



## Legislation Details (With Text)

**File #:** CPCR.2023. 017 **Version:** 2 **Name:**  
**Type:** City Planning Commission Resolution **Status:** Passed  
**File created:** 5/4/2023 **In control:** Planning Commission  
**On agenda:** **Final action:** 5/15/2023  
**Title:** Resolution of the Richmond City Planning Commission to Approve a Final Community Unit Plan for the Creighton Court Redevelopment Community Unit Plan, Phase A, for the purpose of constructing 68 townhomes and multi-family dwelling units, open space, community space, public streets, and alleys.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Signed Resolution, 2. Staff Report, 3. Ord. No 2021-182, 4. Application Packet

Date	Ver.	Action By	Action	Result
5/15/2023	2	Planning Commission	approved	

To approve the Creighton Court Redevelopment Phase A Community Unit Plan for the purpose of constructing 68 townhomes and multi-family dwelling units, open space, community space, public streets, and alleys, upon certain terms and conditions.

### O & R Request

**DATE:** December 8, 2022

**EDITION:** 1

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

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

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

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

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

**RE:** To approve the Creighton Court Redevelopment Phase A Community Unit Plan for the purpose of constructing 68 townhomes and multi-family dwelling units, open space, community space, public streets, and alleys, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To approve the Creighton Court Redevelopment Phase A Community Unit Plan for the purpose of

constructing 68 townhomes and multi-family dwelling units, open space, community space, public streets, and alleys, upon certain terms and conditions.

**REASON:** The applicant intends to develop a portion of the Creighton Court Redevelopment Community Unit Plan with dwelling units, open space, community space, public streets, and alleys. A resolution is therefore needed.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review and approve this request.

**BACKGROUND:** The proposed development pertains to the Creighton Court Redevelopment Community Unit Plan. This portion of the project is located at 3100 Nine Mile Road and will impact 2.87 acres of land. It is located in the Creighton neighborhood. The property is zoned R-53 Residential (Multi-Family).

The Richmond 300 Master Plan recommends a future land use of “Neighborhood Mixed-Use” for the property which is defined as, “Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses” (RVA 300, p. 56).

**Primary Uses:** Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

**Secondary Uses:** Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

**Intensity:** Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft.

**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:** \$1,200 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
May 15<sup>th</sup>, 2023

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

**RELATIONSHIP TO EXISTING ORD. OR RES.:** Ord. No 2021-182

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

**ATTACHMENTS:** Application Form, Draft Resolution, Plans, Survey, Map

**STAFF:** Shaianna Trump, Associate Planner, Land Use Administration (Room 511) 804 646 7319

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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