



City of Richmond

City Hall
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Agenda

Planning Commission

Monday, April 19, 2021

1:30 PM

5th Floor Conference Room

This meeting will be held through electronic participation 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 this Planning Commission meeting you have several options outlined in the following document:

1. [PDRPRES 2021.114](#) Public Access and Participation Instructions - Planning Commission 4-19-21

Attachments: [Public Access and Participation Instructions - Planning Commission 4-19-21](#)

Citizens are encouraged to provide their comments in writing to 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 the day of this meeting 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**

- Richmond 300 Implementation
- Council Action Update

Consideration of Continuances and Deletions from Agenda**Consent Agenda**

2. [ORD. 2021-083](#) To authorize the special use of the property known as 109 North Plum Street for the purpose of no more than one dwelling unit within an accessory building to an existing single-family dwelling, upon certain terms and conditions. (2nd District)

Attachments: [Staff Report](#)
[Ord. No. 2021-083](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Public Response Letter](#)
[FDA Letter of No Opposition](#)
[Letter from Applicant](#)
[Additional Letters of Concern](#)

3. [ORD. 2021-090](#) To authorize the Chief Administrative Officer to accept \$472,500.00 from the Clerk of the Circuit Court of the City of Richmond consisting of funds deposited by the Commonwealth of Virginia for the Virginia Department of Transportation's acquisition of a portion of City-owned property located at 800 North 3rd Street with such funds to be credited to the Reserve Fund for Permanent Public Improvements and, in connection therewith, to execute an Agreement between the City and the Commonwealth of Virginia for the purpose of accepting compensation and settling all claims for such acquisition. (6th District)

Attachments: [Staff Report](#)
[Ord. No. 2021-090](#)
[Map](#)

4. [ORD. 2021-091](#) To amend Ord. No. 2020-051, adopted May 11, 2020, which accepted a program of proposed Capital Improvements Projects for Fiscal Year

2020-2021 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2020-2021, and determined a means of financing the same, by (i) establishing a new project in the City Facilities category called the "Theatre Row Building (730 E. Broad Street) - DJS/ADC Renovations" project and (ii) increasing estimated revenues from the sale of the Public Safety Building and the amount appropriated to the new Department of Public Works' Theatre Row Building (730 E. Broad Street) - DJS/ADC Renovations project by \$352,000.00 for the purpose of renovating the Theatre Row Building located at 730 East Broad Street for use by the Department of Justice Services and the Adult Drug Court program. (6th District)

Attachments: [Staff Report](#)

[Ord. No. 2021-091](#)

[Map](#)

5. [ORD. 2021-092](#) To declare that a public necessity exists and to authorize the acquisition of certain fee simple interests and easements for the public purpose of facilitating the construction of the East Richmond Road over Gillies Creek bridge replacement project. (7th District)

Attachments: [Staff Report](#)

[Ord. No. 2021-092](#)

[Plan](#)

[Map](#)

6. [ORD. 2021-093](#) To declare that a public necessity exists and to authorize the acquisition of certain fee simple interests and easements for the public purpose of facilitating the construction of the East Richmond Road over Stony Run Creek bridge replacement project. (7th District)

Attachments: [Staff Report](#)

[Ord. No. 2021-093](#)

[Plan](#)

[Map](#)

7. [SUBD 2021.006](#) Subdivision Exception Request for 3131 Kensington Avenue (Kensington Row).

Attachments: [Staff Report](#)

[Exception Request Letter](#)

[Plat](#)

[Map](#)

8. [UDC 2021-06](#) Final location, character, and extent review of a new monument sign at Blackwell Preschool; 238 E. 14th Street

- Attachments:** [UDC Report to CPC](#)
 [Staff Report to UDC](#)
 [Location & Plans](#)
9. [UDC 2021-07](#) Final location, character, and extent review of a new monument sign at Mary Scott Preschool; 4011 Moss Side Avenue
- Attachments:** [UDC Report to CPC](#)
 [Staff Report to UDC](#)
 [Location & Plans](#)
10. [UDC 2021-08](#) Final location, character, and extent review of a new monument sign at John Marshall High School; 4225 Old Brook Road
- Attachments:** [UDC Report to CPC](#)
 [Staff Report to UDC](#)
 [Location & Plans](#)
11. [UDC 2021-09](#) Final location, character, and extent review of a new monument sign at Summer Hill School; 2717 Alexander Avenue
- Attachments:** [UDC Report to CPC](#)
 [Staff Report to UDC](#)
 [Location & Plans](#)
12. [UDC 2021-10](#) Final location, character, and extent review of a new monument sign at Martin Luther King Jr. Preschool; 1000 Mosby Street
- Attachments:** [UDC Report to CPC](#)
 [Staff Report to UDC](#)
 [Location & Plans](#)
13. [UDC 2021-11](#) Final review of a Parklet for Ms. Bee's Juice Bar; 114 W. Brookland Park Boulevard
- Attachments:** [UDC Report to CPC](#)
 [Staff Report to UDC](#)
 [Location & Plans](#)
 [Letters of Opposition](#)
 [Letters of Support](#)
14. [UDC 2021-14](#) Updates to the City of Richmond Parklet Design Guidelines
- Attachments:** [UDC Report to CPC](#)
 [Proposed Parklet Design Guidelines Amendments](#)
 [Proposed Parklet Design Guidelines Amendments \(redlined\)](#)

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

15. [ORD. 2021-084](#) To authorize the special use of the property known as 520 North 25th Street for the purpose of a restaurant and beverage service establishment, upon certain terms and conditions. (7th District)

Attachments: [Staff Report](#)
[Ord. No. 2021-084](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of Support](#)
[Letters of Opposition](#)
[Church Hill Association Correspondence](#)
[Church Hill Association Letter of Support](#)
[Additional Letters of Opposition](#)
[Additional Letters of Support](#)
[Staff Presentation](#)

16. [ORD. 2021-085](#) To conditionally rezone the property known as 1801 East Main Street from the M-1 Light Industrial District to the TOD-1C Transit-Oriented Nodal District (Conditional), upon certain proffered conditions. (7th District)

Attachments: [Staff Report](#)
[Ord. No. 2021-085](#)
[Proffers](#)
[Proposed Amended Proffers](#)
[Application Form](#)
[Applicant's Report](#)
[Survey](#)
[Map](#)
[Letter of Support - Shockoe Partnership](#)
[Letter of Opposition - HRE](#)
[Letter of Opposition - CHA](#)

Upcoming Items**Adjournment**