



City of Richmond

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Agenda

Planning Commission

Monday, December 4, 2023

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-4-Dec-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 Participation Instructions
[2023.085](#)

Attachments: [Public Access and Participation Instructions - Planning Commission 12-4-2023](#)

Citizens may elect 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

2. [PDRMIN](#) Draft Minutes - November 20, 2023
[2023.026](#)

Attachments: [Draft CPC Minutes - November 20, 2023](#)

Director's Report

Consideration of Continuances and Deletions from Agenda

3. [ORD. 2023-346](#) To authorize the special use of the properties known as 901 North 36th Street and 909 North 36th Street for the purpose of up to ten single-family attached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2023-346](#)
[Staff Report](#)
[Application Documents](#)
[Public Comment](#)

Request to continue to the January 2, 2024 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.

4. [ORD. 2023-341](#) To rezone the property known as 415 Oliver Hill Way from the B-5 Central Business District (Conditional) to the B-5 Central Business District. (6th District)

Attachments: [Ord. No. 2023-341](#)
[Staff Report](#)
[Application Documents](#)

5. [ORD. 2023-343](#) To amend and reordain Ord. No. 2022-022, adopted Feb. 28, 2022, which authorized the special use of the property known as 1628 North 27th Street for the purpose of a single-family detached dwelling, upon certain terms and conditions, to provide for revised plans. (7th District)

Attachments: [Ord. No. 2023-343](#)
[Staff Report](#)
[Application Documents](#)

6. [ORD. 2023-344](#) To authorize the special use of the properties known as 1115 North 30th Street and 1117 North 30th Street for the purpose of two single-family attached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2023-344](#)
[Staff Report](#)
[Application Documents](#)

7. [ORD. 2023-345](#) To authorize the special use of the property known as 1323 North 30th Street for the purpose of up to three single-family attached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2023-345](#)
[Staff Report](#)
[Application Documents](#)

8. [ORD. 2023-348](#) To authorize the special use of the property known as 2036 Broad Rock Boulevard for the purpose of two single-family detached dwellings, upon certain terms and conditions. (9th District)
- Attachments:** [Ord. No. 2023-348](#)
[Staff Report](#)
[Application Documents](#)
9. [ORD. 2023-349](#) To authorize the special use of the property known as 5204 Campbell Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2023-349](#)
[Staff Report](#)
[Application Documents](#)
10. [ORD. 2023-350](#) To authorize the special use of the properties known as 1823, 1825, and 1827 West Cary Street for the purpose of up to eight single-family attached dwellings, upon certain terms and conditions. (5th District)
- Attachments:** [Ord. No. 2023-350](#)
[Staff Report](#)
[Application Documents](#)
11. [ORD. 2023-351](#) To authorize the special use of the properties known as 6407 Midlothian Turnpike, 6413 Midlothian Turnpike, 6417 Midlothian Turnpike, and 6331 Old Warwick Road for the purpose of a multifamily development containing up to 122 dwelling units, upon certain terms and conditions. (9th District)
- Attachments:** [Ord. No. 2023-351](#)
[Staff Report](#)
[Application Documents](#)
12. [ORD. 2023-352](#) To authorize the special use of the property known as 1210 Westover Hills Boulevard for the purpose of a vocational school on the ground floor, upon certain terms and conditions. (4th District)
- Attachments:** [Ord. No. 2023-352](#)
[Staff Report](#)
[Application Documents](#)
[Public Comment](#)
13. [Location 2023-02](#) Location Review of proposed utility substation located at 928 E 4th Street.
- Attachments:** [Location 2023-02 Plans](#)
[Staff Report](#)

Regular Agenda

14. [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](#)
[Staff Report](#)
[Revised Plans Requested by Applicant](#)
15. [CPCR.2022.083](#) 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](#)
16. [ORD. 2023-340](#) To close, to public use and travel, an unimproved portion of West 20th Street located between Semmes Avenue and Sioux Falls Alley, consisting of 10,486 ± square feet, upon certain terms and conditions.
- Attachments:** [Ord. No. 2023-340](#)
[Public Comment](#)
17. [ORD. 2023-342](#) To authorize the special use of the property known as 220 North 20th Street for the purpose of up to five single-family attached dwellings, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2023-342](#)
[Staff Report](#)
[Application Documents](#)
[Public Comment](#)

18. [ORD. 2023-347](#) To authorize the special use of the properties known as 4605, 4623, 4625, and 4627 West Broad Street for the purpose of exceeding the inclined plane height and rear setback for a mixed-use building and live/work units, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2023-347](#)
[Staff Report](#)
[Application Documents](#)
[MAP Civic Association Response - Opposition](#)

19. [PDRPRES 2023.084](#) Richmond Connects Presentation

Attachments: [Applicant Statement](#)

Upcoming Items

Adjournment