



City of Richmond

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Agenda

Planning Commission

Monday, October 6, 2014

1:30 PM

5th Floor Conference Room

Call To Order

Roll Call

Chair's Comments

Approval of Minutes

[ID 14-038](#) September 2, 2104 Minutes

Attachments: [September 2, 2014 Draft Minutes](#)

[ID 14-039](#) September 15, 2014 Minutes

Attachments: [September 15, 2014 Draft Minutes](#)

Director's Report

- Council Action Update

Consideration of Continuances and Deletions from Agenda

Consent Agenda

1. [ORD. 2014-168](#) To authorize the special use of the properties known as 3409 Williamsburg Avenue, 4300 Williamsburg Avenue, 116 Nicholson Street, a portion of right-of-way known as Lewis Street and a portion of right-of-way known as 37th Street for the purpose of a brewery, upon certain terms and conditions.

Attachments: [Staff Report](#)
[ORD. 2014-168](#)
[Location Map](#)
[Plat](#)
[Application](#)

2. [ORD. 2014-169](#) To authorize the special use of the property known as 108 Nicholson Street for the purpose of a brewery, upon certain terms and conditions.

Attachments: [Staff Report](#)
[ORD. 2014-169](#)
[Location Map](#)
[Plat](#)
[Application](#)
3. [ORD. 2014-184](#) To declare a public necessity for and to authorize the acquisition of the parcel of real property owned by the Richmond Redevelopment and Housing Authority and known as 730 East Broad Street for the purpose of a municipal office building.

Attachments: [Staff Report](#)
[ORD. 2014-184](#)
[Location Map](#)
4. [ORD. 2014-185](#) To declare a public necessity for and to authorize the acquisition of the parcel of real property owned by the Richmond Redevelopment and Housing Authority and known as 101 East Franklin Street for the purpose of a public library.

Attachments: [Staff Report](#)
[ORD. 2014-185](#)
[Location Map](#)
5. [ORD. 2014-186](#) To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by the Richmond Redevelopment and Housing Authority and known as 601 East Leigh Street, 406 North 7th Street and 408 A North 7th Street for the purpose of a sports complex and a convention center.

Attachments: [Staff Report](#)
[ORD. 2014-186](#)
[Location Map](#)
6. [ORD. 2014-187](#) To transfer and appropriate funds in the amount of \$900,000 from the School Planning & Construction project in the Education category within the Fiscal Year 2014-2015 Capital Budget to the Fiscal Year 2014-2015 School Budget for expenditure by the School Board for technology purposes in accordance with the technology major classification for the purpose of providing for the installation of specific technology infrastructure and equipment in the new Huguenot High School.

Attachments: [Staff Report](#)
[ORD. 2014-187](#)
[Location Map](#)

7. [ORD. 2014-188](#) To close to public use and travel a portion of right-of-way known as Lewis Street, located between its intersection with Williamsburg Road and its intersection with a CSX Transportation, Inc. right-of-way and consisting of 24,300± square feet and a portion of right-of-way known as 37th Street, located between its intersection with Lewis Street and its intersection with Nicholson Street and consisting of 5,985± square feet, upon certain terms and conditions.

Attachments: [Staff Report](#)
[ORD. 2014-188](#)
[Location Map](#)

8. [ORD. 2014-190](#) To conditionally rezone the properties known as 508 N. Adams Street and 510 N. Adams Street from the R-6 Single-Family Attached Residential District to the B-6C Mixed-Use Business District (Conditional), upon certain proffered conditions.

Attachments: [Staff Report](#)
[ORD. 2014-190](#)
[Proffers](#)
[Images](#)
[Letter of Support](#)
[Location Map](#)

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

Attachments: [ORD. 2014-192](#)

This item will be amended at Council on October 13, 2014 and return to the Planning Commission for a public hearing on November 3, 2014.

10. [ORD. 2014-193](#) To amend and reordain Ord. No. 88-249-225, adopted Oct. 10, 1988, as previously amended by Ord. No. 91-283-92-1, adopted Jan. 13, 1992, which authorized the special use of the property known as Highland Park School, containing 2.61 acres, more or less, located on the southwest corner of Brookland Park Boulevard and Second Avenue, for an apartment building for the elderly (persons 60 years of age and older), for the purpose of reducing the residency age requirement for at least 80 percent of the occupied units to persons 55 years of age and older.

Attachments: [Staff Report](#)
[ORD. 2014-193](#)
[Application & Applicant's Report](#)
[Location Map](#)

11. [ORD. 2014-195](#) To amend Ord. No. 95-185-178, adopted Jul. 10, 1995, which authorized the special use of the property known as 2910 Lamb Avenue, for the construction and occupancy of an accessory building serving the existing funeral home on the adjacent property known as 115 East Brookland Park Boulevard, together with accessory parking, for the purpose of authorizing the expansion of the accessory building, upon certain terms and conditions.

Attachments: [Staff Report](#)
[ORD. 2014-195](#)
[Plans](#)
[Application & Applicant's Report](#)
[Location Map](#)

12. [ORD. 2014-196](#) To amend Ord. No. 2013-245-2014-14, adopted Feb. 10, 2014, which authorized the special use of a portion of the property known as 3805 Cutshaw Avenue for a multifamily dwelling with a total of up to sixty-six (66) dwelling units, for the purpose of amending the site plan and removing the requirements to provide a rooftop deck and to subdivide the property, upon certain terms and conditions.

Attachments: [Staff Report](#)
[ORD. 2014-196](#)
[Plans](#)
[Application](#)
[Location Map](#)

13. [ORD. 2014-197](#) To authorize the special use of a portion of the property known as 411 Bainbridge Street for the purpose of a brewery, upon certain terms and conditions.

Attachments: [Staff Report](#)
[ORD. 2014-197](#)
[Plat](#)
[Application](#)
[Location Map](#)

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. 2013-205](#) To authorize the special use of the properties known as 705 and 709 Libbie Avenue for the purpose of a bank with a drive-up facility and accessory parking, upon certain terms and conditions.

Attachments: [ORD. 2013-205](#)

The applicant has requested that this ordinance be continued to the Commission's meeting on February 2, 2015.

15. [ORD. 2014-160](#) To amend Ord. No. 2012-85-85, adopted June 11, 2012, which authorized a special use of the property known as 25 and 27 North Belmont Avenue, to permit the use of the property as a restaurant, upon certain terms and conditions.

Attachments: [Staff Report](#)
[September 2, 2014 Staff Report](#)
[ORD. 2014-160](#)
[Location Map](#)
[Images](#)
[2012 Plan](#)
[Parking Study](#)
[Letter of Concern](#)
[Letters of Opposition](#)
[Letters of Support](#)

16. [ORD. 2014-189](#) To authorize NewPath Networks, LLC, to encroach upon the public right-of-way with proposed overhead and underground fiber optic cables, guy wires, conduit, hand-holes and short-range cellular transmission nodes encroachment, upon certain terms and conditions.

Attachments: [UDC Report to CPC](#)
[ORD. 2014-189](#)
[UDC Application & Plans](#)
[Location Map](#)

17. [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 that this ordinance be continued to the Commission's meeting on November 3, 2014.

18. [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](#)
 [ORD. 2014-194](#)
 [Images](#)
 [Letters of Opposition](#)
 [Location Map](#)

19. [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.