



# City of Richmond

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## Agenda

### Planning Commission

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Monday, November 4, 2019

1:30 PM

5th Floor Conference Room

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#### Call To Order

#### Roll Call

#### Chair's Comments

#### Approval of Minutes

#### Director's Report

- Council Action Update
- Richmond 300 Update

#### Consideration of Continuances and Deletions from Agenda

15. [ORD. 2019-302](#) To authorize the special use of the property known as 1620 Park Avenue for the purpose of a multifamily dwelling, upon certain terms and conditions.

**Attachments:**

- [Staff Report](#)
- [Ord. No. 2019-302](#)
- [Application Form & Applicant's Report](#)
- [Plans & Survey](#)
- [Map](#)
- [Letter of Opposition\\_Fan District Association](#)
- [Petition of Opposition](#)

*The applicant has requested a continuance to the December 2, 2019 meeting of the Planning Commission.*

#### **Consent Agenda**

1. [ORD. 2019-294](#) To close, to public use and travel, a portion of Greenville Avenue between its southern terminus and Kansas Avenue and a portion of a 16' alley located in the adjacent block to the east of Greenville Avenue and bounded by Kansas Avenue to the north and Carter Street to the east, together

consisting of 22,760± square feet, and to authorize the Chief Administrative Officer to accept the dedication of a 500 square foot right-of-way area for a turnaround near the proposed new southern terminus of the alley, all for the purpose of facilitating redevelopment of the area, upon certain terms and conditions.

**Attachments:** [Staff Report](#)

[Ord. No. 2019-294](#)

[Map](#)

*The Department of Public Works has requested the Planning Commission to consider an amendment to this ordinance to modify the fee due to the City for the right-of-way area.*

2. [ORD. 2019-295](#) To amend Ord. No. 2012-200-2013-4, adopted Jan. 28, 2013, which authorized the special use of the property known as 407 South Cherry Street for the purpose of permitting multifamily use and the property known as 811 Albemarle Street for the purpose of establishing a single-family dwelling lot and a lot to be used for surface parking accessory to a multifamily use, to modify the number of bedrooms in the multifamily dwelling and to allow balconies, upon certain terms and conditions.

**Attachments:** [Staff Report](#)

[Ord. No. 2019-295](#)

[Application Form & Applicant's Report](#)

[Plans & Survey](#)

[Map](#)

[Support Letter Oregon Hill Neighborhood Association](#)

[Letter of Concern](#)

3. [ORD. 2019-296](#) To amend and reordain Ord. No. 2018-111, adopted Apr. 9, 2018, which authorized the special use of the properties known as 1208 and 1212 McDonough Street and 314, 316, 318, and 322 West 12th Street for the purpose of a mixed-use building containing up to 33 dwelling units, to modify the permitted uses of the property, upon certain terms and conditions.

**Attachments:** [Staff Report](#)

[Ord. No. 2019-296](#)

[Application Form and Applicant's Report](#)

[Survey](#)

[Map](#)

4. [ORD. 2019-297](#) To amend Ord. No. 2019-014, adopted Feb. 11, 2019, which authorized the special use of the property known as 2919 Griffin Avenue for the purpose of authorizing a single-family detached dwelling, to authorize a subdivision of the property and the construction of an additional single-family detached dwelling on the new parcel, upon certain terms and

conditions.

**Attachments:**

[Staff Report](#)

[Ord. No. 2019-297](#)

[Application Form and Applicant's Report](#)

[Plans](#)

[Survey](#)

[Map](#)

5. [ORD. 2019-298](#) To authorize the special use of the property known as 1101 Bainbridge Street for the purpose of day nursery, restaurant, and office uses, retail stores and shops, and any other principal uses permitted on corner lots pursuant to City Code § 30-419.3(a), upon certain terms and conditions.

**Attachments:**

[Staff Report](#)

[Ord. No. 2019-298](#)

[Application Form & Applicant's Report](#)

[Plans & Survey](#)

[Map](#)

[Letter of Support Manchester Alliance](#)

6. [ORD. 2019-299](#) To authorize the special use of the property known as 1200 North 28th Street for the purpose of a multifamily dwelling containing up to 15 dwelling units, upon certain terms and conditions.

**Attachments:**

[Staff Report](#)

[Ord. No. 2019-299](#)

[Application Form & Applicant's Report](#)

[Plans & Survey](#)

[Map](#)

[Parking Study](#)

[Letter of Support Church Hill Central Civic Association](#)

7. [ORD. 2019-300](#) To authorize the special use of the property known as 1217 West Leigh Street for the purpose of a veterinary clinic, upon certain terms and conditions.

**Attachments:**

[Staff Report](#)

[Ord. No. 2019-300](#)

[Application Form and Applicant's Report](#)

[Plans](#)

[Survey](#)

[Map](#)

8. [ORD. 2019-301](#) To authorize the special use of the property known as 126 West Brookland Park Boulevard for the purpose of a café with accessory production,

wholesale, and certain distribution uses, upon certain terms and conditions.

**Attachments:**

[Staff Report](#)

[Ord. No. 2019-301](#)

[Application Form & Applicant's Report](#)

[Plans & Survey](#)

[Map](#)

[Letter of Support Brookland Park Area Association dba Historic Brookland Park](#)

9. [ORD. 2019-303](#) To authorize the special use of the property known as 3200 West Broad Street for the purpose of a temporary wireless telecommunications monopole and associated equipment, upon certain terms and conditions.

**Attachments:**

[Staff Report](#)

[Ord. No. 2019-303](#)

[Application Form & Applicant's Report](#)

[Plans & Survey](#)

[Map](#)

11. [CPCR.2019.109](#) Resolution to adopt the updated James River Park Master Plan as a complimentary document to the Richmond Riverfront Plan with the expectation that the James River Park Master Plan will be incorporated into Richmond 300 once completed.

**Attachments:**

[Staff Report](#)

[JRPS Master Plan](#)

[Resolution](#)

[Map](#)

12. [SUBD 2019.009](#) Subdivision exception request for the subdivision known as North Church Hill Corner (3205 P Street)

**Attachments:**

[Staff Report](#)

[Exception Request Letter](#)

[Plat](#)

[Map](#)

13. [SUBD 2019.010](#) Subdivision exception request for the subdivision known as E. Payne Square (700 N. 31st Street)

**Attachments:**

[Staff Report](#)

[Exception Request Letter](#)

[Plat](#)

[Map](#)

14. [PAC2019-005](#) Section 17.05 Review: Approval of a temporary public art installation

consisting of seven “Community Cubes” used for seating at select bus stops around the City.

**Attachments:**     [PAC Report to Planning Commission](#)  
                              [Staff Report to PAC and Attachments](#)

*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**

10.     [ORD. 2019-304](#)     To conditionally rezone the property known as 6400 Jahnke Road from the R-2 Single-Family Residential District to the R-53 Multifamily Residential District (Conditional), upon certain proffered conditions.

**Attachments:**     [Staff Report](#)  
                              [Ord. No. 2019-304](#)  
                              [Proffer Statement 9-13-19](#)  
                              [Exhibit B, Exhibit C and Survey](#)  
                              [Application Form & Applicant's Report](#)  
                              [Map](#)  
                              [Letters of Opposition](#)

16.     [CPCR.2019.1 10](#)     To declare an intent to task Planning and Development Review staff with studying the appropriateness and feasibility of permitting Accessory Dwelling Units in residential districts in the city of Richmond.

**Attachments:**     [Staff Report](#)  
                              [Resolution](#)

## **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.*