



CITY OF RICHMOND

PLANNING COMMISSION

MAY 20, 2019

**RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION
APPROVING THE HIGHLAND GROVE PRELIMINARY COMMUNITY UNIT PLAN**

WHEREAS, a request has been submitted to create the Highland Grove Community Unit Plan and;

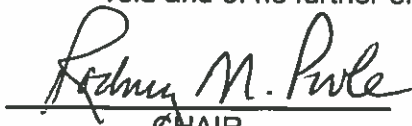
WHEREAS, the purpose of such community unit plan will create the development standards for approximately 40 acres of land known as 2651 & 2641 Richmond Henrico Turnpike; 500 & 509 Dove Street; and 2300 1st Avenue, under certain terms and conditions; and

WHEREAS, the Commission has reviewed said request 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 (2015), 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 Highland Grove Community Unit Plan on May 20, 2019, hereby approves said Preliminary Community Unit Plan, subject to the following conditions:

1. The initial 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 substantially in conformance with the Final Plans approved by the City Planning Commission and modifications thereto made as allowed by section 1(IV)(E) of the CUP ordinance. 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, the CUP ordinance shall be null and void and of no further effect.



CHAIR
Rodney M. Poole



SECRETARY
Matthew J. Ebinger