



City of Richmond

City Hall
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Agenda

Planning Commission

Tuesday, December 3, 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 - November 4, 2024
[2024.027](#)

Attachments: [CPC Draft Agenda - November 4, 2024](#)

Director's Report

Consideration of Continuances and Deletions from Agenda

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.

2. [ORD. 2024-307](#) To authorize the special use of the property known as 303 Bates Street for the purpose of a mixed-use building, upon certain terms and conditions. (6th District)

Attachments: [Ord. No. 2024-307](#)
[Staff Report](#)

3. [ORD. 2024-308](#) To authorize the special use of the property known as 207 East Ladies Mile Road for the purpose of up to three single-family attached dwellings, upon certain terms and conditions. (3rd District)

Attachments: [Ord. No. 2024-308](#)
[Staff Report](#)

4. [ORD. 2024-309](#) To authorize the special use of the property known as 5220 Euclid Avenue for the purpose of up to eleven single-family detached dwellings, under certain terms and conditions. (7th District)

Attachments: [Ord. No. 2024-309](#)
[Staff Report](#)

5. [ORD. 2024-311](#) To authorize the special use of property known as 5790 Hull Street Road for the purpose of (i) an automotive repair and automotive parts sales facility and (ii) a grocery, convenience, and specialty food store, upon certain terms and conditions, and to repeal Ord. No. 89-246-231, adopted Sept. 11, 1989, and all amendatory ordinances thereto. (9th District)

Attachments: [Ord. No. 2024-311](#)
[Staff Report](#)

6. [ORD. 2024-313](#) To close, to public use and travel, an alley in the block bounded by Maury Street, East 4th Street, Everett Street and East 3rd Street, consisting of 1,980± square feet, upon certain terms and conditions. (6th District)

Attachments: [Ord. No. 2024-313](#)
[Staff Report](#)

7. [ORD. 2024-314](#) To repeal ch. 30, art. IX, div. 6 (§§ 30-950-30-950.5); to amend and reordain City Code §§ 30-402.1, concerning permitted principal uses, 30-402.2, concerning permitted accessory uses and structures, 30-412.1, 30-413.2, 30-413.11, 30-414.1, 30-416.1, 30-418.1, and 30-419.2, all concerning permitted principal uses, 30-419.3, concerning permitted principal uses on corner lots, 30-419.4, concerning permitted accessory uses and structures, 30-420.1, 30-422.1, 30-424.1, 30-426.1, 30-428.1, 30-430.1, and 30-432.1, all concerning permitted principal uses, 30-432.5, concerning compliance with master plan, 30-433.2 and 30-433.11, concerning permitted principal and accessory uses, 30-433.13, concerning yard requirements, 30-434.1, 30-436.1, 30-438.1, and 30-440.1, concerning permitted principal and accessory uses, 30-440.3, concerning yards, 30-442.1, concerning permitted principal and accessory uses, 30-442.4, concerning yards, 30-444.2, concerning permitted principal and accessory uses, 30-444.4, concerning yards, 30-446.2, concerning permitted principal and accessory uses, 30-446.4, concerning yards, 30-447.2, concerning permitted principal and accessory uses, 30-447.3, concerning yards and setbacks, 30-447.4, concerning land area coverage, 30-447.11, concerning permitted principal and accessory uses, 30-447.12, concerning yards and setbacks, 30-447.13, concerning land area coverage, 30-448.1, 30-449.2, 30-450.1, and 30-451.2, all concerning permitted principal and accessory uses, 30-451.5, concerning yard requirements, 30-452.1 and 30-457.2, concerning permitted principal and accessory uses, 30-457.3, concerning principal uses permitted by conditional use permit, 30-691.5, concerning phasing of development, 30-691.7, concerning plan of development, 30-692.1:2., concerning applications for the installation or construction of projects, 30-692.3, concerning permitted use of alternative support structures, 30-692.4, concerning review criteria for installations utilizing alternative support structures, 30-698.3, concerning approvals, 30-1045.6, concerning specific conditions applicable to particular uses, 30-1170.6, concerning enforcement and guarantees; and to amend ch. 30, art. X, div. 4 (§§ 30-1030 - 30-1030.8) concerning plans of development.

Attachments:

[Ord. No. 2024-314](#)

[Staff Report](#)

8. [CPCR.2024.034](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING A FINAL COMMUNITY UNIT PLAN AMENDMENT FOR STONY POINT SHOPPING CENTER, TO AUTHORIZE THE CONSTRUCTION OF RESTAURANT OUTDOOR SEATING LOCATED AT 3088 STONY POINT ROAD, WITHIN MAP SECTION E OF THE SOUTHERN PORTION OF THE STONY POINT COMMUNITY UNIT PLAN

Attachments: [Resolution](#)
[Staff Report](#)
[Application](#)
[Applicant Report](#)
[Site plan](#)

9. [UDC 2024-45](#) UDC 2024-45 Location, Character, and Extent review of a proposed bus platform, located within the right-of-way on the southeast corner of Brauers Lane and Mechanicsville Turnpike.

Attachments: [UDC 2024-45 Application Packet](#)
[UDC 2024-45 Staff Report](#)

Regular Agenda

10. [ORD. 2024-282](#) To authorize the special use of the property known as 1321 Porter Street for the purpose of a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions. (6th District)

Attachments: [Ord. No. 2024-282](#)
[Staff Report](#)
[Manchester Alliance - No Objection](#)
[20241115_Formal_ORD_2024-282-Handout](#)
[Commissioner of Buildings Memo](#)

11. [ORD. 2024-310](#) To authorize the special use of the property known as 6241 Forest Hill Avenue for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (4th District)

Attachments: [Ord. No. 2024-310](#)
[Staff Report](#)
[Public Comment](#)

12. [ORD. 2024-312](#) To authorize the special use of the property known as 7100 Jahnke Road for the purpose of a mixed-use building containing up to 14 dwelling units, with off-street parking, upon certain terms and conditions. (4th District)

Attachments: [Ord. No. 2024-312](#)
[Staff Report](#)
[Public Comment](#)
[Public Comments Council](#)

Upcoming Items

Adjournment