



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2021-182:** 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.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** July 6, 2021

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#### **PETITIONER**

Ivan Wu, Timmons Group

#### **LOCATION**

3100 Nine Mile Road, 3070 Nine Mile Road, 2101A Creighton Road

#### **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 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.

#### **SUMMARY & RECOMMENDATION**

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.

Staff finds that the proposed residential community is consistent with the recommendations of Richmond 300. The proposed single and multi-family uses consistent with the recommended land use of "Neighborhood Mixed-Use", which recommends single-family and small multi-family residential as primary uses and large multi-family residential as a secondary use. The proposed development style facilitates an urban form of development through better street circulation, buildings that address the street frontages, parking areas accessed to the rear of buildings and centralized active and passive community green space. Objective 14.6 from Richmond 300 is to "Transform RRHA public housing properties into well-designed, walkable, mixed-use, mixed-income, transit-adjacent communities." The proposed redevelopment of the Creighton Court public housing community into a mixed income residential community is helping to satisfy this objective.

Therefore, staff recommends approval of the Preliminary Community Unit Plan request.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property contains approximately 38 acres and is currently improved with many two-story multi-family buildings that house in total approximately 500 multi-family units. The property is located in the Creighton neighborhood, and is bounded by Nine Mile Road to the south, N 29<sup>th</sup> Street to the north and west, and Interstate 64 and Henrico County to the east.

### **Proposed Use of the Property**

The proposed Special Use is for a mixed-income residential community with up to 700 total units with shared amenity space. The proposed housing types are single-family and multi-family.

### **Master Plan**

The Richmond 300 Master Plan recommends a future land use of “Neighborhood Mixed-Use” for the property. The primary uses recommended for Neighborhood Mixed-Use are single-family houses, 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. The intensity recommended for Neighborhood mixed-use is typically two to four stories, which more height permissible along major streets. The development style should be compatible with the existing context. Setbacks, plazas and parks can help create a sense of place and community gathering areas. New developments on larger parcels should continue or introduce a gridded street pattern. In historic neighborhoods, small-scale commercial buildings should be introduced. Ground floors should engage the street with features such as street-oriented facades. Appropriate setbacks, open space, front porches, elevated ground floors and other features that provide a sense of privacy should be provided for residential uses. Pedestrian, bicycle, and transit access must be accommodated, and bike parking must be provided. Nine Mile Road is designated as a “Major Mixed-Use Street” on the Street Typologies Map in Richmond 300. As such, secondary uses and taller buildings are appropriate along this frontage.

### **Zoning and Ordinance Conditions**

The Property is currently located within the R-53 Multi-family Residential District, with a small portion being located within the B-2 Community Business District. A Community Unit Plan is desirable in order to achieve a more urban form of development and to create development standards that are unique and specific to this development. Development within the Community Unit Plan must be consistent with the preliminary plan that has been submitted by the applicant. Specific development standards that are in the Community Unit Plan ordinance include:

1. Single-Family Dwellings- Minimum lot size of 1,100 SF; minimum lot width of 16 feet; minimum lot depth of 70 feet; minimum front yard of 5 feet; minimum side yard of 3 feet (except where buildings are attached); and minimum rear yard of 5 feet; maximum height of 35 feet; maximum lot coverage of 80%.
2. Multi-Family Dwellings- Minimum front yard of 10 feet; minimum side yard of 5 feet, minimum rear yard of 5 feet; maximum height of four stories or 60 feet (whichever is higher); maximum lot coverage of 80%.

3. Non-Dwelling Uses (Leasing office, management office, and amenity uses that serve that development as a whole)- Minimum front yard of 5 feet; minimum side yard of 3 feet; maximum height of 25 feet.
4. Exterior Building Materials- All buildings must be constructed with brick, stone, cementitious siding, wood, solid vinyl (with a minimum wall thickness of 0.044 inches), or an equivalent material approved as part of the Final Plan submittal.
5. Streets and Alleys- All streets and alleys shall be dedicated as public right-of-way and must be substantially as shown on the Preliminary Plan. Six foot sidewalks must be provided on both sides of all new street. New pedestrian-scale ornamental fixtures must be installed along new streets, and existing cobra head fixtures along public streets must be replaced with pedestrian-scale ornamental fixtures. Deciduous shade trees are required between the sidewalk and curb within the right-of-way.
6. Open Space- Must be as generally shown on the Preliminary Plan, with a Final Plan being required for each portion of the project.
7. Parking- One off-street parking space for each two dwelling units. No driveway intersecting a principal street is permitted to serve a parking area if another street frontage or alley access is available.

### **Surrounding Area**

Properties to the north, south, and west are located within the R-5 Single-Family Residential District. Properties to the west the front on Nine Mile Road are located within the B-2 Community Business District.

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.

### **Neighborhood Participation**

Staff notified area residents, property owners, the Church Hill Central Civic Association, and the Creighton Court Tenant's Council of the application. No letters of support or opposition have been received.

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