



# City of Richmond

City Hall  
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## Summary Planning Commission

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Monday, November 7, 2022

1:30 PM

5th Floor Conference Room

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**To Access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-November-7-2022>**

### 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:

1. [PDRPRES  
2022.071](#)

Citizens are encouraged to provide their comments in writing to [PDRLandUseAdmin@rva.gov](mailto: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

- **Present** 7 - \* Commissioner Max Hepp-Buchanan, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner Andreas Addison, \* Commissioner Rebecca Rowe, and \* Commissioner Reginald Gordon
- **Absent** 2 - \* Commissioner Burchell Pinnock, and \* Commissioner Samuel Young

### Chair's Comments

### Approval of Minutes

2. [PDRMIN  
2022.025](#)

**A motion was made by Commissioner Greenfield, seconded by Commissioner Hepp-Buchanan, that the October 17, 2022 Minutes be adopted. The motion carried by the following vote:**

- Aye --** 6 - \* Commissioner Max Hepp-Buchanan, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner Rebecca Rowe and \* Commissioner Reginald Gordon

Excused -- 1 - \* Commissioner Andreas Addison

**Director's Report**

**Council Action Update**

**Consideration of Continuances and Deletions from Agenda**

- 3. [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.

**A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Murthy, that this ordinance be continued to the January 3, 2023 meeting of the Planning Commission. The motion carried unanimously.**

- 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)

**A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this ordinance be continued to the December 5, 2022 meeting of the Planning Commission. The motion carried unanimously.**

- 5. [CPCR.2022.083](#)

**A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this Resolution be continued to the December 5, 2022 meeting of the Planning Commission. The motion carried unanimously.**

**Aye -- 7 - \* Commissioner Max Hepp-Buchanan, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner Andreas Addison, \* Commissioner Rebecca Rowe and \* Commissioner Reginald Gordon**

- 6. [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)

**A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this ordinance be continued to the February 6, 2022 meeting of the Planning Commission. The motion carried unanimously.**

**Consent Agenda**

**A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this be adopted. The motion carried by the following vote:**

**Aye -- 7 - \* Commissioner Max Hepp-Buchanan, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner Andreas Addison, \* Commissioner Rebecca Rowe and \* Commissioner Reginald Gordon**

*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. [ORD. 2022-290](#) To amend Ord. No. 2021-192, adopted Jul. 26, 2021, which authorized the special use of the property known as 205 West Brookland Park Boulevard for the purpose of art gallery, artist studio, outdoor entertainment, and outdoor retail uses, to modify the design and building materials for the art gallery and artist studio use, upon certain terms and conditions. (3rd District)  
**This Ordinance was recommended for approval.**
- 8. [ORD. 2022-292](#) To authorize the special use of the property known as 1618 North 27th Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (7th District)  
**This Ordinance was recommended for approval.**
- 9. [ORD. 2022-293](#) To authorize the special use of the property known as 1308 North 38th Street for the purpose of two single-family detached dwellings, upon certain terms and conditions. (7th District)  
**This Ordinance was recommended for approval.**
- 10. [ORD. 2022-294](#) To authorize the special use of the property known as 207 Avon Road for the purpose of a dwelling unit within an accessory building to a single-family dwelling, upon certain terms and conditions. (1st District)  
**This Ordinance was recommended for approval.**
- 11. [ORD. 2022-295](#) To authorize the special use of the property known as 316 South Linden Street for the purpose of a fence with signs, upon certain terms and conditions, and to repeal Ord. No. 2006-191-198, adopted Jul. 24, 2006. (5th District)

This ordinance was amended to also include a condition that the SUP be reconsidered by the City Council in 15 years.

**This Ordinance was recommended for approval with an amendment to add a condition that the SUP be reconsidered by City Council in 15 years.**

12. [ORD. 2022-297](#)

To authorize the special use of the property known as 961 Pink Street for the purpose of a (i) two-family dwelling and (ii) dwelling unit within an accessory building, upon certain terms and conditions. (7th District)

**This Ordinance was recommended for approval.**

13. [ORD. 2022-298](#)

To authorize the special use of the property known as 1701 Stockton Street for the purpose of a day nursery for up to 12 children, upon certain terms and conditions. (8th District)

**This Ordinance was recommended for approval.**

**Regular Agenda**

14. [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)

**A motion was made by Commissioner Greenfield, seconded by Commissioner Murthy, that this Ordinance be recommended for approval with amendments to the City Council.**

**The motion passed with the following vote:**

**Aye - Poole, Greenfield, Saunders, Hepp-Buchanan, Murthy**

**No - Rowe**

**Abstain - Addison**

**A motion was then made by Commissioner Saunders, seconded by Commissioner Greenfield, that the motion be reconsidered for another vote. The motion passed unanimously.**

**A final motion was made by Commissioner Saunders, seconded by Commissioner Greenfield, that this Ordinance be recommended for approval with amendments to the City Council. The motion passed with the following vote:**

**The motion passed with the following vote:**

**Aye - Poole, Greenfield, Saunders, Hepp-Buchanan, Murthy**

**No - Rowe, Addison**

15. [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)

**A motion was made by Commissioner Greenfield, seconded by Commissioner Rowe, that this Ordinance be recommended for approval to the City Council. The motion passed unanimously.**

16. [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)

**A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Rowe, that this Ordinance be continued to the December 5, 2022 meeting of the Planning Commission. The motion passed unanimously.**

17. [ORD. 2022-296](#) To authorize the special use of the property known as 3401 Monument Avenue for the purpose of a dwelling unit within an accessory building to a two-family dwelling, upon certain terms and conditions. (1st District)

**A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this Ordinance be recommended for approval to the City Council. The motion passed unanimously.**

## Upcoming Items

### Adjournment