



City of Richmond

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Agenda

Planning Commission

Monday, February 7, 2022

1:30 PM

5th Floor Conference Room

This meeting will be held through electronic communication means.

This meeting will be held through electronic communication means pursuant to the current ongoing declaration of a local emergency concerning the COVID-19 pandemic confirmed by Res. No. 2020-R025, adopted March 16, 2020, and as permitted by section 2.2-3708.2(A)(3) of the Virginia Freedom of Information Act. This meeting will be open to participation through electronic communication means by the public and closed to in-person participation by the public.

Most, if not all, Planning Commission members and other staff will participate in this meeting by teleconference/videoconference via Microsoft Teams. Those who may be assembling for this meeting will do so in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219.

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
2022.003](#)

Attachments: [Public Access and Participation Instructions - Planning Commission 2-7-2022](#)

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.

When submitting your comments by email, be sure to include in your email (i) your full legal name, (ii) any organizations you represent, and (iii) any economic or professional relationships that would be affected by the adoption of the legislation on which you are commenting.

The person responsible for receiving written comments is Richard Saunders, Secretary to the Planning Commission, or his designee. All written comments received via email prior to 10:00 a.m. on the day of this meeting will be 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

Election of Chair and Vice Chair

Chair's Comments

Approval of Minutes

2. [PDRMIN
2022.001](#)
Attachments: [Draft Minutes November 1, 2021](#)
3. [PDRMIN
2022.002](#)
Attachments: [Draft Minutes November 15, 2021](#)
4. [PDRMIN
2022.003](#)
Attachments: [Draft Minutes December 6, 2021](#)
5. [PDRMIN
2022.004](#)
Attachments: [Draft Minutes December 20, 2021](#)
6. [PDRMIN
2022.005](#)
Attachments: [Draft Minutes January 18, 2022](#)

Director's Report

- Council Action Update

Consideration of Continuances and Deletions from Agenda

7. [ORD. 2021-359](#)
- To amend and reordain Ord. No. 2010-100-83, adopted May 10, 2010, which authorized the special use of the property known as 200-214 East Leigh Street for the purpose of a multifamily residential use with up to eight dwelling units in an existing carriage house building with the commercial use requirement waived, to additionally authorize the construction of a mixed-use building containing non-dwelling uses and up to 63 dwelling units, upon certain terms and conditions. (6th District)

Attachments:

[Ord. No. 2021-359](#)
[Application Form](#)
[Applicant's Report](#)
[Survey](#)
[Plans](#)
[Updated Color Renderings to Address HJWA Concerns](#)
[Map](#)
[Request for Continuance](#)
[Support_Berry](#)
[Request for Continuance](#)

The applicant has requested that this item be continued to the Tuesday, February 22, 2022 meeting in order to allow the Historic Jackson Ward Association to vote on updated plans at its February 15, 2022 meeting.

Consent Agenda

8. [CPCR.2022.010 / SUBD 2022.002](#)

Attachments:

[Staff Report Highland Grove Final](#)
[Highland Grove Final CUP Plan & Preliminary Subdivision Plat](#)
[Approved Preliminary CUP Plan](#)
[Resolution - Highland Grove](#)

Item Title: Resolution of the Richmond City Planning Commission to Approval a Final Community Unit Plan for the Highland Grove Community Unit Plan at 509 Dove Street, 500 Dove Street, 2651 Richmond Henrico Turnpike and 2641 Richmond Henrico Turnpike.

9. [PAC 2022.01](#)

Attachments:

[CPC Staff Report for Andrea Almond Nomination](#)
[Andrea Almond Nomination](#)
[Andrea Almond's Application](#)

10. [SUBD](#)
[2022.001](#)

Attachments: [Staff Report-1012-1016 North 32nd St](#)
[Subdivision Plat](#)
[Subdivision Exception Request Letter](#)

Item Description: Subdivision exception request for 1010-1016 North 32nd Street per Sec. 25-9 of the Subdivision Ordinance.

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

11. [ORD](#)
[2021-363](#)

To authorize the special use of the property known as 1626 North 27th Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2021-363](#)
[Application Form and Applicant's Report](#)
[Updated Plans](#)
[Introduced Plans](#)
[Survey](#)
[Map](#)

12. [ORD](#)
[2022-017](#)

To rezone certain properties along West Broad Street from the B-2 Community Business District, B-3 General Business District, R-53 Multifamily Residential District, R-73 Multifamily Residential District, RO-1 Residential-Office District, and RO-2 Residential-Office District to the TOD-1 Transit-Oriented Nodal District, and to designate certain street blocks as “priority streets” and certain street blocks as “street-oriented commercial streets” along and near West Broad Street.

Attachments: [Staff Report](#)
[Ord. No. 2022-017](#)
[Existing Zoning Map](#)
[Master Plan Future Land Use Map](#)
[Priority Streets Map](#)
[Proposed Zoning Map](#)
[Resolution of Intent - Signed](#)
[Street Oriented Commercial Frontage Map](#)
[Presentation](#)
[Monument Avenue Park Civic Association Letter](#)
[Opposition Estes](#)

13. [ORD. 2022-018](#) To authorize the special use of the property known as 1127 North 29th Street for the purpose of up to eight single-family dwellings and up to four two-family dwellings, with off-street parking, upon certain terms and conditions. (7th District)

Attachments:

[Staff Report 1127 N 29th St](#)

[Ord. No. 2022-018](#)

[Plans & Survey](#)

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

[Map](#)

[FW Letter of Support 29th & R St Project.pdf](#)

[FW Letter of Support 29th and R project.pdf](#)

[FW Letter of Support 29th and R St Special Use Permit.pdf](#)

[FW Letter of Support 29th and R St Special Use Permit2.pdf](#)

[FW Letter of Support 29th and R St SUP Support.pdf](#)

[FW Letter of Support 29th and R Street SUP - Feedback.pdf](#)

[FW Letter of Support 29th and R Street SUP.pdf](#)

[FW Letter of Support 1127 N 29th St - 29th and R St SUP.pdf](#)

[FW Letter of Support 1127 N 29th Street SUP.pdf](#)

[FW Letter of Support -Church Hill project 29th and R Street.pdf](#)

[FW Letter of Support N. 29th Street and R Street Construction.pdf](#)

[FW Letter of Support Proposed Project for R St & N 29th.pdf](#)

[FW Letter of Support R street.pdf](#)

[FW Support for 29th & R Project SUP.pdf](#)

[FW Support for R and 29th St Development.pdf](#)

[FW 1127 N. 29th St Letter of Support.pdf](#)

[Addendum Parking Study 1127 N 29th FINAL.pdf](#)

[Opposition Ferry](#)

14. [ORD. 2022-019](#) To authorize the special use of the property known as 729 St. Christopher's Road for the purpose of athletic fields illuminated by lighting structures in excess of 35 feet in height, upon certain terms and conditions. (1st District)

Attachments:

[Staff Report 729 St. Christopher](#)

[Ord. No. 2022-019](#)

[Plans](#)

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

[Survey](#)

[Map](#)

[Applicant Presentation](#)

[Letters of Objection](#)

[Letters of Support](#)

[Objection Masterson 1](#)

[Objection Masterson 2](#)

[Objection Masterson 3](#)

[Objection Masterson 4](#)

[Objection Masterson 5](#)

[Objection Masterson 6](#)

[Objection Masterson 7](#)

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[Objection Masterson 16](#)

[Objection Masterson 17](#)

[Objection Masterson 18](#)

[Objection Masterson 19](#)

[Objection Masterson 20](#)

[Objection Masterson 21](#)

[Opposition Philips](#)

Upcoming Items

Adjournment

