



# City of Richmond

City Hall  
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## Summary Planning Commission

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Monday, April 17, 2023

1:30 PM

5th Floor Conference Room

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

This meeting was 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 attended the meeting in-person, citizens were able to participate in the meeting virtually.

Citizens were 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 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

Mr. Poole called the regular meeting of the Planning Commission to order at 1:30 pm.

### Roll Call

- Present 6 - \* Commissioner Vivek G. Murthy, \* Commissioner Burchell Pinnock, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rebecca Rowe, \* Commissioner Andreas Addison, and \* Commissioner Rodney Poole
- Absent 3 - \* Commissioner Max Hepp-Buchanan, \* Commissioner Samuel Young, and \* Commissioner Lincoln Saunders

### Chair's Comments

Mr. Poole welcomed all who were present.

### Approval of Minutes

There were no minutes to approve.

### Director's Report

### Council Action Update

Ms. Alyson Oliver provided an update on the actions taken by City Council at its April 10, 2023 meeting

### 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)

**A motion was made by Commissioner Murthy, seconded by Commissioner Pinnock, that this ordinance be continued to the June 5, 2023 Planning Commission meeting. The motion carried unanimously.**

- 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

**A motion was made by Commissioner Murthy, seconded by Commissioner Pinnock, that this ordinance be continued to the June 5, 2023 Planning Commission meeting. The motion carried unanimously.**

**Aye --** 6 - \* Commissioner Vivek G. Murthy, \* Commissioner Burchell Pinnock, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rebecca Rowe, \* Commissioner Andreas Addison and \* Commissioner Rodney Poole

- 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)

**A motion was made by Commissioner Pinnock, seconded by Commissioner Greenfield, that this ordinance be continued to the May 15, 2023 Planning Commission meeting. The motion carried unanimously.**

- 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)

**A motion was made by Commissioner Murthy, seconded by Commissioner Pinnock, that this ordinance be continued to the May 15, 2023 Planning Commission meeting. The motion carried unanimously.**

- 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)

**A motion was made by Commissioner Murthy, seconded by Commissioner Pinnock, that this ordinance be continued to the May 15, 2023 Planning Commission meeting. The motion carried unanimously.**

- 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)

**A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy, that this ordinance be continued to the May 15, 2023 Planning Commission meeting. The motion carried unanimously.**

## Consent Agenda

**A motion was made by Commissioner Greenfield, seconded by Commissioner Murthy, that the Consent Agenda be adopted. The motion carried by the following vote:**

**Aye --** 6 - \* Commissioner Vivek G. Murthy, \* Commissioner Burchell Pinnock, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rebecca Rowe, \* Commissioner Andreas Addison and \* Commissioner Rodney Poole

The Consent Agenda items were considered by the Commission as a group, and there was a single combined staff presentation and a single combined public hearing held for all items listed on the Consent Agenda. No members of the public spoke on any 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)  
**This Ordinance was recommended for approval to the City Council.**
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)  
**This Ordinance was recommended for approval to the City Council.**
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)  
**This Ordinance was recommended for approval to the City Council.**
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)  
**This Ordinance was recommended for approval to the City Council.**
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)  
**This Ordinance was recommended for approval to the City Council.**
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)

**This Ordinance was recommended for approval to the City Council.**

## **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)
- During the public comment period, three people spoke on this request.
- A motion was made by Commissioner Greenfield, seconded by Commissioner Pinnock, that this Ordinance be recommended for approval to the City Council with the following amendments:**
- replace current plans with the plans dated April 12, 2023
  - reduce number of units from 260 to 253
  - reduce number of off-street parking spaces from 335 to 330
- The motion carried unanimously.**
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)
- The Planning Commission failed to make a motion on this item.**
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.

During the public comment period, nine people spoke on this request. Five people spoke in favor and four people spoke in opposition.

**A motion was made by Commissioner Pinnock, seconded by Commissioner Greenfield, that this Ordinance be recommended for approval to the City Council. The motion carried unanimously.**

### **Upcoming Items**

Ms. Oliver shared a list of items tentatively scheduled for the May 1, 2023 meeting of the Planning Commission.

### **Adjournment**

Mr. Poole adjourned the meeting at 4:11 pm.