



# City of Richmond

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

## Agenda

### Planning Commission

---

Monday, October 5, 2020

1:30 PM

5th Floor Conference Room

---

**This meeting will be held through electronic communication means.**

This meeting will be held through electronic communication means pursuant to and in compliance with Ordinance No. 2020-093, adopted April 9, 2020, as amended. This meeting will be open to participation through electronic communication means by the public and closed to in-person participation by the public.

Most, if not all, Planning Commission members and other staff will participate in this meeting by teleconference/videoconference via Microsoft Teams. Those who may be assembling for this meeting will do so in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219.

Special Guidelines for Public Access and Citizen Participation:

To access or participate, or both, in the Planning Commission meeting on Monday, October 5, 2020, at 1:30 p.m., you have several options outlined in the following document:

1. [PDRPRES 2020.062](#) Public Access and Participation Instructions - Planning Commission 10/5/20

**Attachments:** [Public Access and Participation Instructions - Planning Commission Oct 5, 2020](#)

Citizens are encouraged to provide their comments in writing to [PDRLandUseAdmin@richmondgov.com](mailto:PDRLandUseAdmin@richmondgov.com) in lieu of speaking through audio or video means during the meeting.

When submitting your comments by email, be sure to include in your email (i) your full legal name, (ii) any organizations you represent, and (iii) any economic or professional relationships that would be affected by the adoption of the legislation on which you are commenting.

The person responsible for receiving written comments is Matthew J. Ebinger, Secretary to the Planning Commission.

All written comments received via email prior to 10:00 a.m. on Monday, October 5, 2020, 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

#### Roll Call

**Chair's Comments****Approval of Minutes****Director's Report****- Council Action Update****Consideration of Continuances and Deletions from Agenda**

2. [ORD.  
2020-177](#) To authorize the special use of the properties known as 618 North 32nd Street and 620 North 32nd Street for the purpose of permitting the expansion of an existing adult care residence from 27 residents to 40 residents, upon certain terms and conditions.

**Attachments:** [Ord. No. 2020-177](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Applicant's Letter](#)  
[Management Plan](#)  
[Plans & Survey](#)  
[Letters of Support](#)  
[Letters of Opposition](#)

*Request to continue to the November 2, 2020 meeting of the Planning Commission.*

3. [Location  
2020-002](#) Location review of an easement for public use and travel along the west side of the alley to the rear of the property known as 1801 Jefferson Davis Highway, between Webber Avenue and Royal Avenue.

*Request to withdraw this Location Item.*

**Consent Agenda**

4. [ORD.  
2020-204](#) To amend and reordain Ord. No. 83-67-66, adopted Apr. 25, 1983, as amended by Ord. No. 95- 244-274, adopted Nov. 13, 1995, which authorized the use of the property known as 5607 Grove Avenue, for the purpose of a dance studio and the use of the existing building for office purposes, to allow exterior façade modifications, upon certain terms and conditions.

**Attachments:**     [Ord. No. 2020-204](#)  
[Staff Report](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Plans](#)  
[Landscape Plan](#)  
[Survey](#)  
[Map](#)

5.     [ORD. 2020-205](#)     To authorize the special use of the properties known as 1041 North Lombardy Street, 1480 Moore Street, and 1500 Moore Street for the purpose of multifamily dwellings containing a total of up to 90 dwelling units, with off-street parking, upon certain terms and conditions.

**Attachments:**     [Ord. No. 2020-205](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of Support CACIL](#)

*Ord. 2020-205 and Ord. 2020-208 are companion papers.*

6.     [ORD. 2020-208](#)     To close, to public use and travel, a portion of Moore Street located between North Lombardy Street and Bowe Street consisting of 9,843± square feet, but retaining portions as utility easements and access easements, upon certain terms and conditions, and to authorize the Chief Administrative Officer to accept the dedication of a public utility easement and a public access easement, consisting of 1,159± square feet and a public utility easement and a public access easement consisting of 11,723± square feet, over certain parcels adjacent to the closed portion of Moore Street, in connection with vehicular and pedestrian access to a proposed mixed-use development in the area.

**Attachments:**     [Ord. No. 2020-208](#)  
[Staff Report](#)  
[Survey](#)  
[Letter of Support CACIL](#)

*Ord. 2020-205 and Ord. 2020-208 are companion papers.*

7.     [ORD. 2020-206](#)     To authorize the special use of the property known as 1429 Mechanicsville Turnpike for the purpose of a two-family detached dwelling, upon certain terms and conditions.

**Attachments:**     [Ord. No. 2020-206](#)  
[Staff Report](#)  
[Application Form and Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)

8.     [ORD.](#)     To authorize the special use of the property known as 1513 Rear Grove  
[2020-207](#)     Avenue for the purpose of a single-family detached dwelling, upon certain  
                 terms and conditions. (As Amended)

**Attachments:**     [Ord. No. 2020-207 - Amended 20201012](#)  
[Staff Report](#)  
[Application Form and Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)  
[Letter of No Opposition FDA](#)  
[20201012 Amendment of Ord. No. 2020-207](#)

9.     [ORD.](#)     To amend City Code §§ 30-438.1, concerning permitted principal and  
[2020-209](#)     accessory uses, 30-438.3:1, concerning floor area and usable open  
                 space, 30-438.4, concerning screening, 30-452.1, concerning permitted  
                 principal uses, and 30-515, concerning sign regulations, to amend ch. 30,  
                 art. IV, div. 21 of the City Code by adding therein new §§ 30-438,  
                 concerning the intent of the B-3 zoning district, and 30-438.6, concerning  
                 parking and circulation of vehicles, and to amend ch. 30, art. XII of the City  
                 Code by adding therein new §§ 30-1220.15:1 and 30-1220.84:1,  
                 concerning certain definitions.

**Attachments:**     [Ord. No. 2020-209](#)  
[Staff Report](#)

10.    [ORD.](#)     To declare a public necessity for and to authorize the acquisition of the  
[2020-212](#)     parcel of real property owned by Advantage Richmond Corporation and  
                 known as 900 East Marshall Street for the purpose of a municipal office  
                 building.

**Attachments:**     [Ord. No. 2020-212](#)  
[Staff Report](#)

11.    [ORD.](#)     To amend Ord. No. 2020-051, adopted May 11, 2020, which (i) accepted  
[2020-213](#)     a program of proposed Capital Improvement Projects for Fiscal Year  
                 2020-2021 and the four fiscal years thereafter, (ii) adopted a Capital  
                 Budget for Fiscal Year 2020-2021, and (iii) determined a means of  
                 financing the same, to modify the purpose of the Heritage Center /  
                 Lumpkin's Jail (Devil's Half Acre) project in the Economic and Community

Development category to provide that the scope of such project consists of design and construction of a pavilion and museum at the Lumpkin's Jail / Devil's Half Acre site, the design of and improvements to the Richmond Slave Trail and Trail Head at Ancarrow's Landing, the extension of the Slave Trail to 1305 North 5th Street, the acquisition of the property known as 1305 North 5th Street due to that property's historical significance associated with its use as the Burial Grounds for Free People of Colour and Slaves, and the planning activities for the proposed Heritage Center in Shockoe Bottom.

- Attachments:** [Ord. No. 2020-213](#)  
[Staff Report](#)  
[Map](#)  
[Letters of Support](#)

12. [Location 2020-004](#) Location review of a variable width access easement pertaining to the development known as Carytown Exchange, property of Regency Goodwyn, LLC C/O Regency Centers, Corp.

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

*The consent agenda consists of items that appear relatively non-controversial in nature and for which there was no known opposition at the time this agenda was set. 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**

13. [ORD. 2020-203](#) To amend Ord. No. 90-15-31, adopted Feb. 26, 1990, as previously amended by Ord. No. 96-169-163, adopted Jun. 24, 1996, Ord. No. 99-428-2000-16, adopted Jan. 24, 2000, Ord. No. 2003-246-253, adopted Sept. 8, 2003, and Ord. No. 2014-75-54, adopted Apr. 28, 2014, which authorized a special use of the property known as 428 North Boulevard, to permit exterior and interior modifications for museum and library purposes, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-203](#)  
[Staff Report](#)  
[Application Form and Applicant's Report](#)  
[Plans](#)  
[Elevations and Interior Renderings](#)  
[Map](#)  
[Letter of Concern](#)

14. [CPCR.2020.050](#) To approve and adopt Richmond 300: A Guide for Growth as the official Master Plan for the City of Richmond.

**Attachments:**

[Staff Report](#)  
[Resolution](#)  
[Richmond 300 Presentation](#)  
[Richmond 300 Oregon Hill Presentation](#)  
[Richmond 300: A Guide for Growth - Executive Summary](#)  
[Richmond 300: A Guide For Growth - Final Plan](#)  
[RAR Letter of Support](#)  
[Todd Woodson Letter of Opposition](#)  
[Matt Siegel Letter of Opposition](#)  
[Scott Burger Letter of Opposition](#)  
[James Askegren Letter of Opposition.pdf](#)  
[PSG R300 Final Comment](#)  
[Genni Sasnett Comments to Richmond 300 Plan](#)  
[Historic Richmond R300 Comment Letter](#)  
[Historic Richmond\\_Richmond 300 Letter 7.13.20](#)  
[Additional Letters of Concern or Opposition](#)  
[Additional Letters of Support](#)  
[Preservation Virginia R300 Comment Letter](#)  
[Harvey Lankford Letter of Opposition](#)  
[Dottie Figg Letter of Opposition](#)  
[CORRECTED PSG R300 Final Comment](#)  
[Laurie Petronis Letter of Opposition](#)

**Upcoming Items****Adjournment**