



# City of Richmond

City Hall  
Richmond VA, 23219  
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## Agenda

### Planning Commission

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Monday, March 1, 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, March 1, 2021, at 1:30 p.m., you have several options outlined in the following document:

1. [PDRPRES 2021.102](#) Public Access and Participation Instructions - Planning Commission 3-1-21

**Attachments:** [Public Access and Participation Instructions - Planning Commission 3-1-21](#)

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, March 1, 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****Approval of Minutes**

2. [PDRMIN  
2021.032](#) Draft CPC Minutes, Nov 16, 2020  
**Attachments:** [CPC DRAFT Minutes Nov 16, 2020](#)
3. [PDRMIN  
2021.033](#) Draft CPC Minutes, Nov 2, 2020  
**Attachments:** [CPC DRAFT Minutes Nov 2, 2020](#)
4. [PDRMIN  
2021.034](#) CPC DRAFT Minutes, Oct 5, 2020  
**Attachments:** [CPC DRAFT Minutes Oct 5, 2020](#)

**Director's Report**

- Richmond 300 Update
- Council Action Update

**Consideration of Continuances and Deletions from Agenda****Consent Agenda**

5. [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](#)
6. [ORD.  
2021-027](#) To amend Ord. No. 2020-142, adopted Jul. 27, 2020, which authorized the special use of the properties known as 1705, 1707, and 1711 Westover Hills Boulevard, and 4922 New Kent Road for the purpose of retail, office, and commercial uses accessory to an existing church, to allow a sign, upon certain terms and conditions.

**Attachments:**     [Staff Report](#)  
[Ord. No. 2021-027](#)  
[Application Form and Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)

7.     [ORD.](#)     To authorize the special use of the property known as 1518 Pulaski Street  
[2021-029](#)     for the purpose of a personal fitness business within an accessory building,  
upon certain terms and conditions.

**Attachments:**     [Staff Report](#)  
[Ord. No. 2021-029](#)  
[Application Form & Applicant's Report](#)  
[Plans and Survey](#)  
[Map](#)  
[Petition of Support](#)

8.     [ORD.](#)     To authorize the special use of the property known as 1919 Wilmington  
[2021-030](#)     Avenue for the purpose of no more than one dwelling unit within an  
accessory building to an existing single-family dwelling, upon certain terms  
and conditions.

**Attachments:**     [Staff Report](#)  
[Ord. No. 2021-030](#)  
[Application Forms & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)

9.     [ORD.](#)     To rezone the property known as 2902 North Arthur Ashe Boulevard from  
[2021-031](#)     the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal  
District.

**Attachments:**     [Staff Report](#)  
[Ord. No. 2021-031](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Survey](#)  
[Map](#)  
[Letter of No Opposition\\_SABA](#)

*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**

10. [ORD.](#)  
[2021-028](#) To authorize the special use of the properties known as 1031 Fourqorean Lane, 1031 Rear Fourqorean Lane, and 1101 Fourqorean Lane for the purpose of a multifamily development containing up to 56 dwelling units within up to 14 dwellings, community center, leasing office, open space, and a playground, upon certain terms and conditions.

**Attachments:**[Staff Report](#)[Ord. No. 2021-028](#)[Application Form & Applicant's Report](#)[Plans & Survey](#)[Map](#)[Letter of Opposition](#)[Letters of Support](#)

11. [PDRPRES](#)  
[2021.101](#) Presentation: Draft Shockoe Small Area Plan

**Upcoming Items****Adjournment**