



Annual Report

2014

City of Richmond Planning Commission

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To City Council and the Citizens of Richmond, Virginia

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 attached copy of the City Planning Commission's 2014 Annual Report.

The Commission's workload has increased to the highest point since 2008. The Commission reviewed a total of 184 items in 2014. The workload included 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 30% from 2013, due mostly to an increase in zoning-related applications driven by private sector development.

Important legislation reviewed by the Commission in 2014 includes the ordinances that helped facilitate the location of Stone Brewery's East Coast headquarters in the City. In keeping with the continued interest in development in the City, the Commission reviewed a variety of other 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 rezoning of 34.8 acres in the Adam's Park neighborhood to allow for the development of 80 single-family homes, to the special use permit for the Black History Museum in Jackson Ward, to the approval of a special use permit on Floyd Avenue in the Fan District authorizing six new single-family homes.

In accordance with the requirements of the City Charter, the Commission also reviewed and approved a variety of significant public projects in 2014. These projects range in scale from the design of the proposed T. Tyler Potterfield Memorial Bridge to the installation of Mr. Smedley in Jefferson Park.

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 2015 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 the possibility of 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

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 (reappointed to 2nd term on March 11, 2013)
- Ms. Jane Ferrara, Chief Administrative Officer Representative (appointed February 2, 2009)
- Ms. Kathy Graziano, City Council Representative
- Ms. Amy Howard (reappointed to 2nd term on April 23, 2012)
- Mr. Dave Johannas (appointed on July 23, 2012)
- Ms. Lynn McAteer (reappointed to 2nd term on January 28, 2013)
- Mr. Jeffrey Sadler (appointed on July 8, 2013)

Meetings

The Planning Commission held **20 regular meetings** in 2014. The Mayor's Capital Improvement Plan Budget, the Archer Springs subdivision, the Citywide Master Plan, and legislation related to funding for the "Low Line Park", and property and air rights transfers in Shockoe Slip were considered by the Commission at **4 special meetings** in 2014.

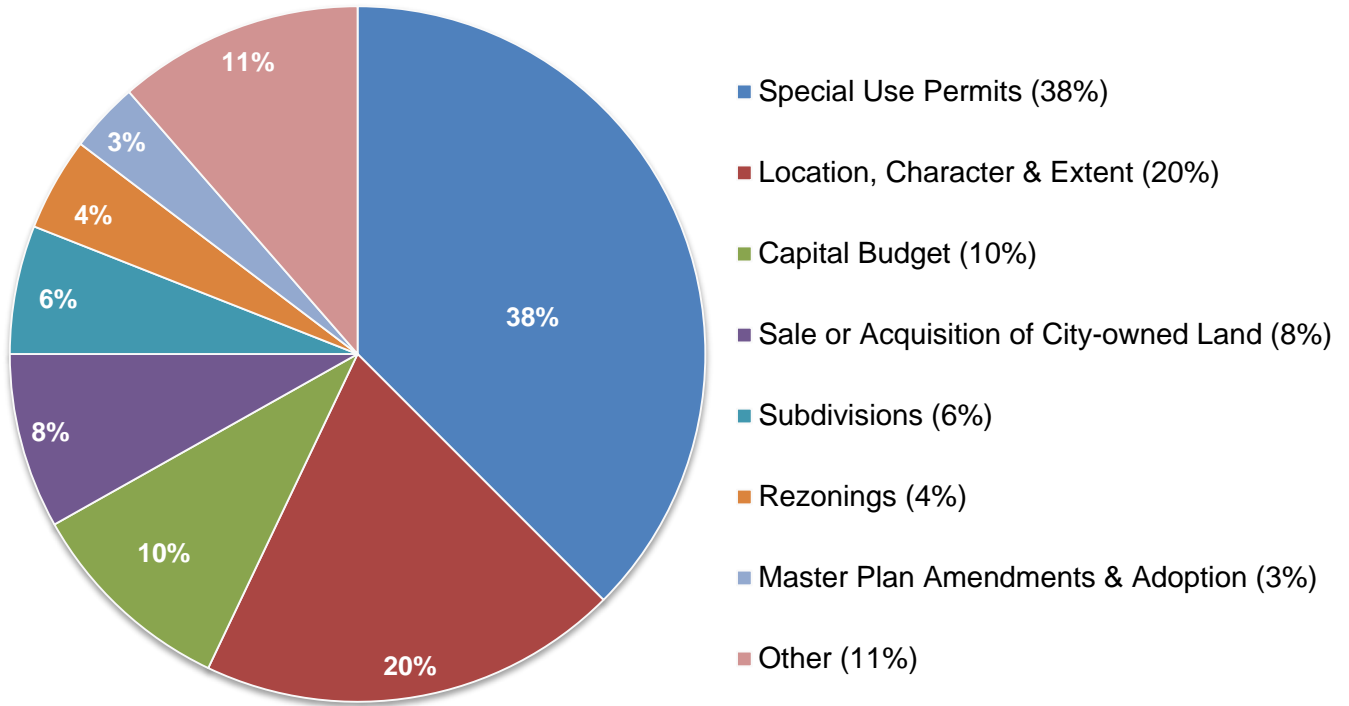
Attendance

	Present	Absent
Mr. Rodney M. Poole	22	2
Mr. Melvin Law	21	3
Mr. Doug Cole	22	2
Ms. Jane Ferrara	17	7
Ms. Kathy Graziano	22	2
Ms. Amy Howard	13	11
Mr. Dave Johannas	20	4
Ms. Lynn McAteer	19	5
Mr. Jeffrey Sadler	22	2

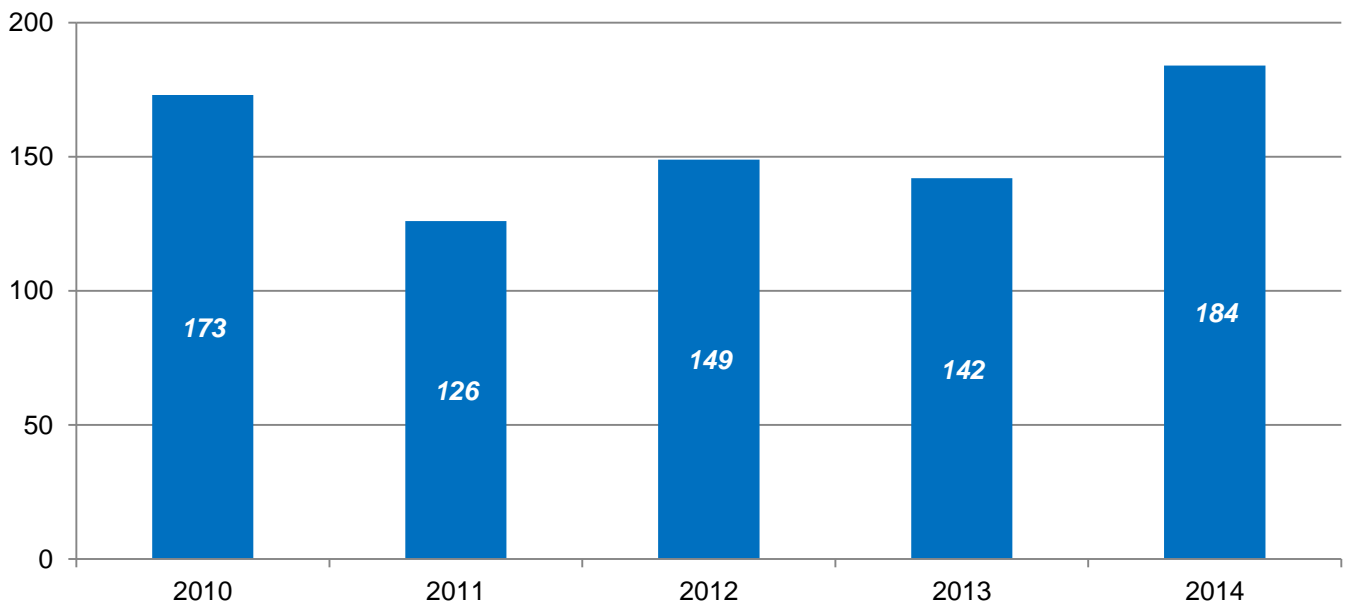
Number of Agenda Items by Type

	2010	2011	2012	2013	2014	2013-2014 Change
Special Use Permits	42	31	33	43	69	26
Conditional Rezoning	2	4	7	4	4	0
Rezoning	2	1	0	0	4	4
Community Unit Plans						
Preliminary	2	2	0	0	1	1
Preliminary Amendments	4	0	2	3	1	-2
Final Plan	4	0	0	0	0	0
Zoning Text Amendments	9	4	4	4	1	-3
Motions of Intent to Amend Zoning Text	3	2	2	1	0	-1
Zoning Map Amendments	3	0	0	0	0	0
Motions of Intent to Amend Zoning Map	1	1	0	0	0	0
Institutional Master Site Plans	1	0	2	0	1	1
City Master Plan	2	3	6	1	6	5
Street Closings	3	3	2	2	3	1
Alley Closings	3	0	0	1	1	1
Sale of City-owned Land	2	1	5	2	5	3
Land Acquisitions	0	2	10	8	10	2
Encroachments	4	1	1	0	1	1
Capital Budget Proposals	13	8	18	11	18	7
Location, Character & Extent	44	35	40	46	36	-10
Subdivisions	6	8	4	5	11	6
Public Art Approvals/Appointments	4	0	6	4	4	0
Informal Briefings on Planning Issues	12	7	4	5	3	-2
Ches. Bay Map Exceptions	0	0	0	2	1	-1
Spot Blight	5	1	0	0	0	0
Miscellaneous Items	2	9	3	0	4	1
Total Agenda Items	173	126	149	142	184	42

2014 Agenda Items



Agenda Items over Last 5 Years



Zoning Case Review 2014

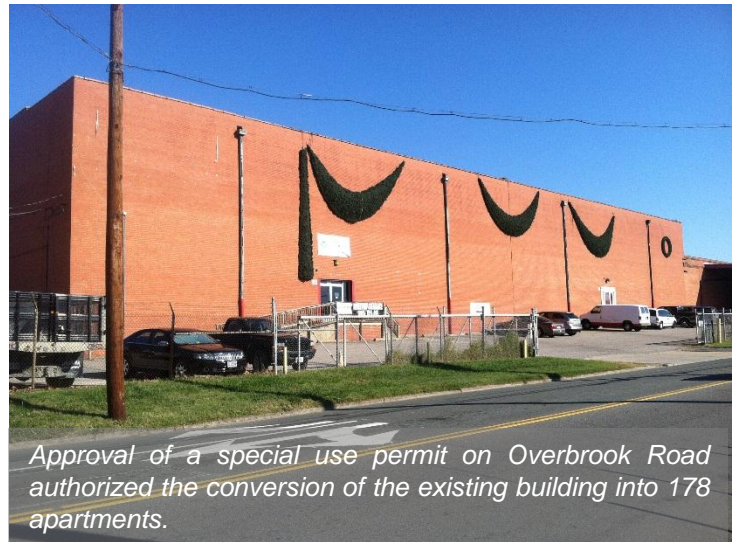
In 2014, the Planning Commission made recommendations on 80 agenda items related to zoning and their duties under City Charter Sections 17.10 through 17.14. These reviews and recommendation included the following projects of note:

- Recommended approval of **special use permits** for (reviewed 69 agenda items in 2014, an increase of 26 from 2013):
 - The location of the Stone Brewery East Coast headquarters in the Fulton neighborhood
 - The renovation of an existing office building at 3805 Cutshaw Avenue into sixty-six dwelling units
 - Several neighborhood commercial spaces in the Fan District and the Museum District
- Recommended **zoning text amendments** for (reviewed 1 agenda items in 2014, a decrease of 3 from 2013):
 - The membership requirements for the Commission of Architectural Review
- Recommended **conditional rezonings** for (reviewed 4 agenda items in 2014, the same number as in 2013):
 - Mixed-use development in Shockoe Bottom at 2323 East Main Street
 - The Adam's Park 80 unit single-family development on Kenmare Loop
 - Up to 252 multi-family units and 125 single-family houses at the Bliley property on Jahnke Road
- Recommended **community unit plans** for (reviewed 2 agenda items in 2014, a decrease of 1 from 2013):
 - An extension to the permit deadline for the Gresham Woods Community Unit Plan off of Midlothian Turnpike

Zoning Case Review in 2014



A conditional rezoning from M-1 to B-5(C) will allow for the construction of a new residential development at the corner of South 1st and East Canal Streets.



Approval of a special use permit on Overbrook Road authorized the conversion of the existing building into 178 apartments.



Rezoning the Lorillard building at 2323 East Main Street from M-1 to B-5 will allow for a conversion to residential.



This special use permit at 5805 Grove Avenue authorized the addition of a third story to accommodate four dwelling units above the commercial space.



Approval of two special use permits in the Greater Fulton Area authorized Stone Brewing Company to locate the East Coast headquarters in the City.



The Black History Museum is transforming the historic Leigh Street Armory after approval of a special use permit.

Zoning Case Review in 2014 – Before & After



A special use permit amendment approved for the Virginia Historical Society authorized an expansion and the replacement of the surface parking area along the Boulevard with a public plaza.



The approval of a special use permit allowed for the renovation of this house into a duplex in Union Hill



A special use permit authorized the renovation of an existing office building at 3805 Cutshaw Avenue into 66 dwelling units.



Zoning Cases – Constructed in 2014 – Before & After



The renovation of the historic Interbake Foods building into 178 dwelling units was completed, having been approved by the Commission in 2012.



The 2013 approval of a special use permit at 315 Cowardin Avenue authorized a new Dollar Tree in the Manchester neighborhood.



The approval of a special use permit on West Grace Street in 2013 authorized the construction of 4 new duplexes.



Zoning Cases – Constructed in 2014 – Before & After



Zoning Cases – Constructed in 2014 – Before & After



Construction on two hotels and the First Freedom Center was completed in Shockoe Slip after receiving approval from the Commission in 2012.



Construction is nearly complete on the 150 apartments in the first phase of development on Cedar Street after the Commission approved rezoning of the property in 2012.



The 2010 approval of a special use permit and rezoning along the Canal Walk authorized the renovation of several buildings for dwelling units and commercial uses.



Public Project Review in 2014

Highlighting the Commission's approval of public projects in 2014, the Commission approved **Location, Character, and Extent and Section 17.05 Items** for 40 agenda items in 2014, a decrease of 10 from 2013:

- The design of the T. Tyler Potterfield Memorial Bridge across the James River, connecting Brown's Island to the south bank of the James River
- The installation of the Mr. Smedley statue in Jefferson Park
- Grading and landscaping for the Tredegar Green Amphitheater
- A new building for a pre-kindergarten program at Martin Luther King, Jr., Middle School
- Phase IV of the Cannon Creek Greenway along Richmond-Henrico Turnpike
- Landscaping improvements to the "Low Line Park" along Dock Street
- The acquisition of 17.8 acres on Warwick Road for a new public park and community center



The Commission approved plans for the design of the T. Tyler Potterfield Memorial Bridge across the James River.



Improvements to the "Low Line Park" along Dock Street where approved by the Commission in 2014.



The Commission recommended approval of the establishment of a conservation easement on Bandy Field Nature Park.



Mr. Smedley was installed in Jefferson Park after approval from the Commission.

Public Project Review in 2014



A new pedestrian bridge was installed over the Haxall Canal after having received approval from the Commission.



A new building for a pre-kindergarten program at Martin Luther King, Jr., Middle School was approved by the Commission.



The Commission approved a new drop-off/pick-up area for children at John B. Cary Elementary School.



Subdivision Review in 2014

In 2014, the Planning Commission tentatively approved 11 **subdivisions** for a total of 187 new lots created, which is an increase in 134 lots from 2013.

The largest subdivision approved in 2014 was for the Villas at Archer Springs, which consisted of 96 lots for single-family detached development on Duryea Drive. A 60-lot subdivision was approved off of Bliley road to allow for a single-family attached development previously approved by the Commission.

The Commission reviewed the Carillon subdivision in 2014. The approval allowed for four additional single-family detached lots and the preservation of the existing historic home on the property.

