



# City of Richmond

City Hall  
Richmond VA, 23219  
(p) 804.646.6304  
(f) 804.646.5789

## Agenda

### Planning Commission

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Monday, July 18, 2022

1:30 PM

2nd Floor Council Chamber

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This meeting will be held in-person in the 2nd Floor Council Chamber 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 2022.042](#) Public Access and Participation Instructions- July 18, 2022

Attachments: [Public Access and Participation Instructions - Planning Commission 7-18-2022](#)

Citizens are encouraged 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 10:00 a.m. on the day of the 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

#### Chair's Comments

#### Approval of Minutes

#### Director's Report

- Council Action Update

#### Consideration of Continuances and Deletions from Agenda

2. [ORD. 2022-214](#) To authorize the special use of the property known as 309 West Hooper Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (3rd District)

**Attachments:** [Ord. No. 2022-214](#)  
[Application Form and Applicant's Report](#)  
[Plans](#)  
[Survey](#)

*Request to continue to the August 15, 2022 meeting of the Planning Commission.*

### **Consent Agenda**

3. [ORD. 2022-159](#) To rezone the property known as 500 Maury Street from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. (6th District)

**Attachments:** [Staff Report](#)  
[Ord. No. 2022-159](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Survey](#)  
[Civic Association Comments](#)  
[Map](#)

4. [ORD. 2022-161](#) To authorize the special use of the property known as 909 North 29th Street for the purpose of five single-family attached dwellings, with off-street parking, upon certain terms and conditions. (7th District)

**Attachments:** [Staff Report](#)  
[Ord. No. 2022-161](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)

5. [ORD. 2022-203](#) 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:** [Staff Report](#)  
[Ord. No. 2022-203](#)

6. [ORD. 2022-204](#) To close, to public use and travel, Anderson Street and an east-west alley that bisects Anderson Street located at the northwest corner of the intersection of Government Road and Glenwood Avenue consisting of 18,660± square feet, upon certain terms and conditions. (7th District)

**Attachments:** [Staff Report](#)  
[Ord. No. 2022-204](#)

7. [ORD. 2022-206](#) To amend and authorize the special use of the properties known as 502, 502.5, 504, 504.5, 506, 506.5, 508, 512, 512.5, 514, and 514.5, Westview Avenue for the purpose of up to 10 single-family detached dwellings, upon

certain terms and conditions. (1st District)

**Attachments:**

- [Staff Report](#)
- [Ord. No. 2022-206](#)
- [Application Form & Applicant's Report](#)
- [Survey](#)
- [Updated Plans](#)

8. [ORD. 2022-207](#) To amend and reordain Ord. No. 2022-097, adopted Apr. 25, 2022, which conditionally rezoned the properties known as 3329 Hopkins Road and 3425 Hopkins Road from the R-4 Single-Family Residential District to the R-6 Single-Family Attached Residential District, to include the property known as 3511 Hopkins Road in the conditional rezoning from the R-4 Single-Family Residential District to the R-6 Single-Family Attached Residential District, upon certain proffered conditions. (8th District)

**Attachments:**

- [Staff Report](#)
- [Ord. No. 2022-207](#)
- [Application Form & Applicant's Report](#)

9. [ORD. 2022-210](#) To authorize the special use of the property known as 421 North 33rd Street for the purpose of a mixed-use building with office use on the ground floor and one dwelling unit on the second floor, upon certain terms and conditions. (7th District)

**Attachments:**

- [Staff Report](#)
- [Ord. No. 2022-210](#)
- [Application Form](#)
- [Applicant's Report](#)
- [Plans](#)
- [Survey](#)
- [Map](#)

10. [ORD. 2022-211](#) To authorize the special use of the property known as 615 Albemarle Street for the purpose of a dwelling unit within an accessory building to a single-family attached dwelling, upon certain terms and conditions. (5th District)

**Attachments:**

- [Staff Report](#)
- [Ord. No. 2022-211](#)
- [Application Form and Applicant's Report](#)
- [Plans](#)
- [Survey](#)
- [Map](#)

11. [ORD. 2022-212](#) To authorize the special use of the properties known as 1117 North Arthur Ashe Boulevard, 1119 North Arthur Ashe Boulevard, and 1201 North Arthur

Ashe Boulevard for the purpose of a mixed-use building containing dwelling units, amenity space, commercial space, and structured parking spaces, upon certain terms and conditions. (2nd District)

**Attachments:** [Staff Report](#)  
[Ord. No. 2022-212](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Plans & Survey](#)

12. [ORD. 2022-213](#) To authorize the special use of the property known as 2320 Burton Street for the purpose of two single-family attached dwellings, upon certain terms and conditions. (7th District)

**Attachments:** [Staff Report](#)  
[Ord. No. 2022-213](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)

*Companion Paper to SUBD 2022.008.*

13. [ORD. 2022-215](#) To authorize the special use of the property known as 2301 Old Dominion Street for the purpose of an industrial use within an addition to an existing building, upon certain terms and conditions. (8th District)

**Attachments:** [Staff Report](#)  
[Ord. No. 2022-215](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Plans & Survey](#)

14. [ORD. 2022-216](#) To authorize the special use of the properties known as 215 Roseneath Road and 217 Roseneath Road for the purpose of two two-family attached dwellings, upon certain terms and conditions. (1st District)

**Attachments:** [Staff Report](#)  
[Ord. No. 2022-216](#)  
[Application Form and Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)

15. [SUBD 2022.005](#) Subdivision Exception for 1127 North 29th Street, per Sec. 25-9 of the Subdivision Ordinance.

- Attachments:**      [Staff Report](#)  
[Subdivision Exception Request](#)  
[Plat](#)
16.    [SUBD](#)                      Subdivision Exception for 105 South Laurel Street, per Sec. 25-9 of the  
[2022.006](#)                      Subdivision Ordinance.  
**Attachments:**      [Staff Report](#)  
[Subdivision Exception Request Letter](#)  
[Plat](#)
17.    [SUBD](#)                      Subdivision Exception for 2320 Burton Street, per Sec. 25-9 of the  
[2022.008](#)                      Subdivision Ordinance.  
**Attachments:**      [Staff Report](#)  
[Plat](#)  
  
*Companion Paper to ORD. 2022-213.*
18.    [PAC 2022 -](#)                Section 17.05 Review of a public art installation for Fire Station #12, 2223  
[689](#)                              W Cary Street.  
**Attachments:**      [PAC Report to CPC](#)  
[Staff Report to PAC](#)  
[Proposed Artwork](#)
19.    [UDC 2022-06](#)              Conceptual 17.05 review of the replacement of a bridge on E. Broad  
Street; 1554 E. Broad Street  
**Attachments:**      [UDC Report to CPC](#)  
[Application & Plans - Current July 2022](#)  
[Application & Plans \(May 2022\)](#)  
[Staff Report to UDC - May 2022](#)  
[Staff Report to UDC - July 2022](#)
20.    [UDC 2022-12](#)              Conceptual location, character, and extent review of streetscape and green  
infrastructure improvements along Government Road; 4900 & 5000 Blocks  
of Government Road  
**Attachments:**      [UDC Report to CPC](#)  
[Application and Plans](#)  
[5000 Government - Staff Report](#)

*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**

21.    [ORD.](#)                              To amend Ord. No. 2000-410-2001-10, adopted Jan. 8, 2001, as  
[2022-205](#)                              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:** [Staff Report](#)  
[Ord. No. 2022-205, Application Form, Applicant's Report, Plans](#)

*Companion Paper to CPCR.2022.083*

22. [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:** [Staff Report](#)  
[Resolution](#)

*Companion Paper to ORD. 2022-205.*

23. [CPCR.2022.078](#) RESOLUTION TO DECLARE AN INTENT TO AMEND THE OFFICIAL ZONING ORDINANCE FOR THE PURPOSE OF AMENDING THE RP RESEARCH PARK DISTRICT IN ACCORDANCE WITH THE CITY CENTER INNOVATION DISTRICT SMALL AREA PLAN.

**Attachments:** [Staff Report](#)  
[Resolution](#)

24. [PDRPRES 2022.038](#) Discussion regarding the City Council resolution to amend the Richmond 300 Master Plan to modify the future land use map as it pertains to the Oregon Hill neighborhood.

**Attachments:** [Public Comment - Charles Pool](#)  
[Public Comment - Basile Nkeng](#)  
[Public Comment - Scott Burger](#)  
[Public Comment - Paul Hammond](#)  
[Public Comment - Michael Schwinabart](#)  
[Public Comment - Matthew Via](#)

## **Upcoming Items**

## **Adjournment**