



# City of Richmond

City Hall  
Richmond VA, 23219  
(p) 804.646.6304  
(f) 804.646.5789

## Agenda

### Planning Commission

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Monday, July 17, 2017

1:30 PM

5th Floor Conference Room

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#### Call To Order

#### Roll Call

#### Chair's Comments

#### Approval of Minutes

1. [PDRMIN  
2017.017](#) June 19, 2017 Meeting Minutes

**Attachments:** [Draft June 19, 2017 Meeting Minutes](#)

#### Director's Report

- Update on the Master Plan Update
- Council Action Update
- Vote to cancel the August 7 and August 21 meetings of the Planning Commission

#### Consideration of Continuances and Deletions from Agenda

#### Consent Agenda

2. [ORD.  
2017-124](#) To authorize Cellco Partnership, doing business as Verizon Wireless, to encroach upon the City of Richmond's rights-of-way with cell antennas and related equipment to be mounted on designated utility poles approximately located at 5201 Patterson Avenue, in the alley behind 336 Lexington Road, in the alley behind 4601 Leonard Parkway, at 4700 Hanover Avenue, and at 3407 Floyd Avenue, respectively, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2017-124](#)  
[Map](#)

3. [ORD. 2017-125](#) To conditionally rezone the property known as 2213 East Franklin Street from the M-1 Light Industrial District to the B-5C Central Business District, upon certain proffered conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2017-125](#)  
[Proffer Statement](#)  
[Application Form & Applicant's Report](#)  
[Survey](#)  
[Map](#)  
[Letter of Support](#)

4. [ORD. 2017-126](#) To authorize the special use of the property known as 1717 East Cary Street for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2017-126](#)  
[Application Form & Applicant's Report](#)  
[Plans](#)  
[Map](#)

5. [ORD. 2017-128](#) To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2113 Warwick Avenue and to authorize the Chief Administrative Officer or the designee thereof to accept title to such property for the purpose of implementing a stormwater best management practice on the property and permanently maintaining the property in accordance with such practice.

**Attachments:** [Staff Report](#)  
[Ord. No. 2017-128](#)  
[Map](#)

6. [ORD. 2017-130](#) To authorize the special use of the property known as 2515 East Main Street for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2017-130](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of Support](#)

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7. [ORD.](#)  
[2017-131](#) To authorize the special use of the property known as 2901 Monument Avenue for the purpose of three single-family attached dwellings, upon certain terms and conditions.
- Attachments:** [Staff Report](#)  
[Ord. No. 2017-131](#)  
[Plans](#)  
[Application Form & Applicant's Report](#)  
[Survey](#)  
[Map](#)  
[Letters of No Opposition](#)
8. [ORD.](#)  
[2017-132](#) To authorize the special use of the property known as 3200 West Broad Street for the purpose of a mixed-use development with up to 210 dwelling units, commercial space, and up to 325 structured parking spaces, upon certain terms and conditions.
- Attachments:** [Staff Report](#)  
[Ord. No. 2017-132](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)  
[Letters of Support](#)
9. [ORD.](#)  
[2017-133](#) To repeal Ord. No. 96-148-137, adopted Jun. 10, 1996, and to authorize the special use of the property known as 932 West Franklin Street for the purpose of a dwelling unit to be constructed within a proposed accessory building, upon certain terms and conditions.
- Attachments:** [Staff Report](#)  
[Ord. No. 2017-133](#)  
[Plans](#)  
[Application Form & Applicant's Report](#)  
[Map](#)  
[Letter of No Opposition](#)  
[Letter of Support](#)
10. [RES.](#)  
[2017-R046](#) To declare surplus, and to authorize and request the Chief Administrative Officer to dispose of the property located at 816 Riverside Park at public auction and to authorize the Chief Administrative Officer to convey the property to the successful bidder with certain development requirements.

**Attachments:**     [Staff Report](#)  
[Res. No. 2017-R046](#)  
[Map](#)

11.     [CPCR.2017.057](#)     Resolution to approve an amendment to a map of Richmond Riverfront Plan Amendment 1: Downriver Update 2017, to be incorporated as an amendment into the City's Master Plan.

**Attachments:**     [Staff Report](#)  
[Amended Map](#)  
[Resolution](#)

12.     [UDC 2017-24](#)     Conceptual Location, Character, and Extent review of Riverview Community Park, east of the 1800 block of Texas Ave.

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

13.     [UDC 2017-25](#)     Conceptual Location, Character, and Extent review of Sister City Waypoint Signage Installation, Kanawha Plaza, 701 E. Canal St.

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

14.     [ORD. 2017-129](#)     To authorize the special use of the property known as 1704 Arlington Road for the purpose of an illuminated canopy with canopy signage, upon certain terms and conditions.

**Attachments:**     [Staff Report](#)  
[Ord. No. 2017-129](#)  
[Plans](#)  
[Application Form & Applicant's Report](#)  
[Map](#)

15.     [CPCR.2017.056](#)     Resolution of Intent to amend Article V of the Zoning Ordinance concerning sign regulations.

**Attachments:**     [Staff Report](#)  
                              [Resolution](#)  
                              [Draft Ordinance Amendment](#)

16.     [PDRPRES](#)     Presentation on Proposed Rezoning of Lower Monroe Ward.  
       [2017.009](#)

**Attachments:**     [Presentation Handout](#)

## **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.*