



City of Richmond

City Hall
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Agenda

Planning Commission

Monday, October 16, 2023

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-16-Oct-2023>

This meeting will be held in-person in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219. While all Planning Commissioners and staff will attend the meeting in-person, citizens may participate in the meeting virtually.

Special Guidelines for Public Access and Citizen Participation:

To access or participate, or both, in this Planning Commission meeting you have several options outlined in the following document:

1. [PDRPRES](#) Public Access Participation Instructions
[2023.069](#)

Attachments: [Public Access and Participation Instructions - Planning Commission 10-16-2023](#)

Citizens may elect to provide their comments in writing to PDRLandUseAdmin@rva.gov in lieu of speaking through audio or video means during the meeting. All written comments received via email prior to 10:00 a.m. on the day of the meeting were provided to all members of the Planning Commission prior to the beginning of the meeting and will be included in the record of the meeting.

Call To Order

Roll Call

Chair's Comments

Approval of Minutes

2. [PDRMIN](#) CPC Draft Minutes - October 2, 2023
[2023.023](#)

Attachments: [CPC Draft Minutes - October 2, 2023](#)

Director's Report

Council Action Update

Consideration of Continuances and Deletions from Agenda

3. [CPCR.2023.025](#) Resolution of the City Planning Commission to adopt the Shockoe Small Area Plan as an amendment to the Richmond 300 Master Plan.

Attachments: [Shockoe Small Area Plan](#)

Request to continue to the November 6, 2023 Regular Meeting of the Planning Commission.

Consent Agenda

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.

4. [ORD. 2022-205](#) To amend Ord. No. 2000-410-2001-10, adopted Jan. 8, 2001, as previously amended by Ord. No. 2001-220-231, adopted Jul. 23, 2001, and Ord. No. 2017-242, adopted May 29, 2019, which approved the "Shops at Stratford Hills Community Unit Plan," for the purpose of increasing the area subject to the community unit plan by 2.85 acres to 67.4± acres and modifying the development standards, under certain terms and conditions. (4th District)

Attachments: [Ord. No. 2022-205](#)

5. [CPCR.2022.083](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE SHOPS AT STRATFORD HILLS PRELIMINARY COMMUNITY UNIT PLAN, FOR THE PURPOSE OF INCREASING THE AREA SUBJECT TO THE COMMUNITY UNIT PLAN BY 2.85 ACRES TO 67.4± ACRES AND MODIFYING THE DEVELOPMENT STANDARDS

Attachments: [Resolution](#)

6. [ORD. 2023-281](#) To approve an amendment to the Master Plan for the City of Richmond, adopted by the City Planning Commission on Oct. 5, 2020, and approved by the City Council by Ord. No. 2020-236, adopted Dec. 14, 2020, to incorporate the Priority Neighborhoods Master Plan Amendment designating Creighton Court, Fairfield Court, Hillside Court, Mosby Court North, Mosby Court South, and Whitcomb Court as priority growth neighborhoods.

Attachments: [Ord. No. 2023-281](#)
[Staff Report](#)

7. [ORD. 2023-282](#) To amend Ord. No. 2006-194-200, adopted Jul. 24, 2006, and last amended by Ord. No. 2013-197-186, adopted Oct. 14, 2013, which authorized the special use of the property known as 900 West Franklin Street for the purpose of the expansion of a nonconforming retail bookstore, additional signage, and an increase in the radius within which required parking must be provided, to authorize uses permitted in the B-5 Central Business District and to waive parking requirements for those uses, upon certain terms and conditions. (2nd District)

Attachments: [Ord. No. 2023-282](#)
[Staff Report](#)

8. [ORD. 2023-284](#) To authorize the special use of the property known as 6426 Three Chopt Road for the purpose of an accessory building, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2023-284](#)
[Staff Report](#)

9. [ORD. 2023-285](#) To authorize the special use of the property known as 4400 Warwick Road for the purpose of a single-family detached dwelling with an accessory garage, upon certain terms and conditions. (8th District)

Attachments: [Ord. No. 2023-285](#)
[Staff Report](#)

10. [ORD. 2023-301](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$1,333,764.00 from the Virginia Department of Transportation, to amend Ord. No. 2023-073, adopted May 8, 2023, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2023-2024 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2023-2024, and determined a means of financing the same, to appropriate the increase to the Fiscal Year 2023-2024 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' Complete Streets Project in the Transportation - G.O. Bonds category by \$1,333,764.00, for the purpose of providing funding for Richmond Highway resurfacing projects from Yorktown Avenue to Chesterman Avenue, from Bells Road to Yorktown Avenue, and from Atwell Drive to Alexander Avenue.

Attachments: [Ord. No. 2023-301](#)
[Staff Report](#)

11. [ORD. 2023-302](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Deed of Quitclaim of Utility Easement between the City of Richmond and Deepwater I, LLC and Matan Deepwater, LLC, for the purpose of vacating by quitclaim deed certain easements on the property known as 2301 Commerce Road, for nominal consideration, to Deepwater I, LLC and Matan Deepwater, LLC. (8th District)

Attachments: [Ord. No. 2023-302](#)
[Staff Report](#)

12. [ORD. 2023-303](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Deed of Quitclaim of Utility Easement between the City of Richmond and Deepwater I, LLC and Matan Deepwater, LLC, for the purpose of vacating by quitclaim deed certain easements on the

properties known as 3001 Commerce Road and 3205 Commerce Road, for nominal consideration, to Deepwater I, LLC and Matan Deepwater, LLC. (8th District)

Attachments: [Ord. No. 2023-303](#)
[Staff Report](#)

13. [SUBD 2023.009](#) Subdivision Exception Request for 2200 Ingram Avenue, per Sec. 25-9(2) of the Subdivision Ordinance

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

14. [UDC 2023-18](#) UDC 2023-18 FINAL Location, Character, Extent Review for a City of Richmond Gateway Sign located on Hull Street Road at the Chippenham Parkway Interchange.

Attachments: [UDC 2023-18 UDC Report to CPC](#)
[UDC 2023-18 Staff Report to UDC](#)
[UDC 2023-18 App](#)
[UDC 2023-18 Narrative](#)
[UDC 2023-18 Plans](#)

Regular Agenda

15. [ORD. 2023-263](#) To authorize the special use of the properties known as 1310 Dubois Avenue and 1314 Dubois Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions. (3rd District)

Attachments: [Ord. No. 2023-263](#)
[Staff Report](#)
[Application Packet](#)

16. [ORD. 2023-283](#) To authorize the special use of the property known as 615 Maple Avenue for the purpose of an accessory building to a single-family detached dwelling, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2023-283](#)
[Staff Report](#)
[Public Comment](#)
[Garage Height Exhibit - Applicant](#)

17. [PDRPRES 2023.070](#) Cultural Resource Management Plan Presentation

Upcoming Items

Adjournment

