



City of Richmond

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Agenda

Planning Commission

Tuesday, September 3, 2019

1:30 PM

5th Floor Conference Room

Call To Order

Roll Call

Chair's Comments

Approval of Minutes

1. [PDRMIN
2019.018](#) Draft CPC Minutes_August 19, 2019 Meeting
Attachments: [DRAFT CPC Minutes_Aug 19, 2019](#)

Director's Report

- Council Action Update
- Richmond 300 Update

Consideration of Continuances and Deletions from Agenda

2. [ORD.
2019-018](#) To rezone the property known as 1206 Dinwiddie Avenue from the M-1 Light Industrial District to the B-7 Mixed-Use Business District.
Attachments: [Ord. No. 2019-018](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)
This item will be continued.
3. [ORD.
2019-213](#) To declare surplus and direct the conveyance of a portion of the City-owned real estate known as 601 East Leigh Street, consisting of 171,906± square feet, for nominal consideration to the Economic Development Authority of the City of Richmond.
Attachments: [Ord. No. 2019-213](#)
This item will be continued.

4. [ORD.](#)
[2019-214](#) To declare surplus and direct the conveyance of certain parcels, or portions thereof, of City-owned real estate known as 601 E. Leigh St., 501 N. 7th St., 808 E. Clay St., 800 E. Clay St., 500 N. 10th St., 500 E. Marshall St., 500 A E. Marshall St., 116 N. 7th St., 114 N. 7th St., 112 N. 7th St., and 401 E. Broad St. to The NH District Corporation for the purpose of facilitating the redevelopment of the area bounded generally by E. Leigh St. on the north, N. 10th St. on the east, E. Marshall St. on the south, and N. 5th St. on the west.

Attachments: [Ord. No. 2019-214](#)

This item will be continued.

5. [ORD.](#)
[2019-215](#) To close, to public use and travel, certain right-of-way areas comprised of portions of East Leigh Street, East Clay Street, North 5th Street, and North 7th Street, such portions together consisting of 44,590± square feet, to retain easements in certain of the closed right-of-way areas, and to authorize the Chief Administrative Officer to accept the dedication of right-of-way improvements and property, consisting of approximately 66,977± square feet, in connection with the closing of the right-of-way areas, for the purpose of facilitating the redevelopment of the area bounded generally by East Leigh Street on the north, North 10th Street on the east, East Marshall Street on the south, and North 5th Street on the west.

Attachments: [Ord. No. 2019-215](#)

This item will be continued.

6. [ORD.](#)
[2019-217](#) To repeal ch. 30, art. IV, div. 26 (§§ 30-448.1-30-448.4) of the City Code; to amend ch. 30, art. IV, by adding therein a new div. 26 (§§ 30-448.1-30-448.8); and to amend City Code §§ 30-503, 30-519, 30-710.1, 30-710.4, 30-710.13, and 30-1220, all for the purpose of modifying the zoning regulations applicable in the CM Coliseum Mall District.

Attachments: [Ord. No. 2019-217](#)

This item will be continued.

7. [ORD.](#)
[2019-218](#) To amend the official zoning map for the purpose of designating certain street blocks as “priority streets” and certain street blocks as “street-oriented commercial streets” in the area bounded generally by East Leigh Street on the north, North 10th Street on the east, East Marshall Street on the south, and North 5th Street on the west.

Attachments: [Ord. No. 2019-218](#)

This item will be continued.

8. [ORD.](#)
[2019-219](#) To rezone the properties known as 601 E. Leigh St., 501 N. 7th St., 808 E. Clay St., 800 E. Clay St., 500 N. 10th St., 900 E. Marshall St., 406 N. 7th St., 408 A N. 7th St., 500 E. Marshall St., and 500 B E. Marshall St. from

the B-4 Central Business District to the CM Coliseum Mall District.

Attachments: [Ord. No. 2019-219](#)

This item will be continued.

Consent Agenda

9. [ORD. 2019-200](#) To authorize the special use of the property known as 1117 North 31st Street for the purpose of the expansion of an existing single-family attached dwelling, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2019-200](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

10. [ORD. 2019-201](#) To authorize the special use of the property known as 1119 North 31st Street for the purpose of the expansion of an existing single-family attached dwelling, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2019-201](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

11. [ORD. 2019-202](#) To authorize the special use of the property known as 3022 Jefferson Davis Highway for the purpose of a wireless telecommunications monopole and associated equipment, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2019-202](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Map](#)
[Photo Simulation and NIER Statement](#)
[Coverage Prediction Documents](#)

12. [ORD. 2019-203](#) To authorize the special use of the property known as 3111 Q Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2019-203](#)
[Application Form and Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

13. [ORD.](#) To authorize the special use of the properties known as 224 South Cherry
[2019-204](#) Street, 912 Idlewood Avenue, 914 Idlewood Avenue, 223 South Linden
Street, 225 South Linden Street, and 239 South Linden Street for the
purpose of a day nursery, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2019-204](#)
[Application Form and Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

14. [ORD.](#) To authorize the special use of the property known as 1600 West Cary
[2019-205](#) Street for the purpose of an outdoor dining area, upon certain terms and
conditions.

Attachments: [Staff Report](#)
[Ord. No. 2019-205](#)
[Application Form](#)
[Applicant's Report](#)
[Plan & Survey](#)
[Fence Detail](#)
[Map](#)
[Letter of Support_Uptown Association](#)

15. [ORD.](#) To amend and reordain Ord. No. 2018-012, adopted Feb. 12, 2018, which
[2019-206](#) authorized the special use of the property known as 10 West Leigh Street
for the purpose of permitting a multifamily dwelling with up to 14 dwelling
units, to modify the parking requirements for 10 West Leigh Street, and to
except the properties known as 12 West Leigh Street and 14½ West Leigh
Street from certain lot area and width and open space requirements, upon
certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2019-206](#)
[Application Form & Applicant's Report](#)
[Plans & Surveys](#)
[Map](#)

16. [ORD.](#) To authorize the special use of the property known as 1006 West Franklin
[2019-207](#) Street for the purpose of a multifamily dwelling containing up to four

dwelling units, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2019-207](#)
[Application Form & Applicant's Report.pdf](#)
[Plans & Survey](#)
[Map](#)
[FDA Letter of No Opposition](#)

17. [ORD. 2019-209](#) To conditionally rezone the property known as 201 Orleans Street from the M-1 Light Industrial District to the B-5 Central Business District (Conditional), upon certain proffered conditions.

Attachments: [Staff Report](#)
[Ord. No. 2019-209](#)
[Application Form & Applicant's Report](#)
[Exhibit 1.1 - Site B](#)
[Exhibit 2 - Site B](#)
[Survey](#)
[Map](#)
[Traffic Assessment](#)

18. [ORD. 2019-210](#) To conditionally rezone the properties known as 25 Nicholson Street and a portion of 101 Nicholson Street from the M-2 Heavy Industrial District to the B-7 Mixed-Use Business District (Conditional), upon certain proffered conditions.

Attachments: [Staff Report](#)
[Ord. No. 2019-210](#)
[Application Form & Applicant's Report](#)
[Exhibit 1.1](#)
[Exhibit 2](#)
[Exhibit 3](#)
[Survey](#)
[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

There are no items on the Regular Agenda.

Upcoming Items

A Special Meeting of the Planning Commission will be held on September 10, 2019 at 1:30 in Council Chambers, 2nd Floor, City Hall, for an informational presentation of the Navy Hill project.

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.