



City of Richmond

City Hall
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Agenda

Planning Commission

Tuesday, September 8, 2020

1:30 PM

5th Floor Conference Room

This meeting will be held through electronic participation means

This meeting will be held through electronic communication means pursuant to and in compliance with Ordinance No. 2020-093, adopted April 9, 2020. 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 the Planning Commission meeting on Tuesday, September 8, 2020, at 1:30 p.m., you have several options outlined in the following document:

1. [PDRPRES 2020.053](#) Public Access and Participation Instructions - Planning Commission 9/8/20

Attachments: [Public Access & Participation Instructions - Planning Commission -Sep 8, 2020](#)

Citizens are encouraged to provide their comments in writing to PDRLandUseAdmin@richmondgov.com 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 Mark A. Olinger, Director of the Department of Planning and Development Review.

All written comments received via email prior to 10:00 a.m. on Tuesday, September 8, 2020, 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.

Call To Order

Roll Call**Chair's Comments****Approval of Minutes**

No minutes to approve.

Director's Report**- Council Action Update**

There is no update.

- Richmond 300 Update**Consideration of Continuances and Deletions from Agenda**

2. [ORD.
2020-177](#) To authorize the special use of the properties known as 618 North 32nd Street and 620 North 32nd Street for the purpose of permitting the expansion of an existing adult care residence from 27 residents to 40 residents, upon certain terms and conditions.

Patrons: Mayor Stoney (By Request)

Attachments: [Ord. No. 2020-177](#)

[Application Form](#)

[Applicant's Report](#)

[Management Plan](#)

[Plans & Survey](#)

Request to continue to the October 5, 2020 meeting of the Planning Commission.

3. [Location
2020-002](#) Location review of an easement for public use and travel along the west side of the alley to the rear of the property known as 1801 Jefferson Davis Highway, between Webber Avenue and Royal Avenue.

Request to continue to the October 5, 2020 meeting of the Planning Commission.

Consent Agenda

4. [ORD. 2020-174](#) To amend and reordain Ord. No. 64-161-147, adopted Jun. 22, 1964, which authorized the use of certain real estate situated on the north side of Franklin Street beginning at a point 60.5 feet west of the west line of Adams Street, fronting 104.25 feet on the north side of Franklin Street and extending back between parallel or nearly parallel lines 200.5 feet, also known as the property located at 104 West Franklin Street, for the purpose of the construction and occupancy of an apartment building, to modify the off-street parking space requirements, upon certain terms and conditions.

Patrons: Mayor Stoney (By Request)

Attachments: [Staff Report](#)
[Ord. No. 2020-174](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)

5. [ORD. 2020-175](#) To amend and reordain Ord. No. 2007-224-196, adopted Sept. 10, 2007, which authorized the special use of the property known as 2811 Grove Avenue, for the purpose of authorizing an owner-occupied single-family dwelling with three tourist home lodging units, together with accessory parking, to remove the condition of owner-occupancy and to allow the hosting of special events, upon certain terms and conditions.

Patrons: Mayor Stoney (By Request)

Attachments: [Staff Report](#)
[Ord. No. 2020-175](#)
[Application Form, Applicant's Report & Survey](#)
[Map](#)
[Museum District Association Letter of No Opposition](#)

6. [ORD. 2020-179](#) To authorize the special use of the property known as 2000 Selden Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

Patrons: Mayor Stoney (By Request)

Attachments: [Staff Report](#)
[Ord. No. 2020-179](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

7. [ORD. 2020-181](#) To authorize the special use of the property known as 3131 Kensington Avenue for the purpose of five single-family attached dwellings, upon certain terms and conditions.

Patrons: Mayor Stoney (By Request)

Attachments: [Staff Report](#)
[Ord. No. 2020-181](#)
[Plans & Survey](#)
[Application Form & Applicant's Report](#)
[Map](#)
[Museum District Association Letter of No Opposition](#)

8. [ORD. 2020-180](#) To authorize the special use of the property known as 2406 Grayland Avenue for the purpose of two single-family attached dwellings, upon certain terms and conditions.

Patrons: Mayor Stoney (By Request)

Attachments: [Staff Report](#)
[Ord. No. 2020-180](#)
[Application Form and Applicant's Report](#)
[Signed Application 2406 Grayland](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letter of Support Byrd Park Civic League](#)

9. [ORD. 2020-178](#) To authorize the special use of the properties known as 1106 and 1108 North 21st Street for the purpose of two two-family attached dwellings, upon certain terms and conditions.

Patrons: Mayor Stoney (By Request)

Attachments: [Staff Report](#)
[Ord. No. 2020-178](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

10. [ORD. 2020-182](#) To authorize the special use of the property known as 5312 Wingfield Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

Patrons: Mayor Stoney (By Request)

Attachments: [Staff Report](#)
[Ord. No. 2020-182](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)

11. [ORD. 2020-176](#) To authorize the special use of the property known as 311 West Franklin Street for the purpose of a multifamily dwelling containing up to 128 dwelling units, upon certain terms and conditions.

Patrons: Mayor Stoney (By Request)

Attachments: [Staff Report](#)
[Ord. No. 2020-176](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)

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

12. [ORD. 2018-324](#) To amend and reordain Ord. No. 2007-131-174, adopted Jul. 23, 2007, which authorized the special use of the property known as 1400 Grove Avenue for the purpose of permitting a multifamily dwelling consisting of no more than ten units and authorized the special use of the properties known as 1410 and 1412 Grove Avenue for the purpose of allowing single-family attached dwellings on substandard sized lots, together with accessory off-street parking, to remove from the ordinance the provisions pertaining to 1412 Grove Avenue, upon certain terms and conditions.

Patrons: Mayor Stoney (By Request)

Attachments: [Staff Report](#)
[Ord. No. 2018-324](#)
[Application Form & Applicant's Report](#)
[Map](#)

Companion Papers: Ord. Nos. 2018-324 & 2018-325.

13. [ORD. 2018-325](#) To authorize the special use of the property known as 1412 Grove Avenue for the purpose of either a single-family attached dwelling or a single-family detached dwelling and up to four rooms or groups of rooms for short-term rental use, upon certain terms and conditions.

Patrons: Mayor Stoney (By Request)

Attachments: [Staff Report](#)
[Ord. No. 2018-325](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letters of Opposition Posted 1/8/2019](#)
[Letters of Opposition Posted 11/19/2019](#)
[Letters of Opposition Posted 9/4/2020](#)
[Public Comment Forms - Opposition](#)
[Opposition Letters.pdf](#)

Companion Papers: Ord. Nos. 2018-324 & 2018-325.

14. [ORD. 2020-103](#) To rezone certain properties in the areas surrounding the Science Museum of Virginia, Allison Street, and the Virginia Commonwealth University and the Virginia Union University Broad Street Bus Rapid Transit station areas.

Patrons: Mayor Stoney

Attachments: [Staff Report](#)
[Ord. No. 2020-103](#)
[Rezoning Summary](#)
[Sauer Properties Letter of Support](#)
[Historic Richmond Email](#)
[Historic Richmond Letter](#)
[Carver Area Civic Improvement League Email](#)
[Fan District Association Email](#)
[Letter of Support Nicholas Smith](#)
[Mike Casey Letter of Support](#)
[Preservation Virginia Letter](#)
[West Grace Street Association Letter](#)
[Historic Jackson Ward Association Email](#)
[Letter of Support Urban Core Construction](#)
[Trip Pollard Preservation VA email](#)
[Additional Letters of Support](#)
[Additional Letters of Opposition](#)

Companion Papers: Ord. Nos. 2020-103, 2020-104, 2020-105.

15. [ORD. 2020-104](#) To amend the official zoning map for the purpose of designating certain street blocks as “priority streets” and certain street blocks as “street-oriented commercial streets” in the areas surrounding the Science Museum of Virginia, Allison Street, and the Virginia Commonwealth University and the Virginia Union University Broad Street Bus Rapid Transit station areas.

Patrons: Mayor Stoney

Attachments: [Staff Report](#)
[Ord. No. 2020-104](#)
[Rezoning Summary](#)
[Sauer Properties Letter of Support](#)
[Historic Richmond Letter](#)
[Historic Richmond Email](#)
[Fan District Association Email](#)
[Letter of Support_Nicholas Smith](#)
[Mike Casey Letter of Support](#)
[Preservation Virginia Letter](#)
[West Grace Street Association Letter](#)
[Carver Area Civic Improvement League Email](#)
[Historic Jackson Ward Association Email](#)
[Letter of Support_Urban Core Construction](#)
[Trip Pollard Preservation VA email](#)
[Additional Letters of Opposition](#)
[Additional Letters of Support](#)

Companion Papers: Ord. Nos. 2020-103, 2020-104, 2020-105.

16. [ORD. 2020-105](#) To amend and reordain City Code §§ 30-433.2 (concerning parking lots in the UB Urban Business District, 30-440.3 (concerning yards in the B-4 Central Business District), 30-446.2 (concerning parking lots in the B-7 Mixed-Use Business District), and 30-950.2-30-950.5 (concerning Plan of Development Overlays), for the purpose of implementing the recommendations of the adopted Pulse Corridor Plan.

Patrons: Mayor Stoney

Attachments: [Ord. No. 2020-105](#)
[CPC Staff Report - ORD. 2020-105](#)
[Rezoning Summary](#)
[Sauer Properties Letter of Support](#)
[Historic Richmond Letter](#)
[Historic Richmond Email](#)
[Fan District Association Email](#)
[Letter of Support_Nicholas Smith](#)
[Mike Casey Letter of Support](#)
[Preservation Virginia Letter](#)
[West Grace Street Association Letter](#)
[Carver Area Civic Improvement League Email](#)
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[Letter of Support_Urban Core Construction](#)
[Trip Pollard Preservation VA email](#)
[Additional Letters of Support](#)
[Additional Letters of Opposition](#)

Companion Papers: Ord. Nos. 2020-103, 2020-104, 2020-105.

Closed Session

Closed session pursuant to Virginia Code Section 2.2-3711(A)(8) to consult with legal counsel regarding what legal consequences, if any, might follow from the Commission's design and location approval of a Black Lives Matter mural on City right-of-way.

[Closed Session](#) Closed Session Motion and Certification

Attachments: [Closed Session Motion and Certification](#)

Upcoming Items

Items tentatively scheduled for the September 21, 2020 meeting of the Planning Commission:

-Approval of new Public Art Commissioner

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.