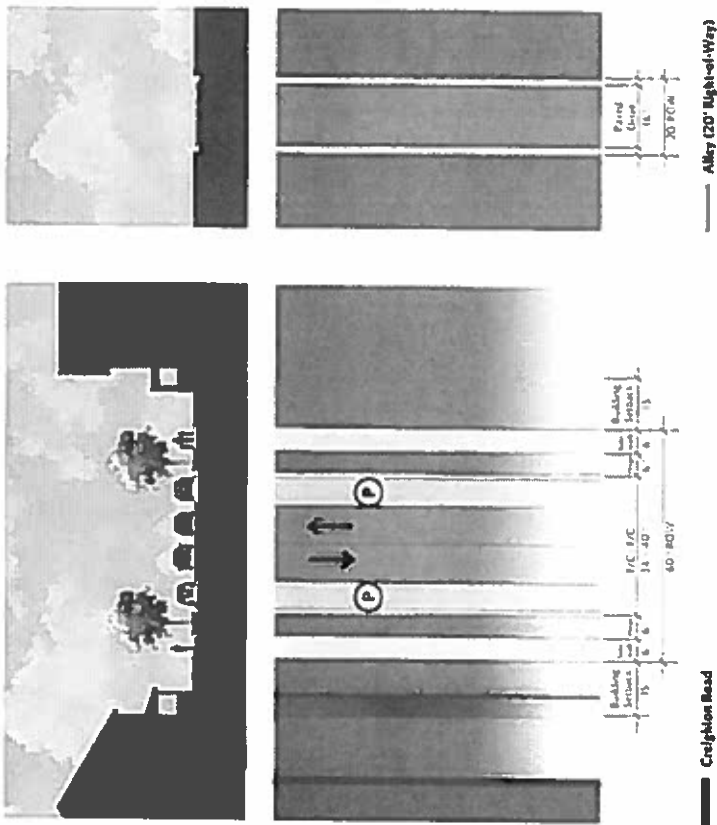


60' Right-of-Way (Parking on both sides of the street)

• OR AS APPROVED BY THE DIRECTOR OF DPW DURING CONSTRUCTION PLAN REVIEW  
 NOTE: PAVEMENT SECTIONS TO BE REVIEWED & APPROVED BY THE DIRECTOR OF DPW DURING CONSTRUCTION PLAN REVIEW.

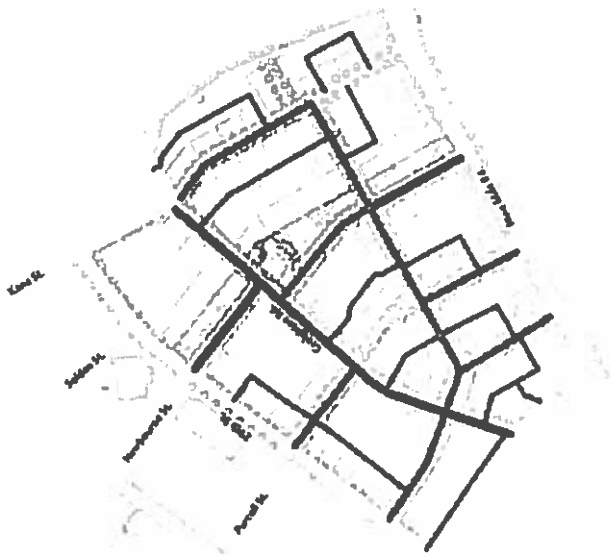
# STREET SECTIONS





Alley (20' Right-of-Way)

Creighton Road



Street Section Key

\* OR AS APPROVED BY THE DIRECTOR OF DPW DURING CONSTRUCTION PLAN REVIEW  
 NOTE: PAVEMENT SECTIONS TO BE REVIEWED & APPROVED BY THE DIRECTOR OF DPW DURING CONSTRUCTION PLAN REVIEW.

# STREET SECTIONS





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