



City of Richmond

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Agenda

Planning Commission

Monday, December 5, 2022

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-Dec-5-22>

Call To Order

Roll Call

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
2022.084](#) Public Access and Participation Instructions

Attachments: [Public Access and Participation Instructions - Planning Commission 12-5-2022](#)

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.

Chair's Comments

Approval of Minutes

Director's Report

[PDRPRES
2022.085](#) Director's Report

Attachments: [Director's Report](#)

- Council Action Update

Consideration of Continuances and Deletions from Agenda

2. [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](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Applicant Handout - October 3, 2022](#)
[Letter of Support - Edgehill Chamberlayne Court Civic Assoc](#)
[Letter of Support - Dream Academy](#)

Request to continue to the January 17, 2023 meeting of the Planning Commission.

3. [UDC 2022-23](#) CONCEPTUAL Location, Character, Extent review of the Norborne Extended Detention Pond located at 2600 Pompey Spring Road. (Continued from the November UDC Meeting)

Attachments: [\(CURRENT\) Staff Report to UDC \(December\)](#)
[\(OLD\) Staff Report to UDC \(November\)](#)
[Application](#)
[Relevant Guidelines \(December\)](#)
[Version 1 Narrative \(November\)](#)
[\(OLD\) Version 1 CONCEPT Plans \(November\)](#)
[\(CURRENT\) Version 2 CONCEPT Plan \(December\)](#)
[Exhibit - Examples of Ponds 1 \(December\)](#)
[Exhibit - Examples of Ponds 2 \(December\)](#)
[Exhibit - Examples of BMP Ponds From Staff \(December\)](#)
[Exhibit - Richmond GeoHub Wetlands Map \(December\)](#)
[Exhibit - FEMA Flood Hazard Map \(December\)](#)
[Exhibit - Richmond GeoHub Resource Protection Map \(December\)](#)
[Exhibit - Richmond GIS Cheseapeake Bay Protection Area Map \(December\)](#)
[Exhibit - Neighborhood Drainage Map \(November\)](#)
[Exhibit - Zoning Confirmation Letter - previously provided to owner \(December\)](#)
[Exhibit - Overall Drainage Area Delineations \(December\)](#)
[Exhibit - Excerpt VA Stormwater Best Practice Manual \(December\)](#)

Request to continue to the December 19, 2022 meeting of the Planning Commission.

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)

Attachments: [Ord. No. 2022-205](#)

Request to continue to the December 19, 2022 meeting of the Planning Commission.

- 5. [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 December 19, 2022 meeting of the Planning Commission.

- 6. [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](#)

Request to continue to the January 17, 2023 meeting of the Planning Commission.

Consent Agenda

- 7. [ORD. 2022-328](#) To amend and reordain Ord. No. 2019-303, adopted Nov. 12, 2019, which authorized the special use of the property known as 3200 West Broad Street for the purpose of a temporary wireless telecommunications monopole and associated equipment, to now authorize an automatic teller machine accessible from the exterior of the building, upon certain terms and conditions. (2nd District)

Attachments: [Ord. No. 2022-328](#)

- [Staff Report](#)
- [Application Form and Applicant's Report](#)
- [Plans and Survey](#)
- [Map](#)

- 8. [ORD. 2022-329](#) To amend Ord. No. 2022-057, adopted May 9, 2022, which accepted a program of proposed Capital Improvement Projects for Fiscal Year

2022-2023 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2022-2023, and determined a means of financing the same, by transferring \$52,000.00 from the Percent for Arts project; and to amend Ord. No. 2022-055, adopted May 9, 2022, which adopted the Fiscal Year 2022-2023 General Fund Budget and made appropriations thereto, by (i) creating a new line item in the Non-Departmental agency entitled "RRHA for Hillside Court Playground," (ii) increasing estimated revenues by \$52,000.00, and (iii) appropriating \$52,000.00 to the new RRHA for Hillside Court Playground in the Non-Departmental agency, all for the purpose of providing funds for improvements to the Hillside Court community playground located at 1500 Harwood Street in the city of Richmond. (6th District)

Attachments: [Ord. No. 2022-329](#)
[Staff Report](#)

9. [ORD. 2022-330](#) To authorize the special use of the properties known as 1503 North 35th Street, 1505 North 35th Street, and 1507 North 35th Street for the purpose of up to three two-family detached dwellings, upon certain terms and conditions, and to repeal Ord. No. 1996-48-49, adopted Apr. 9, 1996. (7th District)

Attachments: [Ord. No. 2022-330](#)
[Staff Report \(UPDATED\)](#)
[Staff Report \(OLD\)](#)
[Application Documents](#)
[Map](#)

10. [ORD. 2022-331](#) To authorize the special use of the property known as 1 Calycanthus Road for the purpose of an accessory building to a single-family detached dwelling, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2022-331](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Westhampton Citizens Association - No Position](#)
[Windsor Farms Architectural Review Committee - Approval](#)
[Map](#)

11. [ORD. 2022-332](#) To authorize the special use of the property known as 500 Bancroft Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions. (3rd District)

Attachments: [Ord. No. 2022-332](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

12. [ORD.](#)
[2022-333](#) To authorize the special use of the property known as 2003 Dinwiddie Avenue for the purpose of three single-family detached dwellings, upon certain terms and conditions. (8th District)

Attachments: [Ord. No. 2022-333](#)
[Staff Report](#)
[Application Documents](#)
[Map](#)

13. [ORD.](#)
[2022-334](#) To authorize the special use of the property known as 2012 Hanover Avenue for the purpose of a dwelling unit within an accessory building to a single-family attached dwelling, upon certain terms and conditions. (2nd District)

Attachments: [Ord. No. 2022-334](#)
[Staff Report](#)
[Application Packet](#)
[Map](#)

14. [ORD.](#)
[2022-335](#) To authorize the special use of the property known as 1223 West Leigh Street for the purpose of a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions. (2nd District)

Attachments: [Ord. No. 2022-335](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

15. [ORD.](#)
[2022-336](#) To authorize the special use of the property known as 801 East Main Street for the purpose of a mixed-use building without operable windows, upon certain terms and conditions. (6th District)

Attachments: [Ord. No. 2022-336](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Map](#)

16. [ORD.](#)
[2022-337](#) To authorize the special use of the property known as 3015 Midlothian Turnpike for the purpose of a single-family dwelling, upon certain terms and

conditions. (5th District)

Attachments:

[Ord. No. 2022-337](#)

[Staff Report](#)

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

[Survey](#)

[Plans](#)

[Map](#)

17. [ORD. 2022-338](#) To authorize the special use of the property known as 4907 New Kent Road for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions. (4th District)

Attachments:

[Ord. No. 2022-338](#)

[Staff Report](#)

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

[Plans](#)

[Survey](#)

[Map](#)

18. [ORD. 2022-339](#) To authorize the special use of the property known as 2109 Newbourne Street for the purpose of up to three two-family detached dwellings, upon certain terms and conditions. (7th District)

Attachments:

[Ord. No. 2022-339](#)

[Staff Report](#)

[Application Documents](#)

[Map](#)

19. [ORD. 2022-340](#) To authorize the special use of the property known as 2119 Selden Street for the purpose of a two-family detached dwelling, upon certain terms and conditions. (7th District)

Attachments:

[Ord. No. 2022-340](#)

[Staff Report](#)

[Application Packet](#)

[Map](#)

20. [ORD. 2022-341](#) To authorize the special use of the property known as 4337 Shackelford Road for the purpose of a two-family detached dwelling, upon certain terms and conditions. (8th District)

- Attachments:** [Ord. No. 2022-341](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
21. [ORD.](#) To authorize the special use of the property known as 4860 Warwick Road
[2022-342](#) for the purpose of up to 16 single-family attached dwellings, upon certain
 terms and conditions. (8th District)
- Attachments:** [Ord. No. 2022-342](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
22. [ORD.](#) To rezone the property known as 2100 Bainbridge Street from the R-7
[2022-343](#) Single- and Two-Family Urban Residential District to the B-7 Mixed-Use
 Business District. (5th District)
- Attachments:** [Ord. No. 2022-343](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Survey](#)
[Map](#)
[Letter of Support](#)
23. [UDC 2022-24](#) FINAL Location, Character, and Extent review of the Greening Greater
 Fulton project, located in the 4900 and 5000 blocks of Government Road.
- Attachments:** [UDC 2022-24 UDC Report to CPC](#)
[UDC 2022-24 Staff Report to UDC](#)
[UDC 2022-24 Application](#)
[UDC 2022-24 Narrative](#)
[UDC 2022-24 Site and Landscape Plan](#)
[UDC 2022-24 Full Plan Set](#)
24. [SUBD](#) Preliminary subdivision approval for Kinwick Subdivision, 3329, 3425 &
[2022.011](#) 3511 Hopkins Road, (123 lots and common area)
- Attachments:** [Staff Report](#)
[Kinwick Preliminary Plat](#)

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

No items on Regular Agenda

Upcoming Items

Adjournment