



# City of Richmond

City Hall  
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## Agenda

### Planning Commission

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Tuesday, September 8, 2015

1:30 PM

Council Chambers (2nd Floor) of City Hall

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#### Call To Order

#### Roll Call

#### Chair's Comments

#### Approval of Minutes

[a2015 - 1067](#) July 20, 2015 Meeting Minutes

Attachments: [Draft July 20, 2015 Meeting Minutes](#)

[a2015 - 1068](#) August 21, 2015 Meeting Minutes

Attachments: [Draft August 21, 2015 Meeting Minutes](#)

#### Director's Report

- Council Action Update

#### Consideration of Continuances and Deletions from Agenda

#### Consent Agenda

1. [ORD. 2015-151](#) To amend and reordain City Code §§ 114-700, 114-710.1, 114-710.2:1, 114-710.2:2, 114-710.2:3, 114-710.4, 114-710.13, and 114-1220, concerning off-street parking and loading requirements, and definitions; and to amend and reordain Chapter 114, Article VII of the City Code by adding therein a new Division 4, consisting of sections 114-730.1 and 114-730.2, for the purposes of requiring the provision of bicycle parking facilities for multi-family dwellings, parking decks and parking garages containing parking spaces serving non-residential uses, promoting effective shared parking provisions and modifying certain screening and buffering requirements for new parking areas.

**Attachments:**      [Staff Report](#)  
[Ord. No. 2015-151](#)  
[PCR 2015-008](#)

2.      [ORD. 2015-152](#)      To amend Ord. No. 84-311-280, adopted Dec. 17, 1984, which authorized the special use of the property known as 19-21 South Belmont Avenue for the purpose of an art and frame shop and the adaption of the building for such purpose, to authorize limited commercial uses, upon certain terms and conditions.

**Attachments:**      [Staff Report](#)  
[Ord. No. 2015-152](#)  
[Location Map](#)  
[Application & Applicant's Report](#)  
[Plat](#)  
[Plans](#)  
[Carytown Merchants Association Support Letter](#)

3.      [ORD. 2015-153](#)      To authorize the special use of the property known as 3915 Patterson Avenue for the purpose of a day nursery, upon certain terms and conditions.

**Attachments:**      [Staff Report](#)  
[Ord. No. 2015-153](#)  
[Location Map](#)  
[Application & Applicant's Report](#)

4.      [ORD. 2015-154](#)      To rezone the property known as 2100 East Main Street from the M-1 Light Industrial District to the B-5 Central Business District.

**Attachments:**      [Staff Report](#)  
[Ord. No. 2015-154](#)  
[Location Map](#)  
[Applicant's Report](#)

5.      [ORD. 2015-155](#)      To amend and reordain Ord. No. 2006-295-294, adopted Dec. 11, 2006, as previously amended by Ord. No. 2009-142-147, adopted Jul. 27, 2009, which authorized the special use of the properties known as 1704, 1706, 1708, 1710 and 1712 North 22nd Street as a community center, to include the property known as 1716 North 22nd Street for use as additional community center space, to authorize the expansion of the community center, upon certain terms and conditions.

**Attachments:**      [Staff Report](#)  
[Ord. No. 2015-155](#)  
[Location Map](#)  
[Plans](#)  
[Letter of Support](#)

6.      [ORD.](#)                      To authorize the special use of the property known as address 311  
[2015-156](#)                      Stockton Lane for the purpose of authorizing two accessory dwelling  
units, upon certain terms and conditions.

**Attachments:**      [Staff Report](#)  
[Ord. No. 2015-156](#)  
[Location Map](#)  
[Plat](#)  
[Plans](#)  
[Application & Applicant's Report](#)

7.      [ORD.](#)                      To authorize the special use of the property known as 718 North 23rd  
[2015-157](#)                      Street for the purpose of a mixed-use development that includes  
multifamily residential and commercial uses, upon certain terms and  
conditions.

**Attachments:**      [Staff Report](#)  
[Ord. No. 2015-157](#)  
[Location Map](#)  
[Plans](#)  
[Parking Study](#)  
[Letters of Support](#)

8.      [ORD.](#)                      To accept a deed from the School Board conveying 2100 Sussex Street  
[2015-158](#)                      to the City and to authorize the Chief Administrative Officer to act on  
behalf of the City in executing such deed.

**Attachments:**      [Staff Report](#)  
[Ord. No. 2015-158](#)  
[Location Map](#)

9.      [ORD.](#)                      To authorize the special use of the property known as 3701 R Street for  
[2015-166](#)                      the purpose of the expansion of a community center open to the general  
public, upon certain terms and conditions.

**Attachments:**      [Staff Report](#)  
[Ord. No. 2015-166](#)  
[Location Map](#)  
[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**

11. [UDC No. 2015-13](#) Conceptual Location, Character and Extent Review of a new building for the Horticulture, Maintenance and Public Safety Departments at Maymont, 800 Swan Lake Drive

**Attachments:** [UDC Report to CPC](#)  
[Staff Report to UDC](#)  
[Location Map](#)  
[Application & Plans](#)  
[Petition of Opposition](#)  
[Letter from City Re Dual Facility](#)  
[Letters of Opposition](#)

12. [UDC No. 2015-19](#) Conceptual Location, Character and Extent Review of the Greater Richmond Transit Company plans for a Bus Rapid Transit system along Broad Street, N. 14th Street and E. Main Street from the intersection of W. Broad Street and Staples Mill Road on the west to the intersection of E. Main Street and Orleans Street on the east

**Attachments:** [UDC Report to CPC](#)  
[Staff Report to UDC](#)  
[Location Map](#)  
[Application & Plans](#)  
[GRTC Roadway Concepts](#)  
[Commission of Architectural Review Advisory Statement](#)  
[Letters of Support](#)  
[Letter of Opposition](#)

13. [ORD. 2015-159](#) To declare surplus and to direct the conveyance of City-owned real estate located at 3101 West Clay Street for the price of \$395,000 to Summit Stables LLC for the purpose of facilitating the private development of the property as an urban farm cidery.

**Attachments:** [Staff Report](#)  
[Ord. No. 2015-159](#)  
[Location Map](#)  
[Presentation from Blue Bee Cider](#)

## **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.*