



City of Richmond

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Agenda

Planning Commission

Tuesday, October 1, 2024

6:00 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://bit.ly/CPC-Richmond-2024>

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
[2024.026](#)

Attachments: [Public Access and Participation Instructions - Planning Commission 2024](#)

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 12:00 p.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

1. [PDRMIN](#) CPC Draft Minutes - September 17, 2024
[2024.022](#)

Attachments: [CPC Draft Minutes - September 17, 2024](#)

Director's Report

Consideration of Continuances and Deletions from Agenda

2. [ORD. 2024-244](#) To amend Ord. No. 2004-123-89, adopted May 10, 2004, as previously amended by Ord. No. 95-196-197, adopted July 24, 1995, and Ord. No. 2004-123-89, adopted May 10, 2004, which authorized the use of the real estate formerly known as 5005-5007 Grove Avenue and currently known as 5007-5009 Grove Avenue, for the purpose of the construction of eight single-family condominium dwelling units, to authorize an addition to the dwelling unit known as 5007-A Grove Avenue, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2024-244](#)
[Application Documents](#)

Request to continue to the November 4, 2024 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.

3. [ORD. 2024-242](#) To authorize the conditional use of the property known as 801 North 23rd Street for the purpose of a restaurant with a total floor area exceeding 1,500 square feet, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2024-242](#)
[Staff Report](#)
[Application Documents](#)

4. [ORD. 2024-243](#) To amend Ord. No. 2019-270, adopted Nov. 12, 2019, which authorized the special use of the property known as 1 East Main Street for the purpose of up to 20 single-family attached dwellings and one single-family detached dwelling, to increase the height authorized on the properties known as 2 East Cary Street, 4 East Cary Street, 6 East Cary Street, 8 East Cary Street, 10 East Cary Street, and 12 East Cary Street to four stories and to revise the plans, upon certain terms and conditions. (6th District)

Attachments: [Ord. No. 2024-243](#)
[Staff Report](#)
[Application Documents](#)

5. [ORD. 2024-245](#) To authorize the special use of the property known as 1415 North 22nd Street for the purpose of a two-family detached dwelling, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2024-245](#)
[Staff Report](#)
[Application Documents](#)

6. [ORD. 2024-246](#) To authorize the special use of the property known as 907 North 29th Street for the purpose of up to three single-family attached dwellings, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2024-246](#)
[Staff Report](#)
[Application Documents](#)
7. [ORD. 2024-247](#) To authorize the special use of the property known as 3806 North Avenue for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (3rd District)
- Attachments:** [Ord. No. 2024-247](#)
[Staff Report](#)
[Application Documents](#)
[Public Comment](#)
8. [ORD. 2024-248](#) To authorize the special use of the property known as 1701 Roseneath Road for the purpose of a parking area providing up to 94 percent of on-site parking spaces at compact dimensions, upon certain terms and conditions. (2nd District)
- Attachments:** [Ord. No. 2024-248](#)
[Staff Report](#)
[Application Documents](#)
9. [ORD. 2024-249](#) To authorize the special use of the property known as 2009 Simpson Avenue for the purpose of up to five single-family detached dwellings, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2024-249](#)
[Staff Report](#)
[Application Documents](#)

10. [ORD. 2024-251](#) To amend Ord. No. 2024-100, adopted May 13, 2024, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2024-2025 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2024-2025, and determined a means of financing the same, by (i) transferring \$2,000,000.00 from the Department of Public Works' Commerce Road Improvement Project in the Transportation - Federal/State/Regional category; (ii) establishing a new project for the Office of Animal Care and Control in the Capital Investment Opportunities category called the "Richmond Animal Care & Control Adoption Center" project, and (iii) appropriating such transferred funds to the Office of Animal Care and Control's new project in the Capital Investment Opportunities category called the Richmond Animal Care & Control Adoption Center project, all for the purpose of providing funding for the acquisition of the real properties located at 2310 West Cary Street and 2311 Herbert Hamlet Alley in the city of Richmond and for the expansion and operations of the Office of Animal Care and Control's adoption center. (5th District)

Attachments: [Ord. No. 2024-251](#)
[Staff Report](#)
[Public Comment Planning Commission](#)
[Public Comment Council](#)

11. [ORD. 2024-252](#) To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by Cary Studios Associates, LLC located at 2310 West Cary Street and 2311 Herbert Hamlet Alley for the purpose of supporting and expanding the operations of the Office of Animal Care and Control. (5th District)

Attachments: [Ord. No. 2024-252](#)
[Staff Report](#)
[Public Comment Planning Commission](#)
[Public Comment Council](#)

12. [UDC 2024-41](#) UDC 2024-41 FINAL location, character, extent review of the replacement of a bridge on E. Broad Street; 1554 E. Broad Street

Attachments: [UDC 2024-41 Application Packet](#)
[UDC 2024-41 Staff Report to CPC](#)

13. [UDC 2024-42](#) UDC 2024-42 FINAL Location, Character, Extent review of a proposed natural exploration and play area, located on Belle Isle.

Attachments: [UDC 2024-42 Application](#)
[UDC 2024-42 Narrative](#)
[UDC 2024-42 Application Packet](#)
[UDC 2024-42 Public Comments](#)
[UDC 2024-42 Staff Report to CPC](#)

14. [PAC 2024-036](#) Trailhead Finalist

Attachments: [PAC Staff Report to CPC - Trailhead Project](#)

Regular Agenda

15. [PDRPRES 2024.056](#) Presentation on CPCR.2024.021: Resolution of the City of Richmond Planning Commission to declare an intent to amend zoning regulations set forth in Chapter 30 of the Richmond City Code regarding tobacco, nicotine, and hemp product retail sale locations.

Attachments: [Presentation](#)

Council Action Update and Upcoming Items

Adjournment