



MARCH 21, 2022

**CPCR 2022.028: RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE BEAUFONT OAKS PRELIMINARY COMMUNITY UNIT PLAN AND A FINAL PLAN AMENDMENT, TO AMEND THE USE OF THE PARCEL KNOWN AS 400 HIOAKS ROAD TO ALLOW FOR AN EXPANSION OF THE MULTIFAMILY DEVELOPMENT KNOWN AS "BEAUFONT TOWERS" LOCATED ON THE PARCEL KNOWN AS 7015 WEST CARNATION STREET AND TO ALLOW FOR AN ADDITION TO THE MULTIFAMILY BUILDING LOCATED ON THE PARCEL KNOWN AS 7015 WEST CARNATION STREET.**

**WHEREAS**, a request has been submitted to amend the Beaufont Oaks Community Unit Plan and;

**WHEREAS**, the purpose of such community unit plan amendment will authorize an expansion of the multifamily development known as "Beaufont Towers," located on the parcel known as 7015 West Carnation Street onto the parcel known as 400 Hioaks Road, under certain terms and conditions; and

**WHEREAS**, Sec. 30-456.9 of the Zoning Ordinance allows the preliminary community unit plan to be considered the final plan if the preliminary community unit plan indicates in detail the proposed layout of the site and character of improvements thereon, and meets all other requirements of Division 30 of the Zoning Ordinance, and when no modifications are made to such plan subsequent to its approval by the City Council; and

**WHEREAS**, the Commission has reviewed said request, as depicted in the plans entitled "Beaufont Oaks, Community Unit Plan," prepared by Mills, Obenchain, Oliver & Webb, Inc., and last revised January 13, 2022, 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 amendment and Community Unit Plan Final Plan Amendment 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 Beaufont Oaks Community Unit Plan amendment on March 21, 2022, hereby approves said Preliminary Community Unit Plan amendment, subject to the following conditions:

1. If no modifications are made to the development standards, as they pertain to the parcel identified as 400 Hioaks Road, which allow for an expansion of the multifamily use located on the parcel identified as 7015 West Carnation Street, the Director of Planning and Development Review may deem the preliminary plan amendment to be the final plan for purposes of section 30-456.9 of the Code of the City of Richmond (2020), as amended.
2. In the event that application for a building permit is not made within 12 months from the effective date of this preliminary plan amendment, the provisions of this preliminary plan amendment shall be null and void and of no further effect.

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CHAIR  
Rodney M. Poole

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SECRETARY  
Richard Saunders