



City of Richmond

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Agenda

Planning Commission

Monday, October 3, 2016

1:30 PM

5th Floor Conference Room

Call To Order

Roll Call

Chair's Comments

Approval of Minutes

[PDRMIN
2016-012](#) September 19, 2016 Meeting Minutes

Attachments: [Draft September 19, 2016 Meeting Minutes](#)

Director's Report

- Council Action Update

Consideration of Continuances and Deletions from Agenda

1. [ORD.
2016-234](#) To conditionally rezone the properties known as 111 Hull Street and a portion of 1 Hull Street from the RF-1 Riverfront District to the B-4C Central Business District (Conditional).

Attachments: [Ord. No. 2016-234](#)
[Application Form & Applicant's Report](#)
[Proffered Conditions](#)
[Survey & Parcel Diagram](#)
[Location Map](#)

The applicant has requested that this ordinance be continued to the Commission's November 7, 2016 meeting.

2. [ORD.
2016-250](#) To declare a public necessity for and to authorize the acquisition of certain fee simple interests and easements in parcels of real property owned by South Canal, LLC at 1 Hull Street, 115 Hull Street, and 2 Decatur Street for the purposes of right-of-way, clearing title to City-owned real estate, providing access to and a buffer for the City's flood wall, and providing stormwater utility facilities.

Attachments: [Ord. No. 2016-250](#)
[Location Map](#)

The applicant has requested that this ordinance be continued to the Commission's November 7, 2016 meeting.

3. [ORD. 2016-251](#) To declare surplus and direct the conveyance of a portion of City-owned real estate located at 1 Hull Street for nominal consideration to South Canal, LLC for the purpose of facilitating the development of that land and other land in the immediate vicinity thereof.

Attachments: [Ord. No. 2016-251](#)
[Location Map](#)

The applicant has requested that this ordinance be continued to the Commission's November 7, 2016 meeting.

4. [ORD. 2016-236](#) To authorize the special use of the property known as 1400 Roseneath Road for the purpose of a multifamily dwelling with up to 364 dwelling units and commercial uses permitted in the B-6 Mixed-Use Business District, upon certain terms and conditions.

Attachments: [Ord. No. 2016-236](#)
[Plans](#)
[Location Map](#)
[Application & Applicant's Report](#)
[Traffic Analysis](#)
[Letter of Support](#)

The applicant has requested that this ordinance be continued to the Commission's December 5, 2016 meeting.

Consent Agenda

5. [ORD. 2016-232](#) To close, to public use and travel, a portion of an alley and a turnaround bounded by Brookland Parkway, Brook Road, Sherwood Avenue, I-95/I-64, and Robin Hood Road, consisting of 6,557± square feet, upon certain terms and conditions, and to authorize the Chief Administrative Officer to accept a dedication of property, consisting of 443± square feet, for a new turnaround for right-of-way purposes in the block bounded by Brookland Parkway, Brook Road, Sherwood Avenue, I-95/I-64, and Robin Hood Road.

Attachments: [Ord. No. 2016-232](#)
[Staff Report](#)
[Location Map](#)

6. [ORD. 2016-233](#) To rezone the properties known as 1400, 1404, 1408, 1410, 1412, 1414 and 1416 North 27th Street from the R-6 Single-Family Attached Residential District to the UB-2 Urban Business District and the properties known as 1401 and 1403 North 26th Street; 1418, 1420 and

1422 North 27th Streets; and 2603, 2605, 2607, and 2623 Nine Mile Road from the B-2 Community Business District to the UB-2 Urban Business District.

Attachments: [Ord. No. 2016-233](#)
[Staff Report](#)
[Location Map](#)
[Application & Applicant's Report](#)
[Plat](#)

7. [ORD. 2016-237](#) To authorize the special use of the property known as 1901 Stuart Avenue for the purposes of a multifamily dwelling with three dwelling units and the reconstruction of an existing two-car garage, upon certain terms and conditions.

Attachments: [Ord. No. 2016-237](#)
[Staff Report](#)
[Location Map](#)
[Plans](#)
[Applicant's Report](#)
[Letter of Non-Opposition](#)

8. [ORD. 2016-238](#) To authorize the special use of the property known as 2925 West Leigh Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

Attachments: [Ord. No. 2016-238](#)
[Staff Report](#)
[Location Map](#)
[Application & Applicant's Report](#)
[Schedule A](#)
[Letter of Support](#)

9. [ORD. 2016-239](#) To authorize the special use of the property known as 2927 West Leigh Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

Attachments: [Ord. No. 2016-239](#)
[Staff Report](#)
[Location Map](#)
[Application & Applicant's Report](#)
[Schedule A](#)
[Letter of Support](#)

10. [ORD. 2016-240](#) To authorize the special use of the property known as 3325 Florida Avenue for use as a day nursery for up to 12 children, upon certain terms and conditions.

Attachments: [Ord. No. 2016-240](#)
[Staff Report](#)
[Location Map](#)
[Applicant's Report](#)
[Deed](#)
[Floor Plan](#)
[Letters of Support](#)

11. [ORD.](#) To authorize the special use of the property known as 404 North 33rd
[2016-241](#) Street for the purpose of a two-family detached dwelling, upon certain
terms and conditions.

Attachments: [Ord. No. 2016-241](#)
[Staff Report](#)
[Plans](#)
[Location Map](#)
[Application and Applicant's Report](#)

12. [ORD.](#) To amend and reordain Ord. No. 84-188-174, adopted Aug. 27, 1984,
[2016-243](#) as previously amended by Ord. No. 89-391-90-16, adopted Jan. 22,
1990, which authorized the special use of 504 and 506 Libbie Avenue,
for the purpose of expanding the existing non-medical office use and
allowing off-site uses to use the parking area.

Attachments: [Ord. No. 2016-243](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Survey](#)
[Location Map](#)
[Letter of No Opposition](#)

13. [ORD.](#) To authorize the Chief Administrative Officer to accept funds in the
[2016-248](#) amount of \$3,000,000 from the Monroe Park Conservancy and to
appropriate the increase to the Fiscal Year 2016-2017 Capital Budget by
increasing estimated revenues and the amount appropriated to the
Monroe Park - Renovations and Restoration project in the Culture and
Recreation category by \$3,000,000 for the purpose of assisting in the
renovation of Monroe Park.

Attachments: [Ord. No. 2016-248](#)
[Staff Report](#)
[Location Map](#)

14. [ORD.](#) To transfer funds in the amount of \$559,343.13 from the Richmond
[2016-249](#) Retirement System special fund in the Fiscal Year 2016-2017 Special

Fund Budget and to amend the Fiscal Year 2016-2017 Capital Budget in the City Facilities category by appropriating such transferred funds in the amount of \$559,343.13 to the City Hall Renovation Project in the City Facilities category for the purpose of renovating office space in City Hall.

Attachments: [Ord. No. 2016-249](#)
 [Staff Report](#)
 [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

15. [ORD. 2016-235](#) To rezone the property known as 2400 East Franklin Street from the M-1 Light Industrial District to the R-6 Single-Family Attached Residential District.

Attachments: [Ord. No. 2016-235](#)
 [Staff Report](#)
 [Location Map](#)
 [Plat](#)
 [Application & Applicants Report](#)

16. [ORD. 2016-242](#) To amend and reordain Ord. No. 97-287-289, adopted Oct. 13, 1997, as previously amended by Ord. No. 98-246-275, adopted Sept. 14, 1998, and Ord. No. 2007-115-85, adopted Apr. 23, 2007, which authorized a special use of the property known as 2418-2422 East Franklin Street to provide for a lot split, to remove the property known as 2400 East Franklin Street from the special use permit, upon certain terms and conditions.

Attachments: [Ord. No. 2016-242](#)
 [Staff Report](#)
 [Location Map](#)
 [Plat](#)
 [Application & Applicant's Report](#)
 [Plans attached to Ord. No. 98-246-275](#)

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.

