



City of Richmond

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Agenda

Planning Commission

Monday, October 3, 2022

1:30 PM

5th Floor Conference Room

To Access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-October-3-2022>

Call To Order

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:

[PDRPRES](#) Public Access and Participation Instructions
[2022.063](#)

[Attachments:](#) [Public Access and Participation Instructions - Planning Commission 10-03-2022](#)

Citizens are encouraged 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.

Roll Call

Chair's Comments

Approval of Minutes

Director's Report

Council Action Update

Consideration of Continuances and Deletions from Agenda

1. [ORD. 2022-191](#) To repeal ch. 16, art. II (§§ 16-19-16-31) of the City Code; to amend ch. 30, art. VI, div. 10.1 by adding therein a new section 30-691.1:1, concerning definitions for the Affordable Dwelling Unit Density Program; and to amend City Code §§ 30-691, 30-691.1, 30-691.2, 30-691.3, 30-691.4, 30-691.6, 30-691.7, 30-691.8, 30-691.9, 30-691.11, for the purpose of revising the Affordable Housing Dwelling Unit Density Program as authorized by Va. Code § 15.2-2305.1.

Attachments: [Ord. No. 2022-191](#)

Request to continue to the November 7, 2022 meeting of the Planning Commission.

2. [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](#)

Request to continue to the October 17, 2022 meeting of the Planning Commission.

3. [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](#)

Request to continue to the October 17, 2022 meeting of the Planning Commission.

4. [ORD. 2022-228](#) To authorize the special use of the property known as 109 East 17th Street for the purpose of two two-family attached dwellings, upon certain terms and conditions. (8th District)

Attachments: [Ord. No. 2022-228](#)

[Application Form & Applicant's Report](#)

[Plans & Survey](#)

[Map](#)

[Parking Study](#)

[Parking Study Addendum](#)

[Manchester Alliance Letter of Support](#)

Request to continue to the November 7, 2022 meeting of the Planning Commission.

5. [ORD. 2022-268](#) To authorize the special use of the property known as 401 South Stafford Avenue for the purpose of a mixed-use building containing up to one second floor dwelling unit and a ground floor restaurant use, upon certain terms and conditions. (5th District)

Attachments:

[Ord. No. 2022-268](#)

[Staff Report](#)

[Application Form and Applicant's Report](#)

[Plans and Survey](#)

[Letters of Opposition](#)

[Letters of Support](#)

[Byrd Park Civic League Letter of Support Survey Results - 401 S. Stafford Ave.](#)

Request to continue to the October 17, 2022 meeting of the Planning Commission.

6. [CPCR.2022.103](#) Resolution of the City Planning Commission regarding written notice of plans, ordinances, and other items referred to the Commission for consideration, pursuant to § 15.2-2204 of the Code of Virginia.

Attachments:

[CPCR.2022.103](#)

Request to continue to the October 17, 2022 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.

7. [CPCR.2022.062](#) Institutional Master Plan Amendment for the University of Richmond

Attachments:

[Institutional Master Plan Amendment](#)

[Staff Report](#)

[Applicant's Report](#)

8. [ORD. 2022-262](#) To amend and reordain Ord. No. 95-152-151, adopted Jun. 26, 1995, as amended by Ord. No. 97-222-236, adopted Jul. 28, 1997, and Ord. No. 98-335-99-20, adopted Jan. 25, 1999, which authorized a special use of the property known as 815 North 35th Street to increase the number of permitted dwelling units and to reduce the required common area for the existing multifamily dwelling for the elderly, to further increase the number of multifamily dwelling units, to permit single-family attached dwelling units and single-family detached dwelling units, and to incorporate the property known as 823 North 36th Street, upon certain terms and conditions.

(7th District)

Attachments:

[Ord. No. 2022-262](#)

[Staff Report](#)

[Application Form and Applicant's Report](#)

[Survey](#)

[Plans](#)

[Map](#)

[Public Comment](#)

[Church Hill Central Civic Association - Request for Continuance](#)

9. [ORD. 2022-263](#) To authorize the special use of the properties known as 3215 Stuart Avenue, 3215 Rear Stuart Avenue, 311 Tilden Street, 311 Rear Tilden Street, and 306 Rear Cleveland Street for the purpose of (i) a multifamily dwelling containing up to 39 dwelling units and (ii) two single-family attached dwellings, upon certain terms and conditions.

(1st District)

Attachments:

[Ord. No. 2022-263](#)

[Staff Report](#)

[Application Form and Applicant's Report](#)

[Plans](#)

[Plat](#)

[Citizen Input - Kavanagh](#)

[Public Input - MDA Not Opposed Letter](#)

10. [ORD. 2022-264](#) To authorize the special use of the property known as 109 West 15th Street for the purpose of (i) art galleries; (ii) offices, including business, professional and administrative offices, medical and dental offices and clinics; (iii) studios of writers, designers and artists engage in the graphic arts; (iv) personal services businesses that provide services directly to persons or services for personal items, including barber shops, beauty salons, health spas, fitness centers, dance studios, photography studios, travel agencies, shoe repair shops, tailor and garment alteration and repair shops, clothing rental stores, watch and jewelry repair shops and similar establishments; (v) printing, publishing and engraving establishments; (vi) recreation and entertainment uses, including theaters, museums, amusement centers, lodges and clubs, meeting facilities, auditoriums and assembly halls; (vii) retail stores and shops; and (viii) accessory uses and structures customarily incidental and clearly subordinate to such uses, upon certain terms and conditions, and to repeal Ord. No. 2007-009-48, adopted Mar. 12, 2007. (6th District)

Attachments:

[Ord. No. 2022-264](#)

[Staff Report](#)

[Application](#)

[Applicant Report](#)

[Plans and Survey](#)

[O&R Map](#)

[Public Comment - Manchester Alliance Approval Letter](#)

11. [ORD. 2022-265](#) To authorize the special use of the property known as 6228 Forest Hill Avenue for the purpose of a wall, upon certain terms and conditions. (4th District)

Attachments:

[Ord. No. 2022-265](#)

[Staff Report](#)

[Application Form and Applicant's Report](#)

[Map](#)

[Plans](#)

[Survey](#)

12. [ORD. 2022-266](#) To authorize the special use of the property known as 4000 Government Road for the purpose of a mixed-use building containing (i) up to 31 dwelling units and (ii) commercial uses on the ground floor, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2022-266](#)
[Staff Report](#)
[Application Forms and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Public Comment](#)
[Church Hill Central Civic Association - Request for Continuance](#)
13. [ORD. 2022-267](#) To authorize the special use of the property known as 4704 Grove Avenue for the purpose of a single-family dwelling with off-street parking, upon certain terms and conditions. (1st District)
- Attachments:** [Ord. No. 2022-267](#)
[Staff Report](#)
[Application & Report](#)
[Plans & Survey](#)
[Map](#)
14. [ORD. 2022-269](#) To close, to public use and travel, an unimproved portion of Tate Street located between a public alley and its terminus with Nine Mile Road, consisting of 11,613± square feet, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2022-269](#)
[Staff Report](#)
15. [ORD. 2022-273](#) To (i) declare surplus and direct the sale of a portion of the City-owned real estate known as 2101 Commerce Road, consisting of 1.546 acres ±, for nominal consideration to 2107 West Commerce LLC and (ii) retain certain easements for the purpose of providing access from the public right-of-way to an adjacent parcel of real estate known as 2107 Commerce Road. (8th District)
- Attachments:** [Ord. No. 2022-273](#)
[Staff Report](#)
[Proposed 2022103 Amendment of Ord. No. 2022-273](#)

16. [ORD. 2022-274](#) To declare a public necessity for and to authorize the acquisition of six parcels of real estate owned by West Commerce Properties LLC and known as 2101Rear Commerce Road, 2114 Rear Bellemeade Road, 2600 Rear Lynhaven Avenue, 2215 Concord Avenue, 2237 Concord Avenue, and 2110 Lumkin Avenue for the purpose of facilitating the expansion of Broad Rock Creek Park. (8th District)

Attachments: [Ord. No. 2022-274](#)
[Staff Report](#)

17. [PAC2022 - 751](#) Gift of Art - Greening Greater Fulton Sculpture (Government Road near Williamsburg Road)

Attachments: [CPC Staff Report Art Gift Greening Greater Fulton](#)
[PAC Staff Report Art Gift Greening Greater Fulton](#)
[PACproposalFulton \(002\)](#)

Regular Agenda

18. [ORD. 2021-097](#) To authorize the special use of the property known as 1500 North Lombardy Street for the purpose of four wall signs, upon certain terms and conditions. (3rd District)

Attachments: [Ord. No. 2021-097](#)
[Staff Report](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letter of Support - Edgehill Chamberlayne Court Civic Assoc](#)
[Letter of Support - Dream Academy](#)

19. [ORD. 2022-232](#) To authorize the special use of the properties known as 3301 Park Avenue and 3303 Park Avenue for the purpose of four single-family attached dwellings, with off-street parking, upon certain terms and conditions. (1st District)

Attachments:

[Ord. No. 2022-232](#)
[Staff Report](#)
[Application](#)
[Applicant Report](#)
[\(CURRENT\) Plans & Survey \(Oct 3 CPC\)](#)
[\(OLD\) Plans & Survey \(Sept 19 CPC\)](#)
[Staff Report - September 2022](#)
[Opposition Letters Since September 19, 2022 Meeting](#)
[Opposition Letters Prior to September 19, 2022 Meeting](#)
[\(CURRENT\) MDA Not Opposed Letter](#)
[\(OLD\) MDA Letter of Opposition](#)
[O&R Map](#)
[West of the Boulevard Design Guidelines](#)

20. [UDC 2022-16](#) Final location, character, and extent review of the interim (temporary) condition of the traffic circle located at 1700 Monument Avenue (formerly Lee Circle).

Attachments:

[UDC 2022-16 UDC Report to CPC](#)
[UDC 2022-16 Staff Report to UDC](#)
[UDC-16 Application](#)
[UDC-16 Narrative](#)
[UDC-16 Site Plan](#)
[UDC-16 Landscape Sample](#)
[Public Input - Combined](#)
[Public Input - UDC Member Letters](#)
[Public Input - MAPS](#)

21. [UDC 2022-17](#) Conceptual Location, Character, and Extent to demolish the existing George Wythe High School and construct a new High School, sports fields, and associated site work (4314 Crutchfield Street)

Attachments: [UDC 2022-17 UDC Report to CPC](#)
[UDC 2022-17 Staff Report to UDC](#)
[UDC 2022-17 Application](#)
[UDC 2022-17 Narrative](#)
[UDC 2022-17 Site Plan](#)
[UDC 2022-17 Site Elements](#)
[UDC 2022-17 Architecture](#)
[UDC Member Comment Letter - Mignardi](#)

Upcoming Items

Adjournment