



City of Richmond

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Agenda

Planning Commission

Tuesday, July 16, 2024

6:00 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://bit.ly/CPC-Richmond-2024>

Call To Order

Mr. Poole called the regular meeting of the Planning Commission to order at 6:00 pm.

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:

[PDRPRES](#) Public Access and Participation Instructions
[2024.026](#)

Attachments: [Public Access and Participation Instructions - Planning Commission 2024](#)

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 12:00 p.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.

Roll Call

Chair's Comments

Approval of Minutes

1. [PDRMIN](#) CPC Draft Minutes - June 18, 2024
[2024.017](#)

Attachments: [CPC Draft Minutes - June 18, 2024](#)

Director's Report

Council Action Update

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.

2. [ORD. 2024-169](#) To authorize the special use of the property known as 2711 Q Street for the purpose of up to two single-family attached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2024-169](#)
[Staff Report](#)
[Application Documents](#)

3. [ORD. 2024-170](#) To authorize the special use of the property known as 409 Cleveland Street for the purpose of a café with accessory retail, production, wholesale, and certain distribution uses, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2024-170](#)
[Staff Report](#)
[Application Documents](#)
[Public Comment](#)

4. [ORD. 2024-171](#) To authorize the special use of the property known as 3513 Idlewood Avenue, for the purpose of two single-family attached dwellings, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2024-171](#)
[Staff Report](#)
[Application Documents](#)

5. [ORD. 2024-172](#) To authorize the special use of the property known as 308 Oak Lane for the purpose of a single-family detached dwelling, with driveway access to the street exceeding nine feet in width, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2024-172](#)
[Application Documents](#)
[Staff Report](#)

6. [ORD. 2024-177](#) To accept a quitclaim deed from the School Board of the City of Richmond conveying a portion of the real property located at 813 North 28th Street and commonly known as Ethel Bailey Furman Park to the City and to authorize the Chief Administrative Officer to act on behalf of the City in executing such deed. (7th District)

Attachments: [Ord. No. 2024-177](#)
[Staff Report](#)

7. [ORD. 2024-178](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute an Assignment and Assumption of Leasehold Interest in Ground Lease between the City and the Economic Development Authority of the City of Richmond for the purpose of the assumption by the City of the Authority's ground lease of a 15.04-acre parcel located at 2401 West Leigh Street to facilitate the transfer of the ownership and operation of the facilities located thereon from the Authority to the City. (2nd District)

Attachments: [Ord. No. 2024-178](#)
[Staff Report](#)

8. [ORD. 2024-179](#) To authorize the special use of the properties known as 1600 Roseneath Road and 3406 West Moore Street for the purpose of a mixed-use building, upon certain terms and conditions. (2nd District)

Attachments: [Ord. No. 2024-179](#)
[Staff Report](#)
[Application Documents](#)

9. [ORD. 2024-181](#) To authorize the special use of the properties known as 2519 Hermitage Road and 1613 Rhoadmiller Street for the purpose of an animal shelter with an outdoor area, upon certain terms and conditions. (2nd District)

Attachments: [Ord. No. 2024-181](#)
[Staff Report](#)
[Application Documents](#)

10. [ORD. 2024-182](#) To amend and reordain Ord. No. 75-309-302, adopted Dec. 15, 1975, as most recently amended by Ord. No. 2023-316, adopted Nov. 13, 2023, pertaining to the “Stony Point Community Unit Plan,” for the purpose of amending the development standards, as they pertain to Map Section E of the Southern Portion of the Plan, to modify the development standards as they pertain to Map Section K of the Northern Portion of the Plan, regarding permitted principal and accessory uses, signage, hours of operation, and developable building area. (4th District)
- Attachments:** [Ord. No. 2024-182](#)
[Staff Report](#)
[Public Comment](#)
- This is a companion paper to CPCR.2024.019.*
11. [CPCR.2024.019](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE STONY POINT COMMUNITY UNIT PLAN, FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS, AS THEY PERTAIN TO MAP SECTION E OF THE SOUTHERN PORTION OF THE PLAN AND MAP SECTION K OF THE NORTHERN PORTION OF THE PLAN, REGARDING PERMITTED PRINCIPAL AND ACCESSORY USES, SIGNAGE, HOURS OF OPERATION, AND DEVELOPABLE BUILDING AREA.
- Attachments:** [Staff Report](#)
[Resolution](#)
- This is a companion paper to ORD. 2024-182.*
12. [UDC 2024-33](#) UDC 2024-33 FINAL Location, Character, and Extent review of the construction of a modular classroom trailer at Reid Elementary School, located at 1301 Whitehead Road
- Attachments:** [UDC 2024-33 Staff Report](#)
[UDC 2024-33 App](#)
[UDC 2024-33 Narrative](#)
[UDC 2024-33 Site Plans](#)
[Exhibit 1 - Modular Unit Information Sheet](#)
13. [PAC 2024-034](#) PRCF Fitness Court Mural
- Attachments:** [Public Art Commission - Outdoor Fitness Court Mural](#)
[CPC Staff Report for Broad Rock Sports Complex - Fitness Court Mural](#)

Regular Agenda

14. [ORD. 2024-180](#) To authorize the special use of the properties known as 2300 Semmes Avenue, 2201 McDonough Street, 2301 McDonough Street, 215 West 22nd Street, 217 West 22nd Street, 219 West 22nd Street, 221 West 22nd Street, 301 West 22nd Street, 307 West 22nd Street, 315 West 22nd Street, 322 West 22nd Street, 302 West 22nd Street, 2100 Perry Street, and 222 West 21st Street for the purpose of up to three multifamily buildings containing an aggregate of up to 266 dwelling units, upon certain terms and conditions. (As Amended) (5th District)

Attachments: [Ord. No. 2024-180 - Amended 20240722](#)
[20240722 Amendment of Ord. No. 2024-180](#)
[Staff Report](#)
[Application Documents](#)
[Public Comment](#)
[Staff Presentation to CPC](#)
[Applicant Presentation to CPC](#)
[Public Comment Council](#)
[20240923 Formal ORD 2024-180-Handout](#)

15. [ORD. 2024-190](#) To declare surplus and direct the conveyance of the City-owned real estate known as 4929 Chamberlayne Avenue, consisting of 0.973 ± acres, for nominal consideration to The Virginia League for Planned Parenthood, Incorporated for the purpose of facilitating the construction and operation of a health center. (3rd District)

Attachments: [Ord. No. 2024-190](#)
[Staff Report](#)
[Public Comment](#)
[Public Comment Council](#)

16. [PDRPRES 2024.043](#) Review and Discussion of the Diamond District Public Realm Design Standards

Attachments: [Part 1 - Diamond District Design Standards Booklet DRAFT](#)
[Part 2 - Diamond District Design Standards Booklet DRAFT](#)
[Presentation](#)

Council Action Update and Upcoming Items

Adjournment