



CITY OF RICHMOND

PLANNING COMMISSION

May 7, 2018

**RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION  
TO AUTHORIZE AN EXCEPTION TO §14-264 OF THE CODE OF THE CITY OF  
RICHMOND FOR THE PROPERTY KNOWN AS 3005 RIVERSIDE DRIVE  
PURSUANT TO §14-292(C) OF THE CODE OF THE CITY OF RICHMOND**

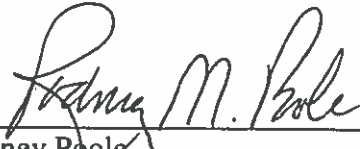
*WHEREAS*, the owner of the property known as 3005 Riverside Drive seeks authorization for approximately 12,925 square feet of encroachment in to the Chesapeake Bay Resource Protection Area in order to make site improvements to the existing equipment and material storage yard as well as the addition of three new warehouse/flex space buildings for additional storage and educational training purposes; and

*WHEREAS*, pursuant to §14-292(c) of the Code of the City of Richmond the Planning Commission may authorize an exception to §14-264 of the Code of the City of Richmond, which does not permit structures or non-water-dependent facilities to encroach into a Resource Protection Area; and

*WHEREAS*, the requested exception meets the criteria established by §14-292(c) for the granting of such exceptions and will not confer upon the applicant any special privileges that are denied to other property owners who are subject to the same provisions and who are similarly situated; and

*WHEREAS*, the property owner has provided a Water Quality Impact Assessment in accordance with §14-264(6) and is able to provide mitigation measures on site, including additional landscaping, as approved by the Water Resources Division of the Department of Public Utilities;

*NOW, THEREFORE, BE IT RESOLVED*, that the Planning Commission of the City of Richmond authorize an exception to §14-264 of the code of the City of Richmond for the property known as 3005 Riverside Drive pursuant to §14-292(c) of the code of the City of Richmond, as shown in the Application for Relief from Requirements of the Chesapeake Bay Preservation Program – Exceptions, Waivers, Exemptions and Buffer Encroachments, dated August 9, 2017.

  
Rodney Poole  
Chair, City Planning Commission

  
Matthew Ebinger  
Secretary, City Planning Commission