



City of Richmond

City Hall
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Agenda

Planning Commission

Tuesday, September 6, 2022

1:30 PM

5th Floor Conference Room

Call To Order

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](#) Public Access and Participation Instructions
[2022.048](#)

Attachments: [Public Access and Participation Instructions - Planning Commission 9-6-2022](#)

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 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.

Roll Call

Chair's Comments

Approval of Minutes

Director's Report

- Council Action Update

Consideration of Continuances and Deletions from Agenda

2. [ORD. 2022-191](#) To repeal ch. 16, art. II (§§ 16-19-16-31) of the City Code; to amend ch. 30, art. VI, div. 10.1 by adding therein a new section 30-691.1:1, concerning definitions for the Affordable Dwelling Unit Density Program; and to amend City Code §§ 30-691, 30-691.1, 30-691.2, 30-691.3, 30-691.4, 30-691.6, 30-691.7, 30-691.8, 30-691.9, 30-691.11, for the purpose of revising the Affordable Housing Dwelling Unit Density Program as authorized by Va. Code § 15.2-2305.1.

Patrons: Stoney

Attachments: [Ord. No. 2022-191](#)

Request to continue to the October 3, 2022 meeting of the Planning Commission.

3. [ORD. 2022-228](#) To authorize the special use of the property known as 109 East 17th Street for the purpose of two two-family attached dwellings, upon certain terms and conditions. (8th District)

Patrons: Stoney (By Request)

Attachments: [Ord. No. 2022-228](#)

[Application & Report](#)

[Plans & Survey](#)

[O&R Map](#)

[Parking Study](#)

[Parking Study Addendum](#)

Request to continue to the October 3, 2022 meeting of the Planning Commission.

4. [ORD. 2022-229](#) To authorize the special use of the property known as 501 North Allen Avenue for the purpose of a hotel use and ground floor commercial use, upon certain terms and conditions, and to repeal Ord. No. 98-115-182, adopted Jun. 8, 1998. (2nd District)

Patrons: Stoney (By Request)

Attachments: [Ord. No. 2022-229](#)

[Application Form and Applicants Report](#)

[Plans & Survey](#)

[FDA Letter of Support](#)

Request to continue to the September 19, 2022 meeting of the Planning Commission.

5. [ORD. 2022-231](#) To authorize the special use of the property known as 3001 Midlothian Turnpike for the purpose of two single-family attached dwellings and a single-family detached dwelling, with off-street parking, upon certain terms and conditions. (5th District)
- Patrons:** Stoney (By Request)
- Attachments:** [Ord. No. 2022-231](#)
[Application and Report](#)
[Plans & Survey](#)
- Request to continue to the September 19, 2022 meeting of the Planning Commission.*
6. [CPCR.2022.062](#) Institutional Master Plan Amendment for the University of Richmond
- Attachments:** [Institutional Master Plan Amendment](#)
[Applicant's Report](#)
- Request to continue to the October 3, 2022 meeting of the Planning Commission.*
7. [PDRPRES 2022.051](#) Update on proposed zoning ordinance rewrite
- Request to continue to the September 19, 2022 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. 2022-223](#) To amend and reordain Ord. No. 2004-345-325, adopted Dec. 13, 2004, which previously authorized the special use of the properties known as 3217 Grove Avenue and 111 North Dooley Avenue, now known as 3217 Grove Avenue and 3219 Grove Avenue, for the purpose of a single-family detached dwelling use and a lot split for the construction of a single-family detached dwelling, to authorize a three-car garage at 3219 Grove Avenue instead of the two-car garage previously authorized on that property, upon certain terms and conditions. (1st District)
- Patrons:** Stoney (By Request)
- Attachments:** [Staff Report](#)
[Ord. No. 2022-223](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Plat](#)
[MDA Letter of No Opposition](#)

9. [ORD. 2022-224](#) To amend and reordain Ord. No. 2021-322, adopted Dec. 13, 2021, which authorized the special use of the properties known as 1012 West 49th Street and 1015 Herbert Street for the purpose of up to three single-family detached dwellings, to provide for modified plans, upon certain terms and conditions. (4th District)

Patrons: Stoney (By Request)

Attachments: [Staff Report](#)
[Ord. No. 2022-224](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

10. [ORD. 2022-225](#) To conditionally rezone the properties known as 501 Orleans Street and 4811 South 37th Street from the M-1 Light Industrial District to the B-5 Central Business District, upon certain proffered conditions. (7th District)

Patrons: Stoney (By Request)

Attachments: [Staff Report](#)
[Ord. No. 2022-225](#)
[Proffers](#)
[Application Form](#)
[Applicant's Report](#)
[Survey & Exhibits](#)

11. [ORD. 2022-226](#) To authorize the special use of the property known as 617 North 1st Street for the purpose of a day nursery for up to 12 children, upon certain terms and conditions. (2nd District)

Patrons: Stoney (By Request)

Attachments: [Staff Report](#)
[Ord. No. 2022-226](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

12. [ORD. 2022-227](#) To authorize the special use of the property known as 2906 5th Avenue for the purpose of a multifamily dwelling containing up to 52 dwelling units, with off-street parking, upon certain terms and conditions. (6th District)
- Patrons:** Stoney (By Request)
- Attachments:** [Staff Report](#)
[Ord. No. 2022-227](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
13. [ORD. 2022-230](#) To authorize the special use of the property known as 103 Libbie Avenue for the purpose of a single-family detached dwelling, with driveway access to the street, upon certain terms and conditions. (1st District)
- Patrons:** Stoney (By Request)
- Attachments:** [Staff Report](#)
[Ord. No. 2022-230](#)
[Application Form & Applicant Report](#)
[Plan](#)
[Plat](#)
[Map](#)
14. [ORD. 2022-233](#) To authorize the special use of the property known as 3122 Parkwood Avenue for the purpose of a two-family detached dwelling, with off-street parking, upon certain terms and conditions. (5th District)
- Patrons:** Stoney (By Request)
- Attachments:** [Staff Report](#)
[Ord. No. 2022-233](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

15. [ORD. 2022-234](#) To authorize the special use of the property known as 1701 Roseneath Road 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: Stoney (By Request)

Attachments: [Staff Report](#)
[Ord. No. 2022-234](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Map](#)

Regular Agenda

16. [ORD. 2022-232](#) To authorize the special use of the properties known as 3301 Park Avenue and 3303 Park Avenue for the purpose of four single-family attached dwellings, with off-street parking, upon certain terms and conditions. (1st District)

Patrons: Stoney (By Request)

Attachments: [Staff Report](#)
[Ord. No. 2022-232](#)
[Application](#)
[Applicant Report](#)
[Plans & Survey](#)
[O&R Map](#)
[Opposition Letters](#)
[MDA Letter of Opposition](#)
[West of the Boulevard Design Guidelines](#)
[Updated Site Plan](#)

17. [PDRPRES 2022.049](#) Presentation on proposed city-wide zoning changes pertaining to revising short-term rental regulations, eliminating parking space minimums, and permitting accessory dwelling units.

Attachments: [PDR Presentation](#)

Upcoming Items

Adjournment