



Legislation Text

File #: CPR.2023.017, **Version:** 2

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 15th, 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

Continue to: