



# Annual Report

2016

City of Richmond Planning Commission

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## To City Council and the Citizens of Richmond, Virginia

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In accordance with Section 17.09 of the City Charter, which requires the City Planning Commission to make an annual report to City Council concerning its activities, I am pleased to forward the City Planning Commission's 2016 Annual Report.

The Commission's workload has increased to the highest point since 2007. The Commission reviewed a total of 227 items in 2016. The workload included rezonings and special use permits; location, character and extent review for City projects; and sale and acquisition of City-owned property. The number of items reviewed have increased markedly from 2015, due mostly to an increase in rezoning requests and presentations to the Commission on the Pulse Corridor Plan and the upcoming Master Plan Update.

In keeping with the continued interest in development in the city, the Commission reviewed a variety of development projects in fulfillment of its duties related to zoning. As has been typical, the projects reviewed varied greatly in character. This variation can be seen in the review of such proposals as the approval of a special use permit in Scott's Addition allowing for the construction of a mixed-use development with up to 364 new apartments, to the rezoning of several blocks on Nine Mile Road and North 25<sup>th</sup> Street allowing for the development of a grocery store, medical office buildings and new apartments, to the approval of special use permits in Church Hill authorizing adaptive reuse of carriage houses into a retail store and an apartment.

In accordance with the requirements of the City Charter, the Commission also reviewed and approved a variety of significant public projects in 2016. These projects range in scale from the design of the design of a plaza and statue memorializing Maggie L. Walker, to the redevelopment of the 17<sup>th</sup> Street Farmer's Market, to the re-alignment of East Main Street, to the improvements at the West End Library.

Finally, the Commission is looking forward to working with the City Council to build on last year's efforts. It is the Commission's hope that the City Council will support our efforts in 2017 to emphasize those projects that offer a proactive and far-reaching response to the planning needs of our city. The Commission trusts, therefore, that the City Council will be open to further dialogue as the year progresses to discuss both opportunities and priorities. Of specific interest to the Commission for the coming year is beginning an update to the Citywide Master Plan, which was last reviewed comprehensively in 2000.

The Commission offers its appreciation for the opportunity to serve City Council, particularly at a time when there are so many positive opportunities to address the City's challenges and redevelopment potential, and wishes much success for City Council in the upcoming year.

Sincerely,

Rodney M. Poole, Esquire  
Chair, City of Richmond Planning Commission

## Commissioners in 2016

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### Membership

City Charter Section 17.02 specifies that the Commission shall consist of nine members. One member shall be a member of the City Council who shall be appointed by the City Council; one member shall be a member of the Board of Zoning Appeals appointed by the Board of Zoning Appeals; one member shall be the Chief Administrative Officer or her designee; six citizen members shall be qualified voters of the city who hold no office of profit under the city government, appointed for terms of three years, one of whom shall be appointed by the mayor, five of whom shall be appointed by the City Council. Three new members joined the Commission in 2016; Ms. Elizabeth Greenfield, Mr. Max Hepp-Buchanan and Mr. Jack Thompson.



## Meetings and Attendance in 2016

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### Membership

Mr. Rodney M. Poole, Board of Zoning Appeals Representative, Chair  
Mr. Melvin Law, Vice Chair; reappointed by Mayor on December 14, 2012  
Mr. Doug Cole; 2<sup>nd</sup> term expired on March 11, 2016  
Ms. Selena Cuffee-Glenn, Chief Administrative Officer; appointed May 11, 2015  
Ms. Elizabeth Greenfield; appointed to 1<sup>st</sup> term on January 28, 2016  
Mr. Max Hepp-Buchanan; appointed to 1<sup>st</sup> term on March 11, 2016  
Mr. Dave Johannas; reappointed to 2<sup>nd</sup> term on July 23, 2015  
Ms. Lynn McAteer; 2<sup>nd</sup> term expired on January 28, 2016  
Mr. Vivek Murthy; appointed to 1<sup>st</sup> term on September 14, 2015  
Ms. Ellen Robertson, City Council Representative; appointed on January 6, 2015  
Mr. Jeffrey Sadler; 1<sup>st</sup> term expired on July 8, 2016  
Mr. Jack Thompson; appointed to 1<sup>st</sup> term on July 8, 2016

### Meetings

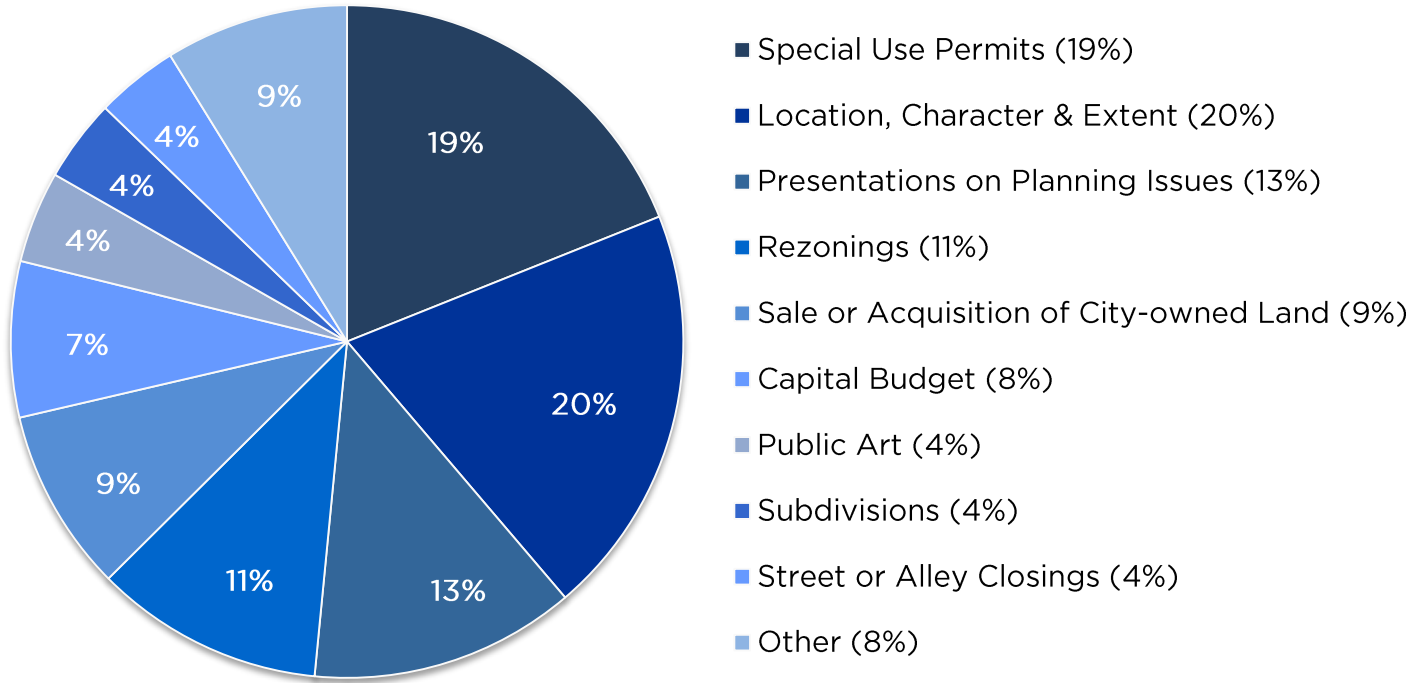
The Planning Commission's regular meetings are held the 1<sup>st</sup> and 3<sup>rd</sup> Monday of every month at 1:30 p.m. in the 5<sup>th</sup> Floor Conference Room of City Hall. The Planning Commission held **23 regular meetings** in 2016, having cancelled one of their regularly scheduled meetings in August. The Mayor's Capital Improvement Plan Budget and presentations on the role of the Commission, the Master Plan update and potential zoning text amendments were considered by the Commission at **2 special meetings** in 2016.

### Attendance

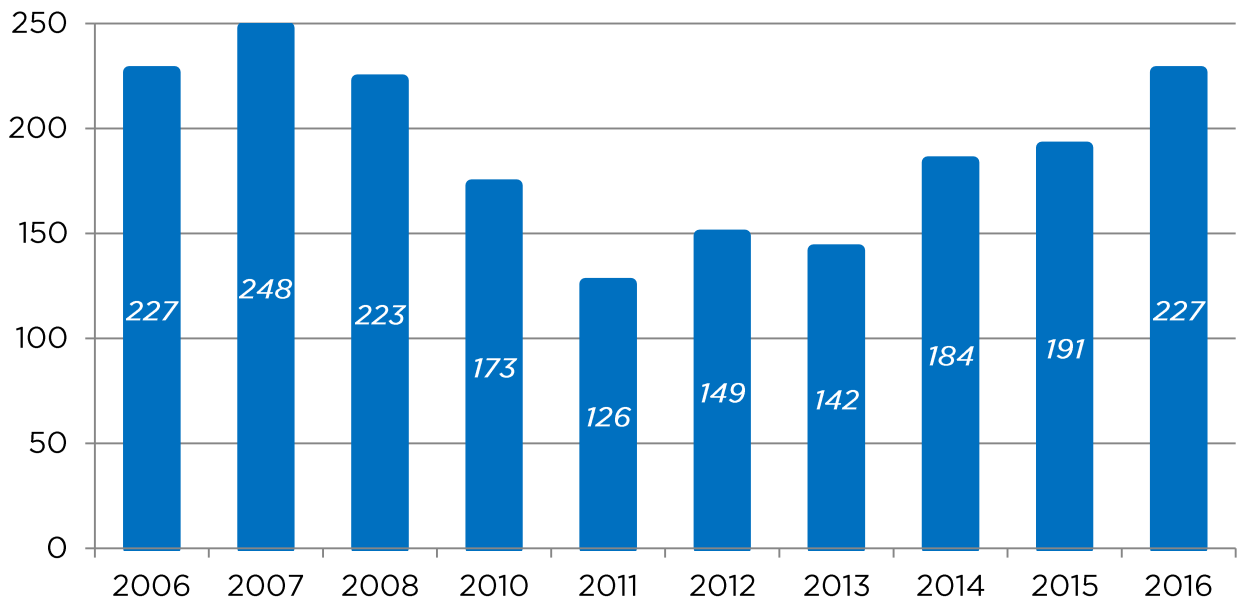
	<i>Present</i>	<i>Absent</i>
Mr. Rodney M. Poole	21	4
Mr. Melvin Law	24	1
Mr. Doug Cole	6	0
Ms. Selena Cuffee-Glenn	24	1
Ms. Elizabeth Greenfield	20	3
Mr. Max Hepp-Buchanan	18	1
Mr. Dave Johannas	20	4
Ms. Lynn McAteer	2	0
Mr. Vivek Murthy	23	2
Ms. Ellen Robertson	17	7
Mr. Jeffrey Sadler	12	2
Mr. Jack Thompson	11	0

# Agenda Items

## 2016 Agenda Items



## Agenda Items over last 10 years



## Number of Agenda Items by Type

Agenda Items:	2012	2013	2014	2015	2016	2015-2016 Change
Special Use Permits:	33	43	69	50	43	-7
Conditional Use Permits	0	0	0	1	2	1
Conditional Rezonings:	7	4	4	4	20	16
Rezonings:	0	0	4	4	5	1
Community Unit Plans:						
Preliminary:	0	0	1	1	0	-1
Preliminary Amendments:	2	3	1	1	0	-1
Final Plan:	0	0	0	3	1	-2
Zoning Text Amendments:	4	4	1	4	0	-4
Motions of Intent to Amend Zoning Ordinance:	2	1	0	7	1	-6
Zoning Map Amendments:	0	0	0	4	0	-4
Motions of Intent to Amend Zoning Map:	0	0	0	4	0	-4
Institutional Master Site Plan Amendments:	2	0	1	0	1	1
City Master Plan Amendments and Adoption:	6	1	6	2	0	-2
Street Closings:	2	2	3	3	6	3
Alley Closings:	0	1	1	0	3	3
Sale of City-owned land:	5	2	5	10	13	3
Land Acquisitions:	10	8	10	8	7	-1
Encroachments:	1	0	1	0	1	1
Council Resolutions:	0	0	0	0	1	1
Capital Budget Amendments/Presentations:	18	11	18	9	17	8
Location, Character & Extent:	40	46	36	49	45	-4
Subdivisions:	4	5	11	15	9	-6
Public Art Approvals/Appointments:	6	4	4	2	10	8
Informal Briefings on Planning Issues:	4	5	3	6	29	23
Ches. Bay Map Amendments/Exceptions:	0	2	1	0	1	1
Spot Blight:	0	0	0	0	0	0
Miscellaneous Items:	3	0	4	4	12	8
<b>Total Agenda Items:</b>	<b>149</b>	<b>142</b>	<b>184</b>	<b>191</b>	<b>227</b>	<b>36</b>





In 2016, the Planning Commission made recommendations on 73 agenda items related to zoning and their duties under City Charter Sections 17.10 through 17.14. These reviews and recommendation included the following projects of note:

- Recommended approval of **special use permits** for (reviewed 43 agenda items in 2016, a decrease of 7 from 2015):
  - The new construction of a mixed-use development at the Westhampton Theater site at Grove and Granite Avenues was approved after a contentious public hearing.
  - The Commission voted to authorize the new construction of a mixed-use development with up to 364 apartments at 1400 Roseneath Road in Scott's Addition.
  - The replacement of the Dominion office building at 8<sup>th</sup> and Cary Streets with a new building that will exceed the height limit in the B-4 zoning district was approved by special use permit.
  - The new construction of a 30-unit townhouse development on Old Warwick Road was approved by the Commission.
  - Two special use permits, the closing of right-of-way and the sale of City property were approved for a development with up to 268 apartments in Fulton Hill this year.
- Recommended **rezonings** for (reviewed 25 agenda items in 2016, an increase of 9 from 2015):
  - Two blocks at North 25<sup>th</sup> Street and Nine Mile Road will be developed with a new grocery store as part of a larger mixed-use development.
  - The redevelopment of the American Tobacco site on Jefferson Davis Highway into multi-family housing was authorized by a rezoning.
  - Saint Catherine's was rezoned to the Institutional district to allow for the school to continue to grow as outlined in their Institutional Master Plan, which was also adopted by the Commission.
  - The Commission approve rezoning the Manchester Paper Board site from RF-1 to B-4 will allow for a 16-story mixed-use development on a vacant industrial property.
- Recommended **zoning text amendments** for (reviewed 1 agenda items in 2016, a decrease of 3 from 2015):
  - Proposal to eliminate parking areas and parking lots as a principal permitted use in the B-4 and B-5 zoning districts and eliminates the parking requirement for smaller residential projects in the B-5 district and for all mixed-use projects in the B-4 district.

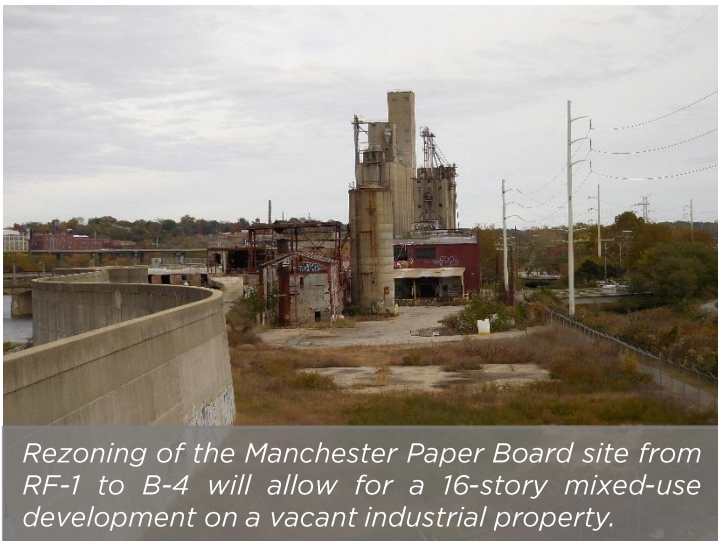
## Zoning Case Review in 2016



*A special use permit approval authorized a mixed-use development at the site of the Westhampton Theater on Grove Avenue.*



*A special use permit allowed for the replacement of this existing office building with a new building that will exceed the height limitation.*



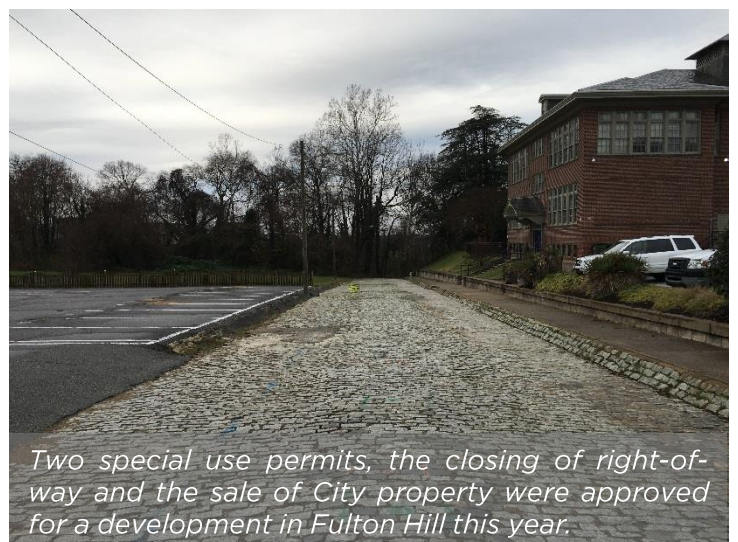
*Rezoning of the Manchester Paper Board site from RF-1 to B-4 will allow for a 16-story mixed-use development on a vacant industrial property.*



*A rezoning of two blocks at North 25<sup>th</sup> Street and Nine Mile Road will allow for a mixed-use development that includes a grocery store.*



*Approval of a rezoning at 800 Jefferson Davis Highway will allow for the conversion of the American Tobacco warehouse into apartments.*



*Two special use permits, the closing of right-of-way and the sale of City property were approved for a development in Fulton Hill this year.*

## Zoning Case Review in 2016 – Before & After



*A special use permit authorized the conversion of this existing building into an 11-unit mixed-use development on the Boulevard.*



*The approval of a special use permit allowed for retail use in an existing accessory structure on Jefferson Avenue.*



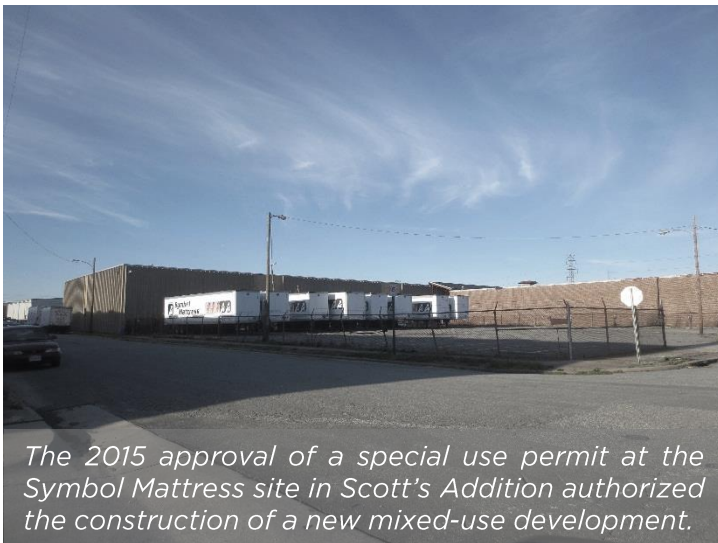
*Special use permit approval authorized the construction of a 12-unit mixed-use development in the 1300 block of McDonough Street.*



## Zoning Cases – Constructed in 2016 – Before & After



*A conditional rezoning in 2012 on Forest Hill Avenue and Bliley Road allowed for 59 single-family homes to be constructed.*



*The 2015 approval of a special use permit at the Symbol Mattress site in Scott's Addition authorized the construction of a new mixed-use development.*



*This 31-unit mixed-use development is under construction at the site of the historic Eggleston Hotel after approval of a special use permit in 2012.*



## Zoning Cases – Constructed in 2016 – Before & After



## Zoning Cases – Constructed in 2016 – Before & After



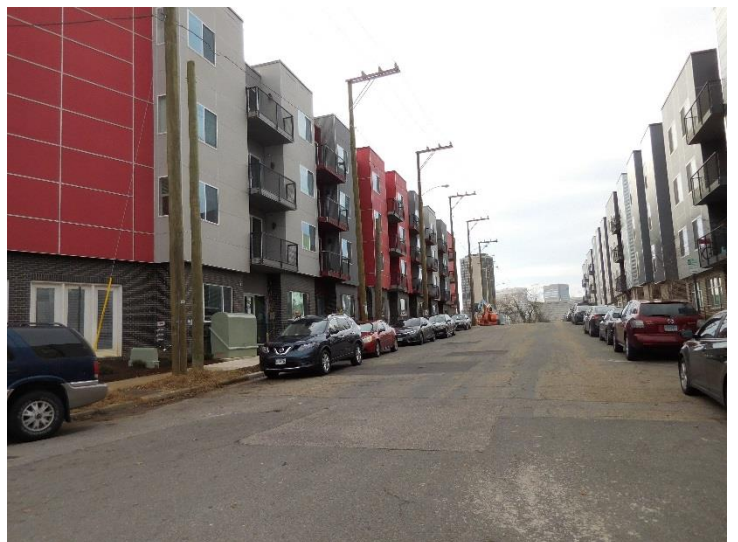
*The 2009 City-initiated rezoning continues to enable development in Manchester, such as this mixed-use development of the old Reynolds Manufacturing site.*



*The VCU Health System completed construction of a medical office building at Stony Point this year after the approval of Final Plans in 2015.*



*Construction is nearly complete on 87 apartments in the second phase of development on Cedar Street after the Commission approved rezoning of the property in 2012.*



Highlighting the Commission's approval of public projects in 2015, the Commission approved **Location, Character, and Extent and Section 17.05 Items** for 55 agenda items in 2016, an increase of 4 from 2015:

- Maggie L. Walker Memorial Plaza
- Improvements and re-alignment for East Main Street
- Public art at the southern end of the T. Tyler Potterfield Memorial Bridge
- A new design for the 17<sup>th</sup> Street Farmer's Market
- Historic Fulton Memorial Park
- Improvements to the James River Park System Headquarters
- New 911 communication towers



*The Commission approved a memorial to Maggie L. Walker at the intersection of Broad and Adams.*



*The Commission approved the "Path Untraveled" public art at the terminus of the T. Tyler Potterfield Memorial Bridge.*

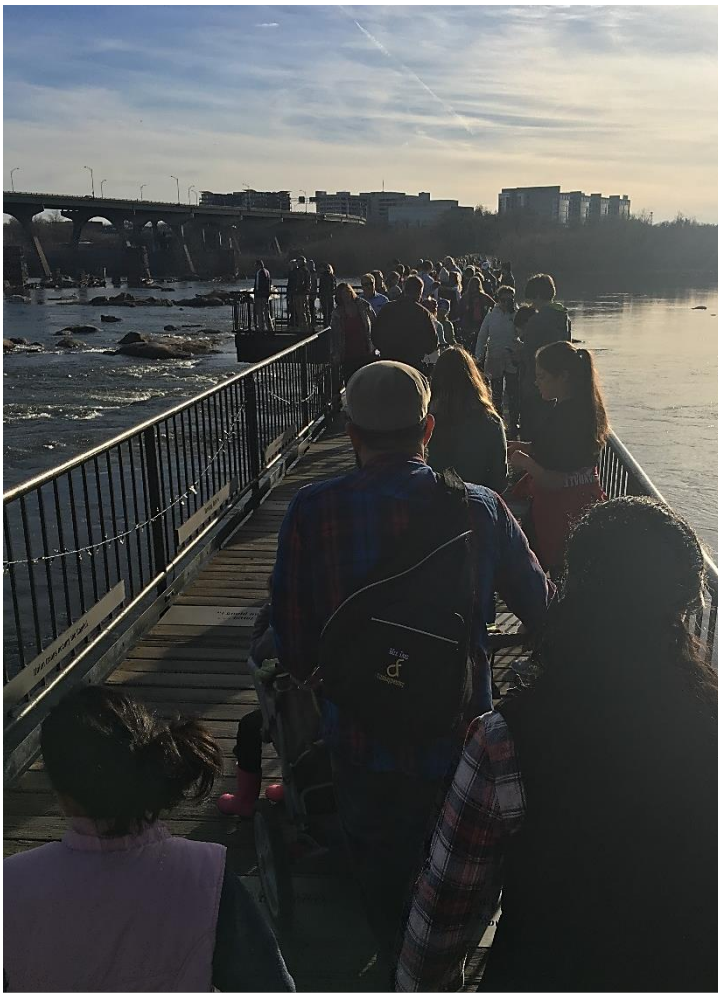


*Improvements to the 17<sup>th</sup> Street Farmer's Market were approved by the Commission this year.*

## Public Project Review in 2016



*Improvements to Kanawha Plaza were completed this year after having received approval from the Commission in 2015.*



*The Commission approved plans for the T. Tyler Potterfield Memorial Bridge across the James River in 2014, which opened to the public this year.*



*The Commission approved the a bike rental kiosk on the Capital Trail for the Richmond Cycling Corps.*



*The Commission authorized the installation of educational signage in the James River Park System showing the high watermark.*

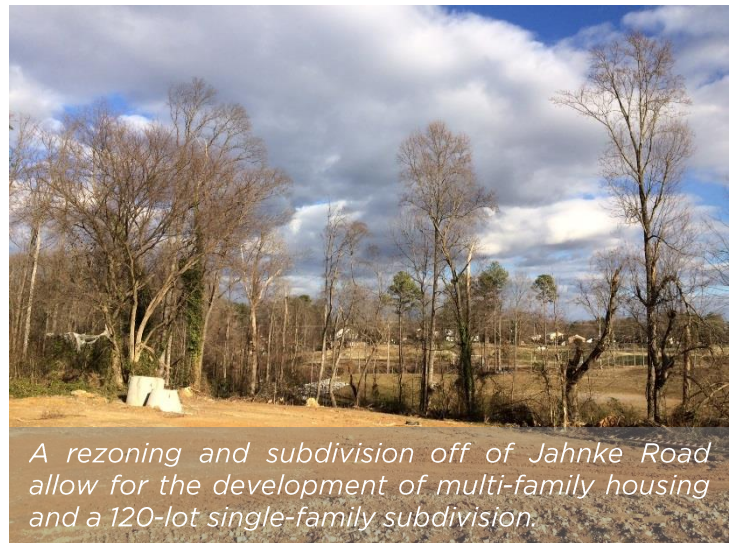


## Subdivision Review in 2016

In 2016, the Planning Commission tentatively approved **9 subdivisions** for a total of 250 new lots created, which is an increase in 63 lots from 2015.

The largest subdivision approved in 2016 was for the Westlake Subdivision, which consisted of 120 lots for single-family housing off Jahnke and German School Roads. The Commission also approved and amended subdivision the Church Hill North Redevelopment, which consisted of 85 lots for a mix of single-family, two-family and multi-family housing on 31<sup>st</sup> Street.

The Commission reviewed several smaller subdivision in 2016 that allowed for infill development of single- and two-family houses. Some of these approvals included a 12-lot subdivision on West 7<sup>th</sup> Street in Manchester, a 8-lot subdivision on Cutshaw Avenue in the Museum District and a 4-lot subdivision on Maple Avenue in the West End.



RICHMOND



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