



# City of Richmond

City Hall  
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## Agenda

### Planning Commission

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Tuesday, March 19, 2024

6:00 PM

5th Floor Conference Room

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To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-Mar-19-2024>

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  
[2024.017](#)

**Attachments:** [Public Access and Participation Instructions - Planning Commission 3-19-2024](#)

Citizens may elect 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 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

#### Director's Report

#### Consideration of Continuances and Deletions from Agenda

1. [ORD. 2024-049](#) To authorize the special use of the properties known as 1 Rear North Auburn Avenue and 3145 Rear Floyd Avenue for the purpose of a surface parking lot, garages, and electric vehicle charging stations, upon certain terms and conditions. (1st District)

**Attachments:** [Ord. No. 2024-049](#)  
[Staff Report](#)  
[MDA Letter of No Opposition](#)  
[Public Comment](#)

*Request to continue to the April 2, 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.*

2. [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](#)  
[Plans \(Amended\)](#)  
[Staff Report](#)  
[Exhibit 5 Townhome Standards \(New\)](#)  
[Proposed Ordinance Amendments \(New\)](#)  
[Proposed Ordinance Amendment Redline \(New\)](#)  
[Adjacent Property Owner Letter of Support](#)

*This is a companion paper to CPR.2022.083.*

3. [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 \(Amended\)](#)  
[Staff Report](#)

*This is a companion paper to ORD. 2022-205.*

4. [ORD. 2024-058](#) To authorize the special use of the property known as 207 West Franklin Street for the purpose of two multifamily dwellings containing an aggregate of up to 11 dwelling units, upon certain terms and conditions. (2nd District)
- Attachments:** [Ord. No. 2024-058](#)  
[Staff Report](#)  
[Application Documents](#)
5. [ORD. 2024-059](#) To authorize the special use of the property known as 1103 West Franklin Street for the purpose of a four-unit multifamily building with an accessory dwelling unit, upon certain terms and conditions. (2nd District)
- Attachments:** [Ord. No. 2024-059](#)  
[Staff Report](#)  
[Application Documents](#)
6. [ORD. 2024-060](#) To authorize the special use of the properties known as 1014 and 1016 Russell Street for the purpose of two single-family detached dwellings, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2024-060](#)  
[Staff Report](#)  
[Application Documents](#)
7. [ORD. 2024-062](#) To authorize the special use of the property known as 1005 Westover Hills Boulevard for the purpose of a mixed-use building containing up to 12 dwelling units and commercial space, upon certain terms and conditions. (4th District)
- Attachments:** [Ord. No. 2024-062](#)  
[Staff Report](#)  
[Application Documents](#)
8. [ORD. 2024-063](#) To authorize the special use of the property known as 1906 Wood Street for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (6th District)
- Attachments:** [Ord. No. 2024-063](#)  
[Staff Report](#)  
[Application Documents](#)

9. [ORD. 2024-076](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$3,000,000.00 from the Central Virginia Transportation Authority, and to amend Ord. No. 2023-073, adopted May 8, 2023, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2023-2024 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2023-2024, and determined a means of financing the same, by (i) establishing a new project for the Department of Public Works in the Transportation category called the “Fall Line Trail Bryan Park Segment” project, and (ii) increasing estimated revenues from the funds received from the Central Virginia Transportation Authority and the amount appropriated to the new Department of Public Works’ Fall Line Trail Bryan Park Segment project in the Transportation category by \$3,000,000.00, for the purpose of funding the implementation of the Fall Line Trail Bryan Park Segment project.

**Attachments:** [Ord. No. 2024-076](#)  
[Staff Report](#)

10. [ORD. 2024-077](#) To amend Ord. No. 2023-071, adopted May 8, 2023, which adopted the Fiscal Year 2023-2024 General Fund Budget and made appropriations pursuant thereto, by increasing revenues from estimated interest income by \$9,000,000.00, to appropriate a portion of such estimated interest income to various City departments and a non-departmental agency, to create certain new line items in the Non-departmental agency, appropriate a portion of such estimated interest income revenue thereto, and transfer certain funds; to amend Ord. No. 2023-073, adopted May 8, 2024, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2023-2024 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2023-2024, and determined a means of financing the same, by establishing a new project for the Department of Parks, Recreation, and Community Facilities in the Capital Investment Opportunities category called the “Parks Improvement Projects” project; and to appropriate \$988,156.00 in transferred funds of such \$9,000,000.00 of increased revenue from estimated interest income to the Department of Parks, Recreation, and Community Facilities’ Parks Improvement Projects project in the Capital Investment Opportunities category for the purpose of funding improvements in City parks and recreation facilities.

**Attachments:** [Ord. No. 2024-077](#)  
[Staff Report](#)

11. [UDC 2024-09](#) UDC 2024-09 FINAL Location, Character, Extent review for a redesigned Blackwell Park located at 1400 Maury Avenue.

**Attachments:** [UDC 2024-09 App](#)  
[UDC 2024-09 Narrative](#)  
[UDC 2024-09 FINAL Plan \(Proposed\)](#)  
[UDC 2024-09 UDC Staff Report](#)  
[UDC 2024-09 UDC Report to CPC](#)  
[Exhibit 1 - Previously Approved CONCEPT Plan](#)

### **Regular Agenda**

12. [ORD. 2024-057](#) To authorize the special use of the property known as 2202 North 28th Street for the purpose of up to two single-family attached dwellings, upon certain terms and conditions. (7th District)

**Attachments:** [Ord. No. 2024-057](#)  
[Staff Report](#)  
[Application Documents](#)  
[Public Comment](#)

13. [ORD. 2024-061](#) To authorize the special use of the property known as 2704 Selden Street for the purpose of up to two single-family attached dwellings, upon certain terms and conditions. (7th District)

**Attachments:** [Ord. No. 2024-061](#)  
[Staff Report](#)  
[Application Documents](#)  
[Public Comment](#)

14. [PDRPRES 2024.016](#) Cultural Heritage Stewardship Plan Update

### **Council Action Update and Upcoming Items**

#### **Adjournment**