



# City of Richmond

City Hall  
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## Agenda

### Planning Commission

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Monday, January 6, 2020

1:30 PM

5th Floor Conference Room

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#### Call To Order

#### Roll Call

#### Chair's Comments

- 2020 Officers

#### Approval of Minutes

#### Director's Report

- Council Action Update
- Richmond 300 Update

#### Consideration of Continuances and Deletions from Agenda

10. [ORD. 2019-302](#) To authorize the special use of the property known as 1620 Park Avenue for the purpose of a multifamily dwelling, upon certain terms and conditions.

**Attachments:**

[Staff Report](#)  
[Ord. No. 2019-302](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Updated Plans & Survey](#)  
[Map](#)  
[Letter of Opposition\\_Fan District Association](#)  
[Petition of Opposition](#)  
[Letter of Opposition](#)

*Request to continue 30 days to the February 3, 2020 Planning Commission meeting.*

#### **Consent Agenda**

1. [ORD. 2019-344](#) To authorize the special use of the property known as 1000 West Franklin Street for the purpose of multifamily dwellings containing an aggregate of up to 18 dwelling units, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2019-344](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)
2. [ORD. 2019-345](#) To authorize the special use of the property known as 1512 North 27th Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2019-345](#)  
[Application Form and Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)
3. [ORD. 2019-346](#) To authorize the special use of the property known as 18 West Franklin Street for the purpose of a tourist home with up to five rooms or groups of rooms, upon certain terms and conditions

**Attachments:** [Staff Report](#)  
[Ord. No. 2019-346](#)  
[Application Form and Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of Support\\_Downtown Neighborhood Assoc](#)
4. [ORD. 2019-347](#) To authorize the special use of the property known as 1817 Floyd Avenue for the purpose of limited special events, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2019-347](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of No Opposition\\_FDA](#)  
[Applicant's Letter to Community](#)  
[Petition of Support](#)
5. [ORD. 2019-348](#) To amend and reordain Ord. No. 92-169-108, adopted May 26, 1992, which authorized the special use of the property known as 2820 West Cary

Street for the purpose of operating a proposed 5,086 square foot shopping center within an existing building, waiving the off-street parking requirement, to modify the permitted uses, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2019-348](#)  
[Application Form and Applicant's Report](#)  
[Plans](#)  
[Map](#)

6. [ORD. 2019-349](#) To amend and reordain Ord. No. 84-309-31, adopted Feb. 25, 1985, as previously amended by Ord. No. 2001-310-283, adopted Oct. 8, 2001, and Ord. No. 2019-087, adopted Apr. 22, 2019, which authorized the special use of the property known as 5612 Grove Avenue for the purpose of non-medical office use, to authorize a freestanding sign, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2019-349](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)

7. [ORD. 2019-350](#) To authorize the special use of the property known as 806 West Clay Street for the purpose of the construction of an addition to an existing single-family attached dwelling, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2019-350](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of No Opposition - Carver Area Civic Assoc \(CACIL\)](#)

8. [ORD. 2019-351](#) To amend Ord. No. 2015-5-30, adopted Feb. 9, 2015, which authorized a Preliminary Community Unit Plan permitting the development of a residential community of up to 300 dwelling units on approximately 21.76 acres of land located at 1501 North 31st Street and 1611 North 31st Street, to modify the phasing requirements.

**Attachments:**      [Staff Report](#)  
[Ord. No. 2019-351](#)  
[Application Form](#)  
[Applicant's Letter](#)  
[Phasing Diagram](#)  
[Map](#)  
[Resolution](#)

9.      [ORD.](#)                      To amend section 30-800.3 of the City Code, concerning changes in  
[2019-352](#)                      nonconforming uses, for the purpose of requiring a minimum lot area of  
750 square feet per dwelling unit when a nonconforming use is changed to  
a multifamily dwelling within certain residential zoning districts.

**Attachments:**      [Staff Report](#)  
[Ord. No. 2019-352](#)

*The consent agenda consists of items that appear relatively non-controversial in nature and for which there was no known opposition at the time this agenda was set. 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**

11.      [ORD.](#)                      To authorize the special use of the property known as 1703 Maury Street  
[2019-324](#)                      for the purpose of a two-family detached dwelling, upon certain terms and  
conditions.

**Attachments:**      [Staff Report](#)  
[Ord. No. 2019-324](#)  
[Application Form & Applicant's Report](#)  
[Plans and Survey](#)  
[Map](#)  
[Letter of Opposition](#)

12.      [ORD.](#)                      To authorize the special use of the property known as 1900 Chamberlayne  
[2019-328](#)                      Parkway for the purpose of office, group home, shelter, and social service  
delivery uses, upon certain terms and conditions.

**Attachments:**      [Staff Report](#)  
[Ord. No. 2019-328](#)  
[Application Form](#)  
[Applicant's Report and Management Plan](#)  
[Plans & Survey](#)  
[Map](#)  
[Letters of Support or Non-Opposition](#)  
[Letter of Support - Dec 2 Planning Commission Meeting](#)  
[Letter of Support - VUU](#)  
[Letter of Support - Homeward](#)  
[Letter of Support - Tarrant's](#)  
[Letters of Opposition](#)  
[Letters of Opposition - Dec 2 Planning Commission Meeting](#)

13.      [ORD.](#)  
[2019-343](#)      To amend City Code §§ 30-402.2, 30-411.3, 30-412.2, 30-413.3, 30-413.13, 30-414.2, 30-416.2, 30-418.2, 30-419.4, 30-420.1, 30-426.1, 30-428.1, 30-430.1, 30-433.2, 30-433.11, 30-434.1, 30-436.1, 30-438.1, 30-440.1, 30-442.1, 30-444.2, 30-446.2, 30-447.2, 30-447.11, 30-448.1, 30-450.1, 30-457.1, concerning permitted principal uses, and 30-1220, concerning definitions related to zoning, and to amend ch. 30, art. VI of the City Code by adding therein a new div. 14 (§§ 30-697-30-697.3), concerning short-term rentals.

**Attachments:**      [Staff Report](#)  
[Ord. No. 2019-343](#)  
[Comparison of Short-Term Rental Regulations](#)  
[Short-Term Rental Survey Questions](#)  
[Short-Term Rental Summary of Survey Responses](#)  
[Letters of Support](#)  
[Letters of Opposition](#)  
[Petition in Opposition](#)

## **Upcoming Items**

### **Adjournment**

*All persons attending the meeting are requested to register on the attendance sheets that have been placed on the chairs and are also available at the table by the conference room entrance. Once you have completed an attendance sheet, it should be provided to the Commission staff.*