



# City of Richmond

City Hall  
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## Agenda

### Planning Commission

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Monday, November 3, 2014

1:30 PM

5th Floor Conference Room

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#### Call To Order

#### Roll Call

#### Chair's Comments

[PCR  
2014-008](#)

Resolution of the Richmond City Planning Commission expressing appreciation to John G. Albers.

Attachments: [PCR 2014-008](#)

#### Approval of Minutes

[ID 14-041](#) October 6, 2014 Minutes

Attachments: [Draft October 6, 2014 Minutes](#)

[ID 14-043](#) October 20, 2014 Minutes

Attachments: [Draft October 20, 2014 Minutes](#)

#### Director's Report

- Council Action Update

#### Consideration of Continuances and Deletions from Agenda

#### Consent Agenda

1. [ORD.  
2014-192](#) To authorize the special use of the properties known as 116 East Brookland Park Boulevard, 3004 Lamb Avenue, 3008 Lamb Avenue and 3014 Lamb Avenue for the purpose of permitting the construction and occupancy of a funeral home chapel with accessory parking, upon certain terms and conditions.

**Attachments:**     [Staff Report](#)  
[Location Map](#)  
[ORD. 2014-192](#)  
[Plans](#)  
[Application & Applicant's Report](#)

2.     [ORD. 2014-221](#)     To authorize the special use of the property known as 1600 Monument Avenue for the purpose of authorizing outdoor dining for an existing restaurant, upon certain terms and conditions.

**Attachments:**     [Staff Report](#)  
[Location Map](#)  
[ORD. 2014-221](#)  
[Plans](#)  
[Application & Applicant's Report](#)

3.     [ORD. 2014-222](#)     To authorize the special use of the property known as 2319 Grove Avenue for the purpose of authorizing an expansion to an existing day nursery, upon certain terms and conditions.

**Attachments:**     [Staff Report](#)  
[Location Map](#)  
[ORD. 2014-222](#)  
[Plans & Survey](#)  
[Application & Applicant's Report](#)  
[Letter of Support](#)

4.     [ORD. 2014-223](#)     To authorize the special use of the property known as 2319 M Street for the purposes of a two-family detached dwelling, upon certain terms and conditions.

**Attachments:**     [Staff Report](#)  
[Location Map](#)  
[ORD. 2014-223](#)  
[Plans & Survey](#)  
[Application & Applicant's Report](#)  
[Parking Study](#)  
[Letter of Support](#)

5.     [ORD. 2014-224](#)     To authorize the special use of the property known as 3200 Utah Place for the purpose of authorizing a day nursery for up to 12 children, upon certain terms and conditions.

**Attachments:**     [Staff Report](#)  
[Location Map](#)  
[ORD. 2014-224](#)  
[Letters of Support](#)

6.     [ORD. 2014-225](#)     To authorize the special use of the property known as 5204 Clarence Street for the purpose of authorizing a day nursery for up to 12 children, upon certain terms and conditions.

**Attachments:**     [Staff Report](#)  
[Location Map](#)  
[ORD. 2014-225](#)  
[Letters of Support](#)  
[Petition of Support](#)

7.     [ORD. 2014-226](#)     To authorize the special use of the property known as 707 East Main Street for the purposes of the installation of two roof signs, upon certain terms and conditions.

**Attachments:**     [Staff Report](#)  
[Location Map](#)  
[ORD. 2014-226](#)  
[Plans & Survey](#)  
[Application & Applicant's Report](#)  
[Letters of Support](#)

8.     [ORD. 2014-227](#)     To amend Ord. No. 2014-61-98, adopted May 27, 2014, which (i) accepted a program of proposed Capital Improvement Projects for Fiscal Year 2014-2015 and the four fiscal years thereafter, (ii) adopted a Capital Budget for Fiscal Year 2014-2015, and (iii) determined a means of financing the same, to modify the purpose of the Meadow & Harrison Paving project in the Transportation category to provide that such project consists of the asphalt restoration of Meadow Street and Harrison Streets and the repaving of other streets in the Meadow and Harrison Uptown Neighborhood, including, but not limited to, South Allen Avenue, Randolph Street, Temple Street.

**Attachments:**     [Staff Report](#)  
[Location Map](#)  
[ORD. 2014-227](#)

9.     [ORD. 2014-228](#)     To amend Ord. No. 2014-61-98, adopted May 27, 2014, to amend the Capital Budget for Fiscal Year 2014-2015 by increasing revenues from planned borrowings and the amount appropriated to a new Stone Brewing project in the Economic and Community Development category by \$23,000,000 for the purpose of making an appropriation to the Economic Development Authority for the Authority to develop and

manage a building to house the operations of KoochenVagner's Brewing Co., d/b/a Stone Brewing Co., in the city.

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[ORD. 2014-228](#)

*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**

10. [ORD. 2014-121](#) To authorize the special use of the property known as 1650 Overbrook Road for the purpose of authorizing and multifamily dwellings with up to two hundred five (205) dwelling units and other site amenities, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[Ord. No. 2014-121](#)  
[Application & Applicant's Documentation](#)  
[Plans](#)  
[Letter of Opposition](#)

11. [ORD. 2014-191](#) To amend Ord. No. 96-17-34, adopted Mar. 11, 1996, which authorized the special use of the properties known as 510-520 West Broad Street, 517-519 West Marshall Street and 304 North Henry Street as a building for retail purposes with an accessory drive-up window and parking, to permit the sale of alcoholic beverages for off-premises consumption, in accordance with a Virginia Department of Alcoholic Beverage Control Wine and Beer Off-Premises license, at the existing retail drugstore, upon certain terms and conditions.

**Attachments:** [ORD. 2014-191](#)

*The applicant has requested a continuance of this Ordinance to the Commission's January 5, 2015 meeting.*

12. [ORD. 2014-194](#) To authorize the special use of the property known as 2216 Keswick Avenue for the purposes of a single-family detached dwelling unit and a take-out restaurant, upon certain terms and conditions.

**Attachments:**      [Staff Report](#)  
[Location Map](#)  
[ORD. 2014-194](#)  
[Images](#)  
[Letters of Opposition](#)  
[Petition of Support](#)

13.      [ORD. 2014-203](#)      To declare surplus and to direct the sale of City-owned real estate located at 313 North 24th Street and 2407 East Marshall Street for \$250,000 to Sterling Bilder, LLC, for the purpose of the construction of a mixed-use development including commercial, residential and civic space.

**Attachments:**      [Staff Report](#)  
[Location Map](#)  
[ORD. 2014-203](#)  
[Purchase, Sale and Development Agreement](#)  
[Schematic Plans](#)  
[Church Hill Association Letter of Support](#)

14.      [ID 14-037](#)      Citywide Master Plan Update

## **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.*