



City of Richmond

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Agenda

Planning Commission

Tuesday, February 21, 2023

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: tinyurl.com/CPC-21-Feb-23

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
[2023.013](#)

Attachments: [Public Access and Participation Instructions - Planning Commission 2-21-2023](#)

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. 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

[PDRMIN](#) CPC DRAFT Minutes - February 6, 2023
[2023.003](#)

Attachments: [CPC DRAFT Minutes - February 6, 2023](#)

CPC DRAFT Minutes - February 6, 2023

Director's Report

Council Action Update

Consideration of Continuances and Deletions from Agenda

1. [UDC 2023-02](#) UDC 2023-02 FINAL Location, Character, and Extent review of the proposed Fire Department Training Facility located at 3000 East Belt Boulevard.

Attachments:

[UDC 2023-02 Application](#)
[UDC 2023-02 Additional Narrative](#)
[UDC 2023-02 Narrative](#)
[UDC 2023-02 FINAL Site Plan](#)
[UDC 2023-02 Detail Sheets](#)
[UDC 2023-02 - Applicant Presentation Exhibit](#)
[UDC 2023-02 UDC Staff Report](#)
[Exhibit - Dept Parks and Recreation Letter](#)
[Exhibit - Fire Department Response to UDC and CPC Questions](#)
[Exhibit - Public Notice Flyer Example](#)
[Community Letter - Smith](#)
[Community Letter - Lashley](#)
[Community Letter - Marcus](#)
[Community Letter - Esparza Dec 5](#)
[Community Letter - Esparza Dec 23](#)
[Community Letter - Esparza Feb 9 Presentation](#)
[Community Letter - Esparza Feb 9](#)
[Community Letter - Esparza Feb 16](#)
[Community Letter - Sparks Dec 7](#)
[Letter - Cullenwood Community Association](#)
[Community Letter - McQueen](#)
[Community Letter - Gray](#)

UDC 2023-02 FINAL Location, Character, and Extent review of the proposed Fire Department Training Facility located at 3000 East Belt Boulevard.

Request to continue to the March 20, 2023 meeting of the Planning Commission, to allow the item to be reconsidered at the March 9, 2023 meeting of the Urban Design Committee.

2. [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](#)

Request to continue to the April 17, 2023 meeting of the Planning Commission.

3. [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](#)

Request to continue to the April 17, 2023 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. 2023-045](#) To close, to public use and travel, a portion of South 9th Street located just east of the Manchester Bridge and on Brown’s Island, consisting of 3,936± square feet, upon certain terms and conditions.

Attachments: [ORD. No. 2023-045](#)

[Staff Report](#)

5. [ORD. 2023-053](#) To amend Ord. No. 2022-057, adopted May 9, 2022, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2022-2023 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2022-2023, 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 Capital Maintenance” project and (ii) transferring funds in the amount of \$3,500,000.00 from the Capital Maintenance Reserve and appropriating such transferred funds to the Department of Public Works’ new Diamond Capital 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: [Ord. No. 2023-053](#)

[Staff Report](#)

6. [UDC 2023-01](#) UDC 2023-01 CONCEPT Location, Character, Extent review of the Bridge Replacement on Hull Street over the Manchester Canal

Attachments: [UDC 2023-01 UDC Report to CPC](#)
[UDC 2023-01 Staff Report to UDC](#)
[UDC 2023-01 Application](#)
[UDC 2023-01 Narrative](#)
[UDC 2023-01 Site plan](#)
[UDC 2023-01 Rendering](#)
[UDC 2023-01 Construction Sequence Plans](#)
[UDC 2023-01- APPROVAL LETTER](#)
[UDC 2023-01 APPROVED PLANS](#)

Regular Agenda

7. [ORD. 2022-268](#) To authorize the special use of the property known as 401 South Stafford Avenue for the purpose of a mixed-use building containing up to one second floor dwelling unit and a ground floor restaurant use, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2022-268](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans and Survey Amended](#)
[Letters of Opposition](#)
[Letters of Support](#)
[Exterior Concept 2.1.23 R](#)
[Daytime Menu & Drinks](#)
[Evolution of Conditions 2.15.23](#)
[Public Comment Documents Submitted at CPC Meeting](#)

A public hearing was held on this request. Seven people spoke in favor and six people spoke in opposition of the request.

8. [UDC 2023-03](#) UDC 2023-03 CONCEPT AMENDMENT location, character, extent review of the replacement of a bridge on E. Broad Street; 1554 E. Broad Street

Attachments: [UDC 2023-03 UDC Staff Report to CPC](#)
[UDC 2023-03 Staff Report to UDC](#)
[UDC 2023-03 Application](#)
[UDC 2023-03 Narrative](#)
[UDC 2023-03 Plans](#)
[UDC 2023-03 Renderings](#)
[UDC 2023-03- APPROVAL LETTER](#)

9. [CPCR.2023.01](#) Resolution of the Richmond City Planning Commission to establish the Zoning Ordinance Re-Write Advisory Council.

Attachments: [Resolution](#)

10. [PDRPRES 2022.089](#) Richmond 300 Annual Report

Attachments: [Presentation](#)

Martiza Pechin, Deputy Director for the Office of Equitable Development, gave a presentation to the Planning Commission on actions taken related to the Richmond 300 Master Plan over the course of 2022.

Upcoming Items

Adjournment