



# City of Richmond

City Hall  
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## Agenda

### Planning Commission

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Monday, February 23, 2015

1:30 PM

5th Floor Conference Room

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This meeting was originally scheduled for February 17, 2015 and was postponed due to inclement weather.

#### Call To Order

#### Roll Call

#### Chair's Comments

#### Approval of Minutes

[ID 2015-009](#) February 2, 2015 Meeting Minutes

Attachments: [Draft February 2, 2015 Meeting Minutes](#)

#### Director's Report

- Council Action Update

#### Consideration of Continuances and Deletions from Agenda

1. [ORD. 2015-020](#) To amend Ord. No. 2013-75-57, adopted April 22, 2013, which amended Ord. No. 2011-20-32, which authorized the property known as 310 North 33rd Street for the purpose of the conversion of the existing building to a multifamily dwelling with up to 50 units, and additionally authorized principal commercial uses permitted on corner lots in the R-63 Multifamily Urban Residential District on the property, to authorize outdoor dining, upon certain terms and conditions.

Attachments: [ORD. 2015-020](#)

*The applicant has requested that this item be continued to the Planning Commission's April 6, 2015 meeting.*

2. [PCR 2015-001](#) Resolution of intent to amend sections 114-692.4 and 114.1030.1 of the City Code, to permit small scale telecommunication facilities on alternative support structures throughout the City and exempt them from the requirement to obtain a Plan of Development (POD).

Attachments: [PCR 2015-001](#)

*Staff requests that this item be continued to the Planning Commission's March 2, 2015 meeting.*

## **Consent Agenda**

3.     [ORD.](#)  
       [2015-015](#)     To conditionally rezone the property known as 2102 East Main Street from the M-1 Light Industrial District to the B-5C Central Business District (Conditional), upon certain proffered conditions.  
  
       **Attachments:**     [Staff Report](#)  
                              [ORD. 2015-015](#)  
                              [Location Map](#)  
                              [Application & Applicant's Report](#)  
                              [Proffer and Parking Lease](#)  
                              [Neighborhood Support Letter](#)
  
4.     [ORD.](#)  
       [2015-017](#)     To authorize the special use of the properties known as 1617 Grove Avenue and 120 North Lombardy Street for the purpose of a multifamily dwelling and parking area, upon certain terms and conditions, and to repeal Ord. No. 94-239-223, adopted Oct. 24, 1994.  
  
       **Attachments:**     [Staff Report](#)  
                              [ORD. 2015-017](#)  
                              [Location Map](#)  
                              [Plats](#)  
                              [Letter of No Objection](#)
  
5.     [ORD.](#)  
       [2015-018](#)     To authorize the special use of the properties known as 1621 Grove Avenue and 1617 Rear Grove Avenue for the purpose of a multifamily dwelling and parking area, upon certain terms and conditions, and to repeal Ord. No. 94-239-223, adopted Oct. 24, 1994.  
  
       **Attachments:**     [Staff Report](#)  
                              [ORD. 2015-018](#)  
                              [Location Map](#)  
                              [Plats](#)  
                              [Letter of No Objection](#)
  
6.     [ORD.](#)  
       [2015-019](#)     To authorize the special use of the property known as 26 North Morris Street for the purpose of authorizing a restaurant with outdoor dining, upon certain terms and conditions.  
  
       **Attachments:**     [Staff Report](#)  
                              [ORD. 2015-019](#)  
                              [Plans](#)  
                              [Survey](#)  
                              [Application & Applicant's Report](#)

7. [ORD. 2015-021](#) To authorize the special use of the property known as 3500 Kensington Avenue for the purpose of multifamily dwellings containing a total of no more than fifty (50) dwelling units, upon certain terms and conditions, and to repeal Ordinance No. 86-32-38, adopted February 24, 1986, and Ordinance No. 91-361-331, adopted November 25, 1991, and Ordinance No. 92-41-47, adopted March 9, 1992.

**Attachments:** [Staff Report](#)  
[ORD. 2015-021](#)  
[Location Map](#)  
[Survey](#)  
[Plans](#)  
[Application & Applicant's Report](#)  
[Letters of Support and No Opposition](#)

8. [ORD. 2015-022](#) To authorize the special use of the property known as 3729 East Broad Rock Road for the purpose of authorizing motor fuel sales, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[ORD. 2015-022](#)  
[Location Map](#)  
[Plans](#)  
[Application & Applicant's Report](#)

9. [UDC No. 2015-04](#) Final Location, Character and Extent Review of a salt dome to be constructed at 500 Forest Lawn Drive

**Attachments:** [UDC Report to CPC](#)  
[Staff Report to UDC](#)  
[Location Map](#)  
[Application & Plans](#)

10. [PCR 2015-002](#) Final Community Unit Plan approval for a grocery store at 7319 Forest Hill Avenue and 7339 Forest Hill Avenue, within Parcel A of the Chippenham Forest Square Community Unit Plan.

**Attachments:** [Staff Report](#)  
[PCR 2015-002](#)  
[Location Map](#)  
[Plans & Plat](#)  
[Application](#)

11. [Subd. No. 2015-002](#) Reynolds South Plant Preliminary Plat at 411 Bainbridge Street (5 lots)

**Attachments:**      [Staff Report](#)  
[Location Map](#)  
[Tentative Plat](#)  
[Application](#)

12.      [Subd. No.](#)      Kensington Preliminary Plat at 2601 Kensington Avenue (9 lots)  
[2015-003](#)

**Attachments:**      [Staff Report](#)  
[Location Map](#)  
[Plat](#)  
[Application.pdf](#)

13.      [Subd. No.](#)      Preliminary approval of a subdivision of Map Section D of the Northern  
[2015-004](#)      Portion of the Stony Point Community Unit Plan, at 9010 Stony Point  
Parkway and 9030 Stony Point Parkway (3 lots).

**Attachments:**      [Staff Report](#)  
[Application Form](#)  
[Preliminary Plat](#)  
[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.](#)      To amend Ord. No. 89-356-90-14, adopted Jan. 8, 1990, which  
[2015-016](#)      authorized the special use of the property known as 1125 West Clay  
Street for the purposes of converting the existing building into 47  
single-room occupancy units plus a resident manager's unit, to permit  
an additional 33 dwelling units, upon certain terms and conditions.

**Attachments:**      [Staff Report](#)  
[ORD. 2015-016](#)  
[Plans](#)  
[Application & Applicant's Report](#)  
[New Clay House Management Plan](#)  
[Opposition Letter](#)  
[Support Letter](#)

15.      [ORD.](#)      To direct the sale of surplus real estate located at 3101 Wharf Street to  
[2015-034](#)      the Economic Development Authority of the City of Richmond for  
nominal consideration, upon certain terms and conditions.

**Attachments:**     [Staff Report](#)  
[ORD. 2015-034](#)  
[Location Map](#)  
[Plat](#)

16.     [UDC No. 2015-01](#)     Final Location, Character and Extent Review of traffic calming improvements to Floyd Avenue, from N. Thompson Street to N. Laurel Street

**Attachments:**     [Revised UDC Report for 2-17-15 CPC meeting](#)  
[Revised Plans for 2-17-15 CPC meeting](#)  
[Staff Report to UDC](#)  
[Location Map](#)  
[Application & Plans](#)  
[Letters of Support](#)  
[Letters of Opposition](#)

17.     [UDC No. 2015-03](#)     Conceptual Location, Character and Extent Review of renovations to Kanawha Plaza, 701 E. Canal Street

**Attachments:**     [UDC Report to CPC](#)  
[Staff Report to UDC](#)  
[Location Map](#)  
[Application & Plans](#)

## **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.*