



# City of Richmond

City Hall  
Richmond VA, 23219  
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## Agenda

### Planning Commission

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Monday, January 4, 2021

1:30 PM

5th Floor Conference Room

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#### **This meeting will be held through electronic participation means**

This meeting will be held through electronic communication means pursuant to and in compliance with Ordinance No. 2020-093, adopted April 9, 2020, as amended. This meeting will be open to participation through electronic communication means by the public and closed to in-person participation by the public.

Most, if not all, Planning Commission members and other staff will participate in this meeting by teleconference/videoconference via Microsoft Teams. Those who may be assembling for this meeting will do so in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219.

Special Guidelines for Public Access and Citizen Participation:

To access or participate, or both, in the Planning Commission meeting on Monday, January 4, 2021, at 1:30 p.m., you have several options outlined in the following document:

1. [PDRPRES 2020.077](#) Public Access and Participation Instructions - Planning Commission 1-4-2021

**Attachments:** [Public Access and Participation Instructions - Planning Commission 1-4-2021](#)

Citizens are encouraged to provide their comments in writing to [PDRLandUseAdmin@richmondgov.com](mailto:PDRLandUseAdmin@richmondgov.com) in lieu of speaking through audio or video means during the meeting.

When submitting your comments by email, be sure to include in your email (i) your full legal name, (ii) any organizations you represent, and (iii) any economic or professional relationships that would be affected by the adoption of the legislation on which you are commenting.

The person responsible for receiving written comments is Matthew J. Ebinger, Secretary to the Planning Commission.

All written comments received via email prior to 10:00 a.m. on Monday, January 4, 2021, will be 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**

- Election of Officers for 2021

**Director's Report**

- Richmond 300 Update
- Council Action Update
- 2021 Meeting Schedule

*The Planning Commission will continue to meet the first and third Monday of the month unless there is a holiday.*

**Consideration of Continuances and Deletions from Agenda**

- [ORD. 2020-261](#) To amend and reordain City Code §§ 30-420.1, 30-420.1:1, and 30-420.2, concerning permitted uses in the R-73 Multifamily Residential District; 30-426.1, 30-426.1:1, and 30-426.2, concerning permitted uses in the RO-2 Residential-Office District; 30-432.1, concerning permitted uses in the I Institutional District; 30-434.1 concerning permitted uses in the B-1 Neighborhood Business District; 30-436.1, concerning permitted uses in the B-2 Community Business District; 30-438.1 and 30-438.2, concerning permitted uses in the B-3 General Business District; 30-440.1 and 30-440.2, concerning permitted uses in the B-4 Central Business District; 30-450.1, concerning permitted uses in the OS Office-Service District; 30-452.1, concerning permitted principal and accessory uses in the M-1 Light Industrial District; 30-1045.6, concerning specific conditions applicable to particular uses, and 30-1220, concerning certain definitions; to amend ch. 30. art. VI of the City Code by adding therein a new div. 15 (§ 30-698-30.698.3), concerning specific conditions applicable to particular uses; and to amend ch. 30, art. XII of the City Code by adding therein new sections 30-1220.32:1, 30-1220.84:1, 30-1220.84:2, 30-1220.95:1, 30-1220.95:2, 30-1220.120:1, and 30-1220.122:1.

**Attachments:** [Ord. No. 2020-261](#)  
[Planning Commission Resolution](#)

*Pursuant to Planning Commission Resolution 2020-063, adopted December 7, 2020, the intent of this ordinance is to amend the Zoning Ordinance to provide more clear and consistent pathways to establish emergency, transitional, and permanent supportive housing uses within the City.*

*Request to Continue to the February 1, 2021 meeting of the Planning Commission.*

- [ORD. 2020-265](#) To authorize the special use of the property known as 2515 Rear Hanover Avenue for the purpose of a single-family detached dwelling, storage, a

parking area, and a community garden, upon certain terms and conditions.

**Attachments:** [Ord. No. 2020-265](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of Opposition](#)

*Request to Continue to the February 1, 2021 meeting of the Planning Commission.*

8. [ORD. 2020-266](#) To authorize the special use of the property known as 3419 2nd Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2020-266](#)  
[Application Form and Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)

### **Consent Agenda**

4. [ORD. 2020-249](#) To rezone the properties known as 900 North 1st Street, 914 North 1st Street, 916 North 1st Street, 920 North 1st Street, 20 East Baker Street, 24 East Baker Street, and 11 East Charity Street from the B-2 Community Business District to the B-6 Mixed-Use Business District, and 2 East Baker Street, 4 ½ East Baker Street, 6 East Baker Street, 8 East Baker Street, 10 East Baker Street, 1 East Charity Street, 3 East Charity Street, 907 St. James Street, 909 St. James Street, 911 St. James Street, 913 St. James Street, 915 St. James Street, and 917 St. James Street from the R-53 Multifamily Residential District to the B-6 Mixed-Use Business District.

**Attachments:** [Staff Report](#)  
[Ord. No. 2020-249](#)  
[Application Form & Applicant's Report](#)  
[Survey](#)  
[Map](#)

5. [ORD. 2020-262](#) To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by Harry and Betty Loving, LLC and Loving's Produce, LLC and known as 200 North 17th Street, 208 North 17th Street, 212 North 17th Street, 214 North 17th Street, 220 North 17th Street, 222 North 17th Street, 103 Ambler Street, 1600 East Franklin Street, 1604 East Franklin Street, 1606 East Franklin Street, 1610 East Franklin Street, and 1601 East Grace Street for the purpose of the planned Enslaved African Heritage Campus in Shockoe Bottom in the city of

Richmond.

**Attachments:**

[Staff Report](#)  
[Ord. No. 2020-262](#)  
[Supplemental Documents](#)  
[Map](#)  
[Letter of Support\\_Preservation Virginia](#)

6. [ORD. 2020-263](#) To amend Ord. No. 2019-203, adopted Sept. 9, 2019, which authorized the special use of the property known as 3111 Q Street for the purpose of a two-family detached dwelling, to authorize two single-family attached dwellings, upon certain terms and conditions.

**Attachments:**

[Staff Report](#)  
[Ord. No. 2020-263](#)  
[Application Form](#)  
[Plans & Survey](#)  
[Map](#)

9. [ORD. 2020-267](#) To authorize the special use of the property known as 4016 Newport Drive for the purpose of an existing detached storage shed accessory to an existing single-family dwelling, upon certain terms and conditions.

**Attachments:**

[Staff Report](#)  
[Ord. No. 2020-267](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of Concern](#)

10. [ORD. 2020-268](#) To authorize the special use of the property known as 406 Rear West Franklin Street for the purpose of a two-unit tourist home within an existing structure, upon certain terms and conditions.

**Attachments:**

[Staff Report](#)  
[Ord. No. 2020-268](#)  
[Application Form and Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)

12. [UDC 2020-19](#) Final location, character, and extent review of Richmond Public Library - Broad Rock Branch Site Improvements; 4820 Old Warwick Road.

**Attachments:**

[UDC Report to CPC](#)  
[Staff Report to UDC](#)  
[Location & Plans](#)

13. [UDC 2020-20](#) Final location, character, and extent review of Richmond Public Library - North Avenue Branch Site Improvements; 2901 North Avenue
- Attachments:** [UDC Report to CPC](#)  
[Staff Report to UDC](#)  
[Location & Plans](#)  
[Public Comment Compilation](#)
14. [UDC 2020-21](#) Final location, character, and extent review of Richmond Public Library - West End Branch Site Improvements; 5420 Patterson Avenue.
- Attachments:** [UDC Report to CPC](#)  
[Staff Report to UDC](#)  
[Location & Plans](#)  
[Updated Interpretive Sign Location](#)
15. [UDC 2020-22](#) Final location, character, and extent review of Richmond Public Library - Westover Hills Branch Interpretive Signage; 1408 Westover Hills Boulevard.
- Attachments:** [UDC Report to CPC](#)  
[Staff Report to UDC](#)  
[Location & Plans](#)  
[Updated Sign Location \(12/08/2020\)](#)

*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**

11. [ORD. 2020-271](#) To authorize the special use of the property known as 7048 Forest Hill Avenue for the purpose of a freestanding sign, upon certain terms and conditions.
- Attachments:** [Staff Report](#)  
[Ord. No. 2020-271](#)  
[Application Form and Applicant's Report](#)  
[Plans](#)  
[Map](#)  
[Letter of Opposition](#)
7. [ORD. 2020-264](#) To authorize the special use of the property known as 111 Spring Street for the purpose of a parking deck, upon certain terms and conditions.

**Attachments:**     [Staff Report](#)  
[Ord. No. 2020-264](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Public Comment Letters](#)

16.     [ORD.](#)     To authorize the special use of the properties known as 502, 504, 506,  
[2020-269](#)     508, 512, and 514 Westview Avenue for the purpose of up to 12  
single-family detached dwellings, upon certain terms and conditions.

**Attachments:**     [Staff Report](#)  
[Ord. No. 2020-269](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of No Position Glenburnie Civic Association](#)  
[Letter of Concern WCA](#)  
[Letter of Opposition](#)  
[Additional Letters of Opposition](#)  
[Staff Presentation](#)

17.     [ORD.](#)     To authorize the special use of the properties known as 509 Libbie Avenue  
[2020-270](#)     and 511 Libbie Avenue for the purpose of up to 14 single-family attached  
dwellings, upon certain terms and conditions.

**Attachments:**     [Staff Report](#)  
[Ord. No. 2020-270](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of Opposition](#)  
[Letter WCA](#)  
[Letter of Support](#)  
[Staff Presentation](#)

## **Upcoming Items**

## **Adjournment**