



City of Richmond

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Action Summary City Planning Commission

Monday, June 16, 2014

1:30 PM

5th Floor Conference Room

Roll Call

- Present** 8 - Chair Rodney Poole
Vice Chair Melvin Law
Councilor Kathy Graziano
Commissioner Amy Howard
Commissioner Jane Ferrara
Commissioner Lynn McAteer
Commissioner Jeffrey Sadler
Commissioner Doug Cole
- Absent** 1 - Commissioner David Johannas

Consent Agenda

There was no public comment on the Consent Agenda.

A motion was made by Ms. Kathy Graziano, seconded by Ms. Lynn McAteer, that the Consent Agenda be approved. The motion carried unanimously.

1. **ORD. 2014-38** To authorize the special use of the property known as 3210 West Leigh Street for the purposes of multifamily dwelling use with up to thirty (30) dwelling units and accessory parking, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Location Map](#)
[Ord. No. 2014-122](#)
[Survey & Plans](#)
[Application & Applicant's Report](#)
[Letter of Support](#)

This Ordinance was recommended for approval on the Consent Agenda.

2. **ORD. 2014-133** To authorize the special use of the property known as 3126 N Street for the purpose of a parking area, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Location Map](#)
[Ord. No. 2014-133](#)
[Application & Plans](#)
[Letters of Support](#)

This Ordinance was recommended for approval on the Consent Agenda.

3. **Subd. No.** Singleton Subdivision at 3501 Old Gun Road East (2 lots)
2014-03

Attachments: [Staff Report](#)
[Location Map](#)
[Preliminary Plat](#)
[Exception Request](#)

This Tentative Subdivision was approved on the Consent Agenda.

4. **UDC No.** Final Location, Character and Extent review of improvements to
2014-19 Commerce Road, from Bells Road to Bellemeade Road

Attachments: [UDC Report to PC](#)
[Staff Report to UDC](#)
[Location Map](#)
[Application & Plans](#)

This Location, Character and Extent Item was approved on the Consent Agenda.

5. **UDC No.** Final Location, Character and Extent review of a new building on the site
2014-21 of the Martin Luther King School, to contain a pre-kindergarten program,
1000 Mosby Street

Attachments: [UDC Report to PC](#)
[Staff Report to UDC](#)
[Location Map](#)
[Application & Plans](#)

This Location, Character and Extent Item was approved on the Consent Agenda.

Regular Agenda

6. **ORD.** To amend Ord. No. 96-168-162, adopted Jun. 24, 1996, as previously
2014-102 amended by Ord. No. 2003-323-313, adopted Nov. 10, 2003, which
authorized the special use of the properties known as 7101 Jahnke
Road and 500 Hioaks Road, for the purpose of authorizing additional
identification and directional signage, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Location Map](#)
[Ord. No. 2014-102](#)
[Plans Revised May 2014](#)
[Application & Applicant's Report](#)

The Commission specifically found that the hospital use, which is a large institutional use, warranted additional signage along Chippenham Parkway. The Commission

discussed the distinction between the proposed sign for the hospital use and the possibility of other commercial signage or billboards along the corridor and found that allowing the signage for the hospital use would not set a precedent for future commercial signage along the Parkway. The Commission found that the signage was necessary to help people find the emergency room. The Commission also found that the small scale of the proposed sign and the landscaping would help to mitigate the visual impact of the sign along the Parkway.

A motion was made by Ms. Graziano, seconded by Ms. McAteer, that this Ordinance be recommended for approval to the City Council. The motion carried by the following vote:

Aye: 6 - Mr. Poole, Mr. Law, Ms. Graziano, Ms. Ferrara, Ms. McAteer and Mr. Cole

No: 2 - Ms. Howard and Mr. Sadler

7. **ORD. 2014-121** To authorize the special use of the property known as 1650 Overbrook Road for the purpose of a use(s) permitted in the B-7 Mixed-Use Business zoning district and up to one hundred and seventy-three multifamily (173) dwelling units and other site amenities, upon certain terms and conditions.

Attachments: [Staff Report](#)

[Location Map](#)

[Ord. No. 2014-121](#)

[Plans](#)

[Application](#)

The Commission discussed the industrial character of the area surrounding this proposed residential development. The Commission found that if this development is approved it would be the beginning of a transition away from industrial and commercial uses in the area towards more residential and mixed uses. The Commission expressed some concern about the loss of industrial property in the City in general and in this area specifically. However, the Commission found that this property, in particular, had remained vacant for some time and the viability of its use for industrial or commercial purposes was limited. The Commission also expressed their support for the proposal given the provision of windows in every dwelling unit and the useable open space and amenities.

A motion was made by Ms. Graziano, seconded by Mr. Sadler, that this Ordinance be recommended for approval to the City Council. The motion carried by a unanimous vote.