



City of Richmond

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

Agenda

Planning Commission

Monday, April 17, 2023

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-17-April-2023>

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:

1. [PDRPRES 2023.025](#) Public Access and Participation Instructions

Attachments: [Public Access and Participation Instructions - Planning Commission 4-17-2023](#)

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 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

Council Action Update

Consideration of Continuances and Deletions from 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](#)

Request to continue to the June 5, 2023 meeting of the Planning Commission.

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](#)

Request to continue to the June 5, 2023 meeting of the Planning Commission.

4. [ORD. 2023-090](#) To authorize the special use of the property known as 708 China Street for the purpose of a two-family detached dwelling, upon certain terms and conditions. (5th District)

Attachments:

[Ord. No. 2023-090](#)
[Staff Report](#)
[Application & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Opposition - Oregon Hill Neighborhood Association](#)
[Opposition - Armstrong](#)
[Opposition - Beane](#)
[Opposition - Burger](#)
[Opposition - Cox](#)
[Opposition - Culver](#)
[Opposition - Jones](#)
[Opposition - Kaputof](#)
[Opposition - LHerrou](#)
[Opposition - Makhoul](#)
[Opposition - Martin](#)
[Opposition - Massey-Makhoul](#)
[Opposition - M Normile](#)
[Opposition - N Normile](#)
[Opposition - Pool](#)
[Opposition - Staton](#)
[Opposition - Smolkin](#)
[Opposition - Woodson](#)
[Opposition - Zintner](#)
[Support - Kelley](#)

Request to continue to the May 15, 2023 meeting of the Planning Commission.

5. [ORD. 2023-108](#) To authorize the special use of the property known as 910 Parrish Street for the purpose of two single-family detached dwellings, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2023-108](#)
[Staff Report](#)
[Application & Report](#)
[Plans & Survey](#)
[Map](#)
[Opposition - Mooney 1](#)
[Opposition - Mooney 2](#)
[Opposition - Thornton](#)
[Opposition - Surina](#)

Request to continue to the May 15, 2023 meeting of the Planning Commission.

6. [ORD. 2023-109](#) To authorize the special use of the property known as 5312 Stokes Lane for the purpose of a single-family detached dwelling, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2023-109](#)
[Staff Report](#)
[Application and Narrative](#)
[Plans](#)
[Site Plan](#)
[Survey](#)
[Opposition - Coffiel](#)

Request to continue to the May 15, 2023 meeting of the Planning Commission.

7. [ORD. 2023-110](#) To authorize the special use of the property known as 5314 ½ Stokes Lane for the purpose of a single-family detached dwelling, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2023-110](#)
[Staff Report](#)
[Application Packet](#)
[Opposition - Hopkins](#)

Request to continue to the May 15, 2023 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.

8. [ORD. 2023-102](#) To amend and reordain Ord. No. 2019-080, adopted Apr. 8, 2019, which authorized the special use of the property known as 326 East Broad Street for the purpose of permitting signs with an aggregate area exceeding that permitted by the underlying zoning regulations, to authorize additional square footage of aggregate area for signs, upon certain terms and conditions. (6th District)
- Attachments:** [Ord. No. 2023-102](#)
[Staff Report](#)
[Application](#)
[Plans & Survey](#)
[Map](#)
9. [ORD. 2023-103](#) To authorize the special use of the property known as 112 Carnation Street for the purpose of the assembly and storage of modular dwelling units, upon certain terms and conditions. (9th District)
- Attachments:** [Ord. No. 2023-103](#)
[Staff Report](#)
[Application Packet](#)
[Map](#)
10. [ORD. 2023-104](#) To authorize the special use of the property known as 710 Lafayette Street for the purpose of purpose of (i) a café with accessory retail and (ii) the production, wholesale, and distribution of roasted coffee beans, upon certain terms and conditions. (1st District)
- Attachments:** [Ord. No. 2023-104](#)
[Staff Report](#)
[Application & Report](#)
[Plans](#)
[Map](#)
[Survey](#)
11. [ORD. 2023-105](#) To authorize the special use of the property known as 6140 Hull Street Road for the purpose of up to 140 single-family attached dwellings, upon certain terms and conditions. (9th District)
- Attachments:** [Ord. No. 2023-105](#)
[Staff Report](#)
[Application & Report](#)
[Plans & Survey](#)
[Map](#)

12. [ORD. 2023-106](#) To authorize the special use of the property known as 3019 Moss Side Avenue for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions. (3rd District)

Attachments: [Ord. No. 2023-106](#)
[Staff Report](#)
[Application & Report](#)
[Plans & Survey](#)
[Map](#)

13. [ORD. 2023-107](#) To authorize the special use of the property known as 2113 North Avenue for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions. (6th District)

Attachments: [Ord. No. 2023-107](#)
[Staff Report](#)
[Application & Report](#)
[Plans & Survey](#)
[Map](#)

Regular Agenda

14. [ORD. 2023-068](#) To authorize the special use of the property known as 3600 Grove Avenue for the purpose of a multifamily dwelling containing up to 260 dwelling units and amenity spaces, with off-street parking, upon certain terms and conditions. (1st District)

Attachments:

[Ord. No. 2023-068](#)
[Staff Report](#)
[Application & Applicant's Report](#)
[Plans 12 April 2023 \(CURRENT\)](#)
[Plans 28 March 2023](#)
[Plans & Survey](#)
[Map](#)
[Not Opposed - MDA Letter, April 17, 2023.docx](#)
[Initial MDA Zoning Committee Feedback](#)
[Opposition - MDA](#)
[Land Use and Development Committee Feedback - WCA](#)
[Opposition - Baldwin](#)
[Opposition - Bearman](#)
[Opposition - Gammon](#)
[Opposition - Kahsar](#)
[Opposition - Loving](#)
[Opposition - Montgomery](#)
[Opposition - Sims](#)
[Opposition - Taylor](#)
[Opposed - Way](#)
[Opposition - Wheeler](#)
[Opposition - Wilson](#)
[Support - Allen](#)
[Support - Bills](#)
[Support - Hobson](#)
[Support - Jenkins](#)
[Support - Rule](#)
[Support - Via](#)
[Support - Yang](#)
[Letter of Concern - Brakman](#)
[Letter of Concern - Finn](#)
[Letter of Concern - Myers](#)
[Opposition - Finn](#)

15. [ORD. 2023-092](#) To amend and reordain Ord. No. 2018-310, adopted Dec. 17, 2018, which authorized the special use of the property known as 2712 East Leigh Street for the purpose of up to seven multifamily dwelling units and an accessory office, to authorize certain uses permitted on corner lots within the R-63 Multifamily Urban Residential District, upon certain terms and conditions. (7th District)

Attachments:

[Ord. No. 2023-092](#)

[Staff Report](#)

[Application & Applicant's Report](#)

[Map](#)

[Letter of Concern - McMillan](#)

16. [ORD.](#)
[2023-101](#)
- To repeal City Code §§ 30-710.1, 30-710.2, 30-710.2:1, 30-710.2:2, 30-710.2:3, 30-710.2:4, 30-710.2:5, 30-710.3, 30-710.4, 30-720.1, 30-720.2, and 30-720.5, all concerning off-street parking and loading requirements in certain districts; to repeal ch. 30, art. IX, div. 1 (§ 30-900-30-900.6); to repeal ch. 30, art. IX, div. 2 (§§ 30-910-30-910.4) to repeal ch. 30, art. IX, div. 7 (§§ 30-960-30-960.4), concerning off-street parking requirements; and to amend City Code §§ 30-411.3, 30-412.2, 30-413.3, 30-413.13, 30-416.2, 30-418.2, all concerning permitted accessory uses and structures; 30-419.3, concerning permitted principal uses on corner lots, 30-419.4, 30-420.2, 30-426.2, all concerning permitted accessory uses and structures, 30-436.1, concerning permitted principal and accessory uses, 30-438, concerning intent of district, 30-446.3, concerning principal uses permitted by conditional use permit, 30-620.2, concerning more than one main building on lot, 30-620.5, division of lots to accommodate existing dwelling units, 30-710.12, concerning improvement of parking areas and parking lots, 30-720.3, concerning location and improvement of loading spaces, 30-720.4, concerning dimensions of loading spaces, 30-800.2, concerning extension or expansion, 30-800.3, concerning changes, 30-1030.4, concerning criteria, 30-1040.3, concerning additional exceptions granted by the Board of Zoning Appeals, 30-1045.6, concerning specific conditions applicable to particular uses, and 30-1220, concerning definitions.

Attachments:

[Ord. No. 2023-101](#)
[Staff Report](#)
[Presentation](#)
[Letter of Concern - Beverly](#)
[Letter of Concern - Connors](#)
[Letter of Concern - Innes](#)
[Letter of Concern - Kerr](#)
[Letter of Concern - Timreck](#)
[Letter of Concern - Westhampton Citizens Association](#)
[Opposition - Barrett](#)
[Opposition - Beck](#)
[Opposition - Berry](#)
[Opposition - Boisseau](#)
[Opposition - Bugnacki](#)
[Opposition - Caroline Cox](#)
[Opposition - del Cardayre](#)
[Opposition - Escalante](#)
[Opposition - Fix](#)
[Opposition - Jim Green](#)
[Opposition - Millie Green](#)
[Opposition - Grier](#)
[Opposition - Harrigan](#)
[Opposition - Keller](#)
[Opposition - Kennedy](#)
[Opposition - LeGrand](#)
[Opposition - Leslie](#)
[Opposition - MacAlister](#)
[Opposition - OConnor](#)
[Opposition - OFlynn](#)
[Opposition - Perrin](#)
[Opposition - Powelson - Bell](#)
[Opposition - Radford](#)
[Opposition - Redmond](#)
[Opposition - Ritchie](#)
[Opposition - Roberts-Gabay](#)
[Opposition - Ruiz](#)
[Opposition - Scape1](#)
[Opposition - Shifflett](#)

[Opposition - Tyler](#)
[Opposition - Warthen](#)
[Opposition - Wofford](#)
[Opposition - Woodaman](#)
[Opposition - Woodman Cox](#)
[Opposition - Wrinn](#)
[Support - Allen](#)
[Support - Beard](#)
[Support - Foster](#)
[Support - Grabow](#)
[Support - Hall](#)
[Support - Hart](#)
[Support - Harwood](#)
[Support - Hobson](#)
[Support - Holstein](#)
[Support - Kasten](#)
[Support - Moore](#)
[Support - Partnership for Smarter Growth](#)
[Support - Richmond Association of Realtors](#)
[Support - Rule](#)
[Support - RVA YIMBY](#)
[Support - Tatman](#)
[Support - Taylor](#)
[Support - Tousignant](#)
[Support - Wingfield](#)

Upcoming Items

Adjournment