



City of Richmond

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Agenda

Planning Commission

Monday, November 7, 2016

1:30 PM

5th Floor Conference Room

Call To Order

Roll Call

Chair's Comments

- Appointment of Jack Thompson to the Public Art Commission
- Appointment of Dave Johannas to the Urban Design Committee

Approval of Minutes

[PDRMIN
2016-015](#) October 3, 2016 Retreat Meeting Minutes

Attachments: [Draft October 3, 2016 Retreat Meeting Minutes](#)

[PDRMIN
2016-014](#) October 17, 2016 Meeting Minutes

Attachments: [Draft October 17, 2016 Meeting Minutes](#)

Director's Report

- Council Action Update

Consideration of Continuances and Deletions from Agenda

Consent Agenda

1. [ORD.
2016-262](#) To authorize the special use of the property known as 203 Rear North Davis for the purpose of permitting garages; offices, including business, professional and administrative offices; studios of writers, designers and artists; and uses accessory to an off-site home occupation within an existing structure, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2016-262](#)
[Application & Applicant's Report](#)
[Plans & Plat](#)
[Location Map](#)
[Letter of No Opposition](#)
[Petition of Support](#)

2. [ORD. 2016-266](#) To authorize the Chief Administrative Officer to accept funds in the amount of \$131,910.31 from AIG/Lexington Insurance Company and to appropriate the increase to the Fiscal Year 2016-2017 Capital Budget by increasing estimated revenues and the amount appropriated to the Major Building Renovations project in the City Facilities category by \$131,910.31 for the purpose of applying insurance proceeds to the repair of the roof of a City-owned building located at 1700 Commerce Road.

Attachments: [Staff Report](#)
[Ord. No. 2016-266](#)
[Location Map](#)

3. [ORD. 2016-267](#) To amend and reordain Ord. No. 84-228-207, adopted Sept. 24, 1984, as previously amended by Ord. No. 84-253-226, adopted Oct. 22, 1984, and Ord. No. 2010-30-38, adopted Feb. 22, 2010, which authorized the special use of the property known as 5611 Grove Avenue for the purposes of personal services and non-medical office uses, to authorize retail stores and shops and art galleries, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2016-267](#)
[Application & Applicant's Report](#)
[Location Map](#)
[Letters of Support](#)

4. [UDC 2016-46](#) Final review of existing modular school buildings at Patrick Henry School

Attachments: [Staff Report](#)
[Location & Plans](#)
[2013 Approval](#)

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

5. [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:** [Staff Report](#)
[Ord. No. 2016-234](#)
[Application Form & Applicant's Report](#)
[Proffered Conditions](#)
[Survey & Parcel Diagram](#)
[Location Map](#)
[Letter of No Support](#)
[Letters of Support](#)
[Ord. No 2016-252 \(Development Agreement\)](#)
6. [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:** [Staff Report](#)
[Ord. No. 2016-250](#)
[Location Map](#)
7. [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:** [Staff Report](#)
[Ord. No. 2016-251](#)
[Location Map](#)
8. [ORD. 2016-261](#) To authorize the special use of a portion of the property known as 1407 Cummings Drive for the purpose of a residential use with up to 40 units accessory to a vocational school and other permitted principal uses on the property, upon certain terms and conditions.
- Attachments:** [Staff Report](#)
[Ord. No. 2016-261](#)
[Application & Applicant's Report](#)
[Plans & Plat](#)
[Location Map](#)
[Letters of Support](#)

9. [CPCR 2016-80](#) To approve the Saint Catherine's School Institutional Master Plan for the properties known as 5903 Grove Avenue, 6001 Grove Avenue, 6 Maple Avenue, 10 Maple Avenue, 5604 Cary Street Road, 5606 Cary Street Road, and 5902 Three Chopt Road.

Attachments: [Staff Report](#)
[CPCR 2016-80](#)
[Application Form & Applicant's Letter](#)
[Institutional Master Plan](#)
[Letters of Opposition](#)
[Letters of Support](#)
[Traffic Impact Analysis](#)
[Location Map](#)

10. [ORD. 2016-268](#) To rezone the properties known as 5903 Grove Avenue, 6001 Grove Avenue, 6 Maple Avenue, 10 Maple Avenue, 5604 Cary Street Road, 5606 Cary Street Road, and 5902 Three Chopt Road from the R-1 Single-Family Residential District to the IC Institutional District (Conditional).

Attachments: [Staff Report](#)
[Ord. No. 2016-268](#)
[Proffered Conditions](#)
[Institutional Master Plan](#)
[Application Form & Applicant's Letter](#)
[Location Map](#)
[Letters of Support](#)
[Letters of Opposition](#)
[Traffic Impact Analysis](#)

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.