



# City of Richmond

City Hall  
Richmond VA, 23219  
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## Agenda

### Planning Commission

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Monday, April 3, 2023

1:30 PM

5th Floor Conference Room

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To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-3-April-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:

1. [PDRPRES](#) Public Access and Participation Instructions  
[2023.023](#)

**Attachments:** [Public Access and Participation Instructions - Planning Commission 4-3-2023](#)

Citizens are 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

#### Roll Call

#### Chair's Comments

#### Approval of Minutes

[PDRMIN](#) CPC DRAFT Minutes - March 20, 2023  
[2023.007](#)

**Attachments:** [CPC DRAFT Minutes - March 20, 2023](#)

#### Director's Report

#### Council Action Update

**Consideration of Continuances and Deletions from Agenda**

2. [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)

**Attachments:**

[Ord. No. 2023-068](#)  
[Application & Applicant's Report](#)  
[Plans 28 March 2023](#)  
[Plans & Survey](#)  
[Map](#)  
[Initial MDA Zoning Committee Feedback](#)  
[Opposition - MDA](#)  
[Land Use and Development Committee Feedback - WCA](#)  
[Opposition - Baldwin](#)  
[Opposition - Bearman](#)  
[Opposition - Finn](#)  
[Opposition - Gammon](#)  
[Opposition - Kahsar](#)  
[Opposition - Loving](#)  
[Opposition - Montgomery](#)  
[Opposition - Sims](#)  
[Opposition - Taylor](#)  
[Opposition - Wilson](#)  
[Support - Allen](#)  
[Support - Bills](#)  
[Support - Hobson](#)  
[Support - Jenkins](#)  
[Support - Yang](#)  
[Letter of Concern - Brakman](#)  
[Letter of Concern - Finn](#)  
[Letter of Concern - Myers](#)

*Request to continue to the April 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.*

3. [ORD. 2023-067](#) To authorize the special use of the property known as 1619 West Cary Street for the purpose of two two-family detached dwellings, upon certain terms and conditions. (5th District)
- Attachments:** [Ord. No. 2023-067](#)  
[Staff Report](#)  
[Application & Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)
4. [ORD. 2023-091](#) To amend and reordain Ord. No. 97-370-351, adopted Dec. 15, 1997, which authorized the property known as 701 German School Road for the purpose of authorizing an existing radio broadcast studio and office tower and the replacement of an existing telecommunications tower with a new tower of increased height, to remove the limitation on the number of permitted wireless communications providers, upon certain terms and conditions. (9th District)
- Attachments:** [Ord. No. 2023-091](#)  
[Staff Report](#)  
[Application & Applicant's Report](#)  
[Survey](#)  
[Structural Analysis](#)  
[Map](#)
5. [ORD. 2023-093](#) To authorize the special use of the properties known as 2100 Newbourne Street, 2102 Newbourne Street, and 2104 Newbourne Street for the purpose of up to three two-family detached dwellings, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2023-093](#)  
[Staff Report](#)  
[Application Packet](#)  
[Map](#)  
[Letter of Concern - Holmes](#)

6. [ORD. 2023-094](#) To authorize the special use of the properties known as 2110 Newbourne Street, 2112 Newbourne Street, 2112 ½ Newbourne Street, and 2114 Newbourne Street for the purpose of up to four two-family detached dwellings, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2023-094](#)  
[Staff Report](#)  
[Application Packet](#)  
[Map](#)  
[Letter of Concern - Holmes](#)
7. [ORD. 2023-098](#) To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by the Richmond Redevelopment and Housing Authority and known as 400 East 15th Street, 426 East 15th Street, and 1421 Dinwiddie Avenue for the purpose of maintaining the properties as a City green space, playground, and recreational area. (8th District)
- Attachments:** [Ord. No. 2023-098](#)  
[Staff Report](#)
8. [ORD. 2023-099](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Deed of Easement between the City of Richmond and the Commonwealth of Virginia for the purpose of granting to the Commonwealth of Virginia a permanent easement on, over, under, and across a City-owned property known as 800 North 5th Street to install, operate, and maintain certain impact attenuator equipment, and devices that will be located within the permanent easement on the City-owned property known as 800 North 5th Street. (6th District)
- Attachments:** [Ord. No. 2023-099](#)  
[Staff Report](#)
9. [ORD. 2023-100](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Deed of Easement between the City of Richmond and the Commonwealth of Virginia for the purpose of granting to the Commonwealth of Virginia a permanent easement on, over, under, and across a City-owned property known as 800 North 5th Street to install, operate, and maintain certain sign facilities, equipment, and devices that will be located within the permanent easement on the City-owned property known as 800 North 5th Street. (6th District)
- Attachments:** [Ord. No. 2023-100](#)  
[Staff Report](#)

## **Regular Agenda**

10. [UDC 2023-02](#) UDC 2023-02 FINAL Location, Character, and Extent review of the proposed Fire Department Training Facility located at 3000 East Belt Boulevard.

**Attachments:**

[UDC 2023-02 UDC report to CPC](#)  
[UDC 2023-02 Application](#)  
[UDC 2023-02 Additional Narrative](#)  
[UDC 2023-02 Narrative](#)  
[UDC 2023-02 FINAL Site Plan](#)  
[UDC 2023-02 Detail Sheets](#)  
[UDC 2023-02 - Applicant Presentation Exhibit](#)  
[Exhibit - Dept Parks and Recreation Letter](#)  
[Exhibit - Fire Department Response to UDC and CPC Questions](#)  
[Exhibit - Public Notice Flyer Example](#)  
[Community Letter - Smith](#)  
[Community Letter - Lashley](#)  
[Community Letter - Marcus](#)  
[Community Letter - Marcus 2](#)  
[Community Letter - Esparza Dec 5](#)  
[Community Letter - Esparza Dec 23](#)  
[Community Letter - Esparza Feb 9 Presentation](#)  
[Community Letter - Esparza Feb 9](#)  
[Community Letter - Esparza Feb 16](#)  
[Community Letter - Sparks Dec 7](#)  
[Letter - Cullenwood Community Association](#)  
[Community Letter - McQueen](#)  
[Community Letter - Gray](#)  
[Community Letter - Deerbourne Civic Assoc](#)  
[Community Letter - Upper Reservoir District](#)  
[Community Letter - Oak Grove Community Assoc](#)  
[Community Letter - Gibson](#)  
[Community Letter - Page](#)  
[Exhibit from MAR UDC Meeting - State Code re Air Quality](#)  
[Exhibit from MAR UDC Meeting - Sign in Sheet for Applicant's Public Meetig](#)  
[Exhibit from MAR UDC Meeting - State Agency regarding use of fire retardant fr](#)  
[Exhibit from APR CPC Meeting - Fire Dept Presentation](#)

11. [ORD. 2022-262](#) To amend and reordain Ord. No. 95-152-151, adopted Jun. 26, 1995, as amended by Ord. No. 97-222-236, adopted Jul. 28, 1997, and Ord. No. 98-335-99-20, adopted Jan. 25, 1999, which authorized a special use of the property known as 815 North 35th Street to increase the number of permitted dwelling units and to reduce the required common area for the existing multifamily dwelling for the elderly, to further increase the number of multifamily dwelling units, to permit single-family attached dwelling units and single-family detached dwelling units, and to incorporate the property known as 823 North 36th Street, upon certain terms and conditions.  
(7th District)

**Attachments:**

[Ord. No. 2022-262](#)  
[Staff Report](#)  
[Application & Applicant's Report](#)  
[Plans & Survey - 03 April 2023 Planning Commission Meeting](#)  
[Plans \(Feb 2023\)](#)  
[Survey](#)  
[Map](#)  
[Church Hill Central Civic Association - Support](#)  
[Letter of Concern - Augustine](#)  
[Letter of Concern - Abila](#)  
[Letter of Concern - Garrett](#)  
[Public Comment - 800 Block of N 35th St Homeowners](#)  
[Applicant Presentation](#)

12. [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 & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Opposition - Oregon Hill Neighborhood Association](#)  
[Opposition - Beane](#)  
[Opposition - Burger](#)  
[Opposition - Culver](#)  
[Opposition - Jones](#)  
[Opposition - Kaputof](#)  
[Opposition - Makhoul](#)  
[Opposition - Martin](#)  
[Opposition - Massey-Makhoul](#)  
[Opposition - M Normile](#)  
[Opposition - N Normile](#)  
[Opposition - Pool](#)  
[Opposition - Staton](#)  
[Opposition - Smolkin](#)  
[Opposition - Woodson](#)  
[Opposition - Zintner](#)  
[Support - Kelley.pdf](#)

13. [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)

**Attachments:**

[Ord. No. 2023-092](#)  
[Staff Report](#)  
[Application & Applicant's Report](#)  
[Map](#)  
[Letter of Concern - McMillan](#)

14. [PDRPRES  
2023.024](#) Presentation on the Priority Neighborhoods Draft Amendment to the  
Richmond 300 Master Plan

Attachments: [Presentation](#)

### **Upcoming Items**

### **Adjournment**