



City of Richmond

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

Agenda

Planning Commission

Tuesday, February 22, 2022

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 the current ongoing declaration of a local emergency concerning the COVID-19 pandemic confirmed by Res. No. 2020-R025, adopted March 16, 2020, and as permitted by section 2.2-3708.2(A)(3) of the Virginia Freedom of Information Act. 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:

[PDRPRES
2022.005](#)

Attachments: [Public Access and Participation Instructions - Planning Commission 2-22-2022](#)

Call To Order

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.

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 Richard Saunders, Secretary to the Planning Commission, or his designee. 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.

Roll Call

Chair's Comments**Approval of Minutes**

1. [PDRMIN
2022.006](#)

Attachments: [Approved Minutes February 7, 2022 Meeting](#)

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

2. [ORD.
2021-097](#) To authorize the special use of the property known as 1500 North Lombardy Street for the purpose of four wall signs, upon certain terms and conditions. (3rd District)

Attachments: [Ord. No. 2021-097](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letter of Support - Edgehill Chamberlayne Court Civic Assoc](#)

The applicant has requested that this item be continued to the March 21, 2022 meeting.

3. [CPCR.2021.1
47](#)

*Item Description: Resolution of Intent to Amend Affordable Housing Dwelling Unit (Density Bonus) Program
It has been requested by Matt Welch, Senior Policy Advisor, that this item be continued to the March 21, 2022 Planning Commission Meeting.*

Consent Agenda

4. [ORD. 2022-021](#) To amend and reordain Ord. No. 2008-192-194, adopted Sept. 8, 2008, as previously amended by Ord. No. 2009-45-125, adopted Jun. 22, 2009, which authorized the special use of the property known as 305 North 18th Street for the purpose of a mixed-use, multifamily dwelling and allowed the alteration of the design of the building, to modify the site plan and on-site parking requirements, upon certain terms and conditions. (7th District)

Attachments: [Staff Report](#)
[Ord. No. 2022-021](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

5. [ORD. 2022-022](#) To authorize 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. (7th District)

Attachments: [Staff Report](#)
[Ord. No. 2022-022](#)
[Application](#)
[Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

6. [ORD. 2022-023](#) To authorize the special use of the property known as 2501 Berwyn Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (8th District)

Attachments: [Staff Report](#)
[Ord. No. 2022-023](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

7. [ORD. 2022-025](#) To authorize the special use of the properties known as 1505 West Cary Street and 1507 West Cary Street for the purpose of two two-family attached dwellings, upon certain terms and conditions. (5th District)
- Attachments:** [Staff Report](#)
[Ord. No. 2022-025](#)
[Application Form and Applicant's Report](#)
[Plans and Survey](#)
[Map](#)
8. [ORD. 2022-026](#) To authorize the special use of the property known as 2117 Fairfax Avenue for the purpose of two two-family detached dwellings and one single-family detached dwelling, upon certain terms and conditions. (8th District)
- Attachments:** [Staff Report](#)
[Ord. No. 2022-026](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
9. [ORD. 2022-027](#) To authorize the special use of the property known as 3411 Hawthorne Avenue for the purpose of a single-family detached dwelling with an accessory dwelling unit, upon certain terms and conditions. (3rd District)
- Attachments:** [Staff Report](#)
[Ord. No. 2022-027](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Support_Ginter Park Residents Association](#)
10. [ORD. 2022-028](#) To rezone the properties known as 601 Albany Avenue, 603 Albany Avenue, 600 Maury Street, and 610 Maury Street from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. (6th District)
- Attachments:** [Staff Report](#)
[Ord. No. 2022-028](#)
[Application Form & Applicant's Report](#)
[Surveys](#)
[Map](#)

11. [ORD. 2022-037](#)
- To amend Ord. No. 2021-042, adopted May 24, 2021, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2021-2022 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2021-2022, and determined a means of financing the same, by (i) establishing a new project for the Department of Public Works in the City Facility Maintenance & Improvements category called the “Diamond Maintenance” project and (ii) transferring funds in the amount of \$1,800,000.00 from the Capital Maintenance Reserve and appropriating such transferred funds to the Department of Public Works’ new Diamond Maintenance project in the City Facility Maintenance & Improvements category for the purpose of funding capital maintenance of the City’s baseball stadium known as the Diamond.

Attachments:

[Staff Report](#)

[Ord. No. 2022-037](#)

[Map](#)

12. [ORD. 2022-038](#)
- To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$4,122,214.00 from the Virginia Department of Transportation, to amend Ord. No. 2021-042, adopted May 24, 2021, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2021-2022 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2021-2022, and determined a means of financing the same, by establishing a new project for the Department of Public Works in the Transportation Category called the James River Branch Trail (JRBT) project, and to appropriate the increase to the Fiscal year 2021-2022 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works’ James River Branch Trail (JRBT) project in the Transportation Category by \$4,122,214.00 for the purpose of funding the implementation of the James River Branch Trail project from West 49th Street to its intersection with Hopkins Road.

Attachments:

[Staff Report](#)

[Ord. No. 2022-038](#)

[Administration Agreement](#)

[Appendix A to Administration Agreement](#)

[Map](#)

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. 2021-359](#) To amend and reordain Ord. No. 2010-100-83, adopted May 10, 2010, which authorized the special use of the property known as 200-214 East Leigh Street for the purpose of a multifamily residential use with up to eight dwelling units in an existing carriage house building with the commercial use requirement waived, to additionally authorize the construction of a mixed-use building containing non-dwelling uses and up to 63 dwelling units, upon certain terms and conditions. (6th District)

Attachments:

[Staff Report](#)
[Ord. No. 2021-359](#)
[Application Form](#)
[Applicant's Report](#)
[Survey](#)
[Introduced Plans](#)
[Updated Plans](#)
[Map](#)
[Support_Berry](#)
[Opposition NPS](#)
[200 E Leigh Street Presentation](#)

14. [ORD. 2022-024](#) To authorize the special use of the property known as 1801 Carlisle Avenue for the purpose of two two-family detached dwellings, upon certain terms and conditions. (7th District)

Attachments:

[Staff Report](#)
[Ord. No. 2022-024](#)
[Application and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[1801 Carlisle Avenue Presentation](#)

Upcoming Items**Adjournment**