



City of Richmond

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Summary - Final Planning Commission

Monday, July 18, 2022

1:30 PM

2nd Floor Council Chamber

To access the meeting via Microsoft Teams, please use the following link:
<https://tinyurl.com/RichmondCPC-July182022> or dial *67-804-316-9457 and enter ID: 771
479 173 #

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](#)

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

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 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

The meeting was called to order in Council Chambers at 1:30 pm.

Roll Call

NOTE: Reginald Gordon served as an alternate for Lincoln Saunders.
Councilmember Addison had to leave the meeting before the Regular Agenda.

- Present 7 - * Commissioner Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Andreas Addison, * Commissioner Lincoln Saunders, and * John Thompson
- Absent 2 - * Commissioner Burchell Pinnock, and * Commissioner Samuel Young

Chair's Comments

Mr. Poole welcomed all who were present and stated that the meeting will take place in the Council Chambers until 2:45pm and will take a recess and reconvene in the 7th Floor Conference Room to continue if needed.

Approval of Minutes

There were no minutes to approve at this meeting.

Director's Report

A Director's Report was not provided at this meeting.

- Council Action Update

A Council Action Update was not provided at this meeting.

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)

Patrons: Mayor Stoney (By Request)

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

A motion was made by Commissioner Murthy, seconded by Commissioner Hepp-Buchanan, that this Ordinance be continued to the August 15, 2022 meeting of the Planning Commission. The motion carried unanimously.

21. [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)

Patrons: Mayor Stoney (By Request)

Attachments: [Staff Report](#)
[Ord. No. 2022-205, Application Form, Applicant's Report, Plans](#)

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Murthy, that this Ordinance be continued to the August 15, 2022 meeting of the Planning Commission. The motion carried unanimously.

22. [CPCR.2022.083](#)

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

A motion was made by Commissioner Gordon, seconded by Commissioner Thompson, that this Ordinance be continued to the August 15, 2022 meeting of the Planning Commission. The motion carried unanimously.

Consent Agenda

Mr. Roakes presented the Consent Agenda to the Planning Commission.

Public Hearing:

Monica Esparza requested a continuation on Item 8, specifically noting that the Civic Association had not had time enough to review the application and the Applicant had not responded to questions posed by the Civic Association. The Applicant noted that outreach was completed for the original application that the subject application requested to amend due to a technical error in the original application.

Sheila Chandler expressed concerns with tem #14, specifically noting work that has already been done to the exterior and access issue due to the proximity of the proposed building footprint to the alley - which construction had already begun on possibly without approval.

A motion was made by Commissioner Thompson, seconded by Commissioner Murthy, that item #4, Ordinance 2022-161, be moved from the Consent Agenda to the Regular Agenda.

A motion was made by Commissioner Greenfield, seconded by Commissioner Hepp-Buchanan, that the Consent Agenda (as amended) be adopted. The motion carried unanimously.

Aye -- 7 - * Commissioner Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Andreas Addison, * Commissioner John Thompson and * Commissioner Lincoln Saunders

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)

Patrons: Mayor Stoney (By Request)

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

This Ordinance was recommended for approval to the City Council.

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)

Patrons: Mayor Stoney (By Request)

Attachments: [Staff Report](#)
[Ord. No. 2022-203](#)

This Ordinance was recommended for approval to the City Council.

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)

Patrons: Mayor Stoney (By Request)

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

This Ordinance was recommended for approval to the City Council.

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)

Patrons: Mayor Stoney (By Request)

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

The Commission approved staff recommendations for approval including the following changes and additions to the Ordinance:

*It should be noted that the amended ordinance was drafted to reduce the number of authorized dwellings from 12 to 10. The intent of the amendment is to reduce the number of authorized dwellings to 11 units.

Therefore, staff recommends approval of the Special Use Permit Amendment request, with an amendment to reduce the number of dwelling units to 11, substantially as shown on the plans entitled "SUP LAYOUT PLAN", dated January 27, 2022, and prepared by SilverCore Land Development Consultants.

This Ordinance was recommended for approval to the City Council.

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)

Patrons: Mayor Stoney (By Request)

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

This Ordinance was recommended for approval to the City Council.

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)

Patrons: Mayor Stoney (By Request)

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

This Ordinance was recommended for approval to the City Council.

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)

Patrons: Mayor Stoney (By Request)

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

This Ordinance was recommended for approval to the City Council.

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)

Patrons: Mayor Stoney (By Request)

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

This Ordinance was recommended for approval to the City Council.

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)

Patrons: Mayor Stoney (By Request)

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

This Ordinance was recommended for approval to the City Council.

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)

Patrons: Mayor Stoney (By Request)

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

This Ordinance was recommended for approval to the City Council.

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)

Patrons: Mayor Stoney (By Request)

Attachments: [Staff Report](#)
[Ord. No. 2022-216](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Museum District Assoc - Review Letter](#)
[Public Comment - Chandler](#)

This Ordinance was recommended for approval to the City Council.

15. [SUBD](#)
[2022.005](#)

Attachments: [Staff Report](#)
[Subdivision Exception Request](#)
[Plat](#)

This Tentative Subdivision was approved.

16. [SUBD](#)
[2022.006](#)

Attachments: [Staff Report](#)
[Subdivision Exception Request Letter](#)
[Plat](#)

This Tentative Subdivision was approved.

17. [SUBD](#)
[2022.008](#)

Attachments: [Staff Report](#)
[Plat](#)

This Tentative Subdivision was approved.

18. [PAC 2022 -](#)
[689](#)

Attachments: [PAC Report to CPC](#)
[Staff Report to PAC](#)
[Proposed Artwork](#)

This Section 17.05 Review was approved.

19. [UDC 2022-06](#)

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](#)

This Section 17.05 Review was approved.

20. [UDC 2022-12](#)

Attachments: [UDC Report to CPC](#)
[Application and Plans](#)
[5000 Government - Staff Report](#)

This Location, Character and Extent Item was approved.

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

- 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)

Patrons: Mayor Stoney (By Request)

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

Planner Brown provided a presentation detailing the project.

Mark Baker, representative of the applicant, provided a presentation detailing the project.

Sheryl Brooks, adjacent resident, stated that the subject application will increase density which will create problems for parking/congestion, and the orientation to the ROW creates nuisance for the speaker with the location of trash and mechanical equipment.

A motion was made by Commissioner Thompson, seconded by Commissioner Murthy, that this Ordinance was recommended for approval to the City Council. The motion carried unanimously.

24. [PDRPRES 2022.038](#)

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](#)
[CPC Presentation July18](#)
[Public Comment - Green I](#)
[Public Comment - Meindhart](#)
[Public Comment Green II](#)
[Public Comment - Askegren](#)

Director Kevin Vonck provided staff's presentation.

Councilmember Stephanie Lynch made comments, specifically noting the need to preserve affordable housing and craft the broad language of the Master Plan to respect nuances of neighborhoods.

The Planning Commission recessed at 2:45pm and reconvened from the Council Chambers to the 7th Floor Conference Room.

Item #24 (Cont)

Director Vonck: Overview (Cont)

Jennifer Hannock, Oregon Hill Civic Association Vice President – Supports resolution, current status of Master Plan Land Use Designation does not support existing affordable housing staying in the neighborhood

Jenny Fryer, Resident – Supports resolution, current status of Master Plan Land Use Designation does not support existing affordable housing and working class residents staying in the neighborhood

Charles Pool, resident –supports resolution, incorrect and misleading facts presented by Staff regarding commercial establishments, does not support the recommended height by current Master Plan

Bryan Green, President of the Oregon Hill Civic Association – supports resolution, encourages business friendly policies, states Special Use Permits allow what the Master Plan recommends instead of what Zoning requires therefore including only zoning controls will not reach subject of resident's concern, does not support the height currently allowed by Master Plan

23. [CPCR.2022.0](#)
[78](#)

Attachments: [Staff Report](#)
[Resolution](#)
[Signed Resolution Intent for RP Zone Amendment](#)

Director Vonck And Planner Mercer – Overview

A motion was made by Commissioner Murthy, seconded by Commissioner Hepp-Buchanan, that this City Planning Commission Resolution be approved. The motion carried by the following vote:

Aye -- 6 - * Commissioner Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner John Thompson and * Commissioner Lincoln Saunders

Excused -- 1 - * Commissioner Andreas Addison

Upcoming Items

Adjournment