



City of Richmond

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Agenda

Planning Commission

Monday, June 5, 2023

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-5-June-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:

[PDRPRES](#) Public Access and Participation Instructions
[2023.038](#)

Attachments: [Public Access and Participation Instructions - Planning Commission 6-5-2023](#)

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

1. [PDRMIN](#) CPC DRAFT Minutes - May 1, 2023
[2023.011](#)
Attachments: [DRAFT Minutes - May 1 2023](#)
2. [PDRMIN](#) CPC DRAFT Minutes - May 15, 2023
[2023.012](#)
Attachments: [Draft Minutes - May 15, 2023](#)

3. [PDRMIN
2023.013](#) CPC DRAFT Minutes - May 16, 2022

Attachments: [Draft Minutes - May 16, 2022](#)

4. [PDRMIN
2023.014](#) CPC DRAFT Minutes - June 6, 2022

Attachments: [Draft Minutes - June 6, 2022](#)

Director's Report

- Council Action Update

Consideration of Continuances and Deletions from Agenda

5. [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 July 17, 2023 meeting of the Planning Commission.

6. [CPCR.2022.0
83](#) 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 July 17, 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.

7. [ORD.
2023-158](#) To amend and reordain Ord. No. 86-81-83, adopted Apr. 28, 1986, and last amended by Ord. No. 2000-289-271, adopted Sept. 11, 2000, which authorized the special use of the property known as 1200-1206 East Cary for the purpose of a hotel containing up to 57 rooms and other uses permitted in the B-5 Central Business District and additional signs, to modify the parking requirements, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2023-158](#)
[Staff Report](#)
[Map](#)

8. [CPCR.2023.0
18](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING A FINAL COMMUNITY UNIT PLAN AMENDMENT TO THE CHIPPENHAM FOREST SQUARE COMMUNITY UNIT PLAN, TO ALLOW FOR MODIFICATIONS TO THE WALMART RETAIL BUILDING (2401 SHEILA LANE)

Attachments: [Staff Report](#)
[Resolution](#)
[Application Form](#)
[Plans](#)

9. [SUBD
2023.005](#) Subdivision Exception for 1700 W Cary Street, per Sec. 25-219 of the Subdivision Ordinance.

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

10. [Location
2023-01](#) Location review of a proposed public access easement on the property of CC Scotts Addition LP, 2902 North Arthur Ashe Blvd (Novel Scotts Addition)

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

Regular Agenda

11. [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 Packet](#)
[Updated Plans](#)
[Public Comment](#)

12. [ORD. 2023-121](#) To authorize the special use of the property known as 3207 Hermitage Road for the purpose of an office and contractor warehouse with outdoor storage, upon certain terms and conditions, and to repeal Ord. No. 60-227-197, adopted Aug. 8, 1960, and Ord. No. 60-120-93, adopted May 9, 1960. (3rd District)

Attachments: [Ord. No. 2023-121](#)
[Staff Report](#)
[Application Files with Updated Plans](#)
[Map](#)

13. [ORD. 2023-157](#) To authorize the special use of the property known as 301 West 6th Street for the purpose of a multifamily dwelling containing up to 553 dwelling units, with off-street parking, upon certain terms and conditions. (6th District)

Attachments: [Ord. No. 2023-157](#)
[Staff Report](#)
[Map](#)
[Public Comment](#)
[SUP Plan Set RENDERINGS](#)

Upcoming Items

Adjournment