



City of Richmond

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Agenda

Planning Commission

Monday, October 2, 2017

1:30 PM

5th Floor Conference Room

Call To Order

Roll Call

Chair's Comments

Approval of Minutes

1. [PDRMIN](#) September 18, 2017 Meeting Minutes
[2017.020](#)

Director's Report

- Council Action Update

Consideration of Continuances and Deletions from Agenda

Consent Agenda

2. [ORD.](#) To amend and reordain Ord. No. 2016-232, adopted Oct. 10, 2016, which
[2017-177](#) closed, to public use and travel, a portion of an alley and a turnaround bounded by Brookland Parkway, Brook Road, Sherwood Avenue, I-95/I-64, and Robin Hood Road, consisting of 6,557± square feet, upon certain terms and conditions, and authorized the Chief Administrative Officer to accept a dedication of property, consisting of 443± square feet, for a new turnaround for right-of-way purposes in the block bounded by Brookland Parkway, Brook Road, Sherwood Avenue, I-95/I-64, and Robin Hood Road, to modify the ordinance's indemnification provisions in recognition that the Virginia Commonwealth University Health System Authority is a state institution.

Attachments:

[Staff Report](#)

[Ord. No. 2017-177](#)

[Map](#)

3. [ORD.](#) To close, to public use and travel, a portion of East Cary Street, located on
[2017-178](#) the east side of Pear Street between its intersection with East Main Street

and its intersection with East Dock Street, consisting of 1,973± square feet, upon certain terms and conditions.

Attachments: [Staff Report](#)

[Ord. No. 2017-178](#)

[Map](#)

4. [ORD. 2017-180](#) To authorize the special use of the properties known as 3801 Seminary Avenue (and alternatively as 1010 West Laburnum Avenue), 3800 Chamberlayne Avenue, and 3802 ½ Chamberlayne Avenue for the purpose of a vocational school accessory to a church, upon certain terms and conditions.

Attachments: [Staff Report](#)

[Ord. No. 2017-180](#)

[Floor Plan](#)

[Application Form](#)

[Applicant's Report](#)

[Map](#)

5. [ORD. 2017-181](#) To authorize the special use of the property known as 211 West 11th Street for the purpose of a dwelling unit to be constructed within an accessory building, upon certain terms and conditions.

Attachments: [Staff Report](#)

[Ord. No. 2017-181](#)

[Application Form & Applicant's Report](#)

[Plans & Survey](#)

[Map](#)

[Letter of Support](#)

6. [ORD. 2017-182](#) To authorize the special use of the properties known as 2911 Ellwood Avenue and 2917 Ellwood Avenue for the purpose of permitting five single-family attached dwellings and one single-family detached dwelling, upon certain terms and conditions.

Attachments: [Staff Report](#)

[Ord. No. 2017-182](#)

[Plans & Survey](#)

[Application Form & Applicant's Report](#)

[Map](#)

[Letter of No Opposition](#)

7. [ORD. 2017-183](#) To authorize the special use of the properties known as 3000 East Franklin, 3004 East Franklin, and 3006 East Franklin Street for the purpose of three single-family attached dwellings, upon certain terms and conditions.

- Attachments:** [Staff Report](#)
 [Ord. No. 2017-183](#)
 [Plans & Survey](#)
 [Application Form & Applicant's Report](#)
 [Map](#)
 [Letter of Support](#)

8. [ORD. 2017-184](#) To authorize the special use of the property known as 3005 East Franklin Street for the purpose of allowing one or more multifamily dwellings containing a total of no more than 12 dwelling units, upon certain terms and conditions.

- Attachments:** [Staff Report](#)
 [Ord. No. 2017-184](#)
 [Plans](#)
 [Survey](#)
 [Application Form & Applicant's Report](#)
 [Map](#)
 [Letter of Support](#)

9. [ORD. 2017-185](#) To authorize the special use of the properties known as 305 Plazaview Road and 309 Plazaview Road for the purpose of permitting two single-family detached dwellings, upon certain terms and conditions.

- Attachments:** [Staff Report](#)
 [Ord. No. 2017-185](#)
 [Plans](#)
 [Survey](#)
 [Application Form & Applicant's Report](#)
 [Map](#)

10. [ORD. 2017-186](#) To authorize the special use of the property known as 3200 Utah Place for the purpose of a day nursery for up to 12 children, upon certain terms and conditions.

- Attachments:** [Staff Report](#)
 [Ord. No. 2017-186](#)
 [Survey](#)
 [Application Form](#)
 [Applicant's Report](#)
 [Map](#)

11. [ORD. 2017-187](#) To amend Ord. No. 2014-226-207, adopted Nov. 10, 2014, which authorized the special use of the property known as 707 East Main Street for two signs, to permit instead the installation of one new roof sign, upon

certain terms and conditions.

Attachments:

[Staff Report](#)

[Ord. No. 2017-187](#)

[Plans](#)

[Application Form & Applicant's Report](#)

[Map](#)

[Letters of Support](#)

[Letters of No Opposition](#)

12. [ORD. 2017-188](#) To amend Ord. No. 2003-374-336, adopted Dec. 8, 2003, which authorized the special use of the property known as 718-720 Cleveland Street, to authorize a retail space for the sale of juices and bakery items with a walk up window, upon certain terms and conditions.

Attachments:

[Staff Report](#)

[Ord. No. 2017-188](#)

[Application Form](#)

[Applicant's Report](#)

[Final Plans](#)

[Map](#)

13. [UDC 2017-34](#) Final Location, Character, and Extent review of renovations to Overby-Sheppard Elementary School, 2300 1st Avenue

Attachments:

[UDC Report to CPC](#)

[Staff Report to UDC](#)

[Location & Plans](#)

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

14. [ORD. 2017-179](#) To conditionally rezone the property known as 5720 Bliley Road from the R-3 Single-Family Residential District to the R-6C Single-Family Attached Residential District (Conditional), upon certain proffered conditions.

Attachments: [Staff Report](#)
[Ord. No. 2017-179](#)
[Proffer Statement](#)
[Proffered Plans](#)
[Proffered Building Elevations](#)
[Survey](#)
[Application Form & Applicant's Report](#)
[Map](#)
[Letters of Opposition](#)

15. [UDC 2017-33](#) Final Location, Character and Extent review of the "Portland Loo," to be installed as a public facility, 719 W. Franklin St.

Attachments: [UDC Report to CPC](#)
[Staff Report to UDC](#)
[DPW Comments](#)
[Location & Plans for UDC](#)
[Revised Location & Plans for CPC](#)

16. [PDRPRES](#)
[2017.010](#) Presentation: Master Plan Update - Land Use, Housing and Demographic Analysis

Upcoming Items

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.