



CITY OF RICHMOND

PLANNING COMMISSION

March 7, 2016

**RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION  
TO AUTHORIZE AN EXCEPTION TO §14-264 OF THE CODE OF THE CITY OF  
RICHMOND FOR THE PROPERTY KNOWN AS 5800 WILLOW CREEK WAY  
PURSUANT TO §14-294(C) OF THE CODE OF THE CITY OF RICHMOND**

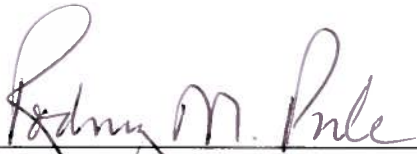
*WHEREAS*, the owner of the property known as 5800 Willow Creek Way wishes to construct approximately 4,616 square feet of encroachment in to the Chesapeake Bay Resource Preservation Area in order to build a single-family dwelling, driveway and other associated grading; and


*WHEREAS*, pursuant to §14-292(c) of the Code of the City of Richmond the Planning Commission may authorize an exception to §14-264 of the Code of the City of Richmond, which does not permit structures or non-water-dependent facilities to encroach into a Resource Preservation Area; and

*WHEREAS*, the requested exception meets the criteria established by §14-292(c) for the granting of such exceptions and will not confer upon the applicant any special privileges that are denied by to other property owners who are subject to the same provisions and who are similarly situated; and

*WHEREAS*, the property owner has provided a Water Quality Impact Assessment in accordance with §14-264(6) and has agreed to provide additional landscaping to restore the buffer water quality attributes;

*NOW, THEREFORE, BE IT RESOLVED*, that the Planning Commission of the City of Richmond authorize an exception to §14-264 of the code of the City of Richmond for the property known as 5800 Willow Creek Way pursuant to §14-294(c) of the code of the City of Richmond as shown on the plan entitled "5800 Willow Creek Way Water Quality Impact Analysis" prepared by Balzer and Associates and dated February 8, 2016.

  
Rodney Poole  
Chair, City Planning Commission

  
Lory Markham  
Secretary, City Planning Commission