



City of Richmond

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Agenda

Planning Commission

Tuesday, September 5, 2017

1:30 PM

5th Floor Conference Room

Call To Order

Roll Call

Chair's Comments

Approval of Minutes

July 17, 2017 Meeting Minutes

Director's Report

- Council Action Update

Update to Master Plan Update

Consideration of Continuances and Deletions from Agenda

1. [ORD. 2017-014](#) To authorize the special use of the properties known as 1031 Fourquarean Lane, 1031 Fourquarean Lane Rear, 1101 Fourquarean Lane, and 1111 Fourquarean Lane for the purpose of multifamily dwellings with up to 80 dwelling units, upon certain terms and conditions.

Attachments: [Ord. No. 2017-014](#)
[Application & Applicant's Report](#)
[Location Map](#)
[Survey & Plans](#)
[CAO Request for Signature on Application](#)

Consent Agenda

2. [ORD. 2017-149](#) To amend various provisions of ch. 30, art. V and § 30-1220 of the City Code for the purpose of conforming the sign regulations in the City's zoning ordinance to controlling legal authority as decided by the Supreme Court of the United States of America.

Attachments: [Staff Report](#)
[Ord. No. 2017-149](#)
[Public Comment Letter Provided at Sep 5 Planning Commission Meeting](#)

3. [ORD. 2017-152](#) To rezone a portion of the property known as 1900 Venable Street from the R-53 Multifamily Residential District to the B-5 Central Business District.

Attachments: [Staff Report](#)
[Ord. No. 2017-152](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)

4. [ORD. 2017-153](#) To authorize the conditional use of the property known as 700 East Main Street for the purpose of authorizing a nightclub, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2017-153](#)
[Management Plan](#)
[Plan](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)
[Letters of Support](#)
[Public Response Form](#)

5. [ORD. 2017-155](#) To authorize the special use of the property known as 512 Hull Street for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2017-155](#)
[Plans](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)
[Letter of Support](#)

6. [ORD. 2017-156](#) To amend Ord. No. 94-139-139, adopted Jun. 27, 1994, as previously amended by Ord. No. 2001-210-197, adopted Jun. 25, 2001, to authorize an expansion of the special use of the property known as 5430 Patterson Avenue, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2017-156](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Letter of Support](#)
[Map](#)

7. [UDC 2017-27](#) Final Location, Character, and Extent review of Bill Robinson Park Improvements, 700 N. 37th St.

Attachments: [Staff Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

8. [UDC 2017-28](#) Conceptual Location, Character, and Extent review of the Allen Avenue Common Park Project, 400 block of N. Allen Ave, UDC 2017-28.

Attachments: [Staff Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[CAR Comment_1](#)
[CAR Comment_2](#)
[CAR Letter](#)

9. [UDC 2017-29](#) Final Location, Character, and Extent review of Boushall Middle School Signage, 3400 Hopkins Rd.

Attachments: [Staff Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

10. [UDC 2017-30](#) Final Location, Character, and Extent review of Broad Rock Elementary School Signage, 4615 Ferguson Ln.

Attachments: [Staff Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

11. [UDC 2017-31](#) Conceptual Location, Character, and Extent review of I-95 ramps at Maury St. at E. 4th St. and Maury St.

Attachments: [Staff Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

12. [UDC 2017-32](#) Final Location, Character, and Extent review of modifications to Phase II of the Canal Walk Improvements, Canal Walk (north side) between 10th and 12th Streets

Attachments: [Staff Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

13. [CPCR.2017.064](#) To amend and reordain Ord. No. 80-260-81-41, adopted Mar. 9, 1981, as previously amended by Ord. Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295, adopted Nov. 13, 1989, 2006-26-52, adopted Feb. 27, 2006, 2006-260-263, adopted Oct. 23, 2006, and 2012-163-164, adopted October 8, 2012 concerning the Beaufont Oaks Community Unit Plan, to amend the permitted uses to include a church use.

Attachments: [Staff Report](#)
[Application Form & Applicant's Report](#)
[DRAFT Ordinance](#)
[Amended Community Unit Plan](#)
[Resolution](#)
[Map](#)

14. [SUBD 2017.006](#) Preliminary subdivision of 2901 Monument Avenue (3 lots) and exception request.

Attachments: [Staff Report](#)
[Application Form](#)
[Exception Request](#)
[Subdivision Plat](#)
[2901 Monument Avenue Map](#)

15. [a2017 - 3242](#) Section 17.05 Review: Open Inbox - Public Art Installation by artist Barry O'Keefe

Attachments: [Staff Report to CPC](#)
[Staff Report to PAC](#)
[O'Keefe Portfolio](#)
[O'Keefe Location Proposals](#)
[O'Keefe Parks Letter](#)

The consent agenda consists of items that appear relatively non-controversial in nature and for which there was no known opposition at the time this agenda was set. The Consent Agenda items will be considered by the Commission as a group, and there will be a single combined staff presentation and a single combined public hearing held for all items listed on the Consent Agenda.

Regular Agenda

16. [ORD. 2017-150](#) To amend City Code §§ 30-446.2, 30-446.3, 30-446.6, and 30-446.8, concerning the B-7 Mixed-Use Business District; to amend ch. 30, art. IV of the City Code by adding therein a new div. 31 consisting of §§ 30-457.1

through 30.457.10, concerning the establishment of a new TOD-1 Transit-Oriented Nodal District; to amend ch. 30, art. V, div. 2 by adding therein a new § 30-518.4, concerning signage in the new TOD-1 Transit-Oriented Nodal District; to amend City Code § 30-694.2, wireless communications facilities; to amend City Code §§ 30-710.1, 30-710.2, 30-710.2:3, 30-710.3:1, 30-710.4, and 30-710.13, concerning parking and perimeter buffers; to amend City Code §§ 30-720.1 and 30-720.5, concerning loading requirements; and to amend City Code § 30-1220, concerning definitions, for the purpose of establishing a new Transit-Oriented Nodal District, including small-scale manufacturing as a permitted principal use in the B-7 Mixed-Use Business District, defining the terms “priority street” and “street-oriented commercial frontage,” and imposing requirements for priority streets.

Attachments: [Staff Report](#)
[Ord. No. 2017-150](#)
[Maps & Zoning Summary](#)

17. [ORD. 2017-151](#) To amend the official zoning map for the purpose of rezoning certain properties along West Broad Street and Cutshaw Avenue between North Boulevard and I-195, within the Scott’s Addition neighborhood, and along North Boulevard to conform their zoning to their proposed future land use as set forth in the Pulse Corridor Plan.

Attachments: [Staff Report](#)
[Ord. No. 2017-151](#)
[Maps & Zoning Summary](#)

18. [ORD. 2017-154](#) To authorize the special use of the properties known as 2411 M Street and 2416 Jefferson Avenue for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2017-154](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letters of Support](#)
[Letters of Support Provided at Sep 5 Planning Commission Meeting](#)
[Public Response Form](#)

Upcoming Items

-Approval of Public Art Master Plan

Adjournment

All persons attending the meeting are requested to register on the attendance sheets that have been placed on the chairs and are also available at the table by the conference room entrance. Once you have completed an attendance sheet, it should be provided to the Commission staff.