



CITY OF RICHMOND

PLANNING COMMISSION

MAY 19, 2014

RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN EXCEPTION TO §50-332(D)(1)C. OF THE CODE OF THE CITY OF RICHMOND FOR THE PROPERTY KNOWN AS 3350 BROAD ROCK BOULEVARD PURSUANT TO §50-340(C) OF THE CODE OF THE CITY OF RICHMOND.

WHEREAS, a request has been submitted by Townes Engineering to authorize an exception to §50-332(d)(1)c. of the code of the City of Richmond to allow the property owner to construct a one-story, approximately 6,000 square foot retail space with parking area; and

WHEREAS, the proposed building and parking area encroach into a Chesapeake Bay Act Resource Protection Area ("RPA") as shown on the City's adopted Chesapeake Bay Preservation Map; and

WHEREAS, §50-324 of the Code of the City of Richmond requires the staff, as part of their development review process, to confirm the boundaries of the Chesapeake Bay Preservation Areas boundaries based of site specific information and that such boundaries are to be adjusted as necessary based on this evaluation; and

WHEREAS, the limits of the RPA crossing the property owner's lot were originally set based upon the limits of perennial stream flow as shown on the then current USGS quadrangle and the stream has since been piped and the channel completely removed; and

WHEREAS, §50-340(c) of the Code of the City of Richmond allows the Planning Commission to grant exceptions to allow encroachments into the RPA; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission, having held a public hearing on the proposal, hereby approves the encroachment into the RPA shown on the proposed plan, known as "Proposed Retail Building, #3350 Broad Rock Boulevard, Richmond, Virginia".

CHAIR

SECRETARY