



City of Richmond

City Hall
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Agenda

Planning Commission

Monday, October 2, 2023

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-2-Oct-2023>

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
2023.067](#) Public Access Participation Instructions

Attachments: [Public Access and Participation Instructions - Planning Commission 10-2-2023](#)

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 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

1. [PDRMIN
2023.022](#) Draft CPC Minutes - September 18, 2023

Attachments: [CPC Draft Minutes - September 18, 2023](#)

Director's Report

Council Action Update

Consideration of Continuances and Deletions from Agenda

2. [ORD. 2023-203](#) To authorize the special use of the property known as 2301 Grove Avenue for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions. (2nd District)

Attachments: [Ord. No. 2023-203](#)
[Application Packet](#)
[Public Comment](#)

To be withdrawn by applicant.

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.

3. [ORD. 2023-234](#) To authorize the special use of the property known as 912 Tulip Street for the purpose of a mixed-use building, with off-street parking, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2023-234](#)
[Staff Report](#)
[Application Packet](#)
[Public Comment](#)

4. [ORD. 2023-236](#) To close, to public use and travel, an alley in the block bounded by Richmond Highway, Afton Avenue, Columbia Street, and Bellemeade Road, consisting of 2,450± square feet, upon certain terms and conditions.

Attachments: [Ord. No. 2023-236](#)
[Staff Report](#)

5. [ORD. 2023-260](#) To amend and reordain Ord. No. 86-81-83, adopted Apr. 28, 1986, previously amended by Ord. No. 2000-289-271, adopted Sept. 11, 2000, and Ord. No. 2023-158, adopted Jun. 12, 2023, which authorized the special use of the property known as 1200-1206 East Cary for the purpose of a hotel containing up to 57 rooms and other uses permitted in the B-5 Central Business District and additional signs, and modified the parking requirements, to authorize an outdoor walk-up automated teller machine, upon certain terms and conditions. (6th District)

Attachments: [Ord. No. 2023-260](#)
[Staff Report](#)
[Application Packet](#)

6. [ORD. 2023-262](#) To authorize the special use of the properties known as 2831 Burfoot Street, 2833 Burfoot Street, and 2835 Burfoot Street for the purpose of up to four single-family detached dwellings, upon certain terms and conditions. (5th District)
- Attachments:** [Ord. No. 2023-262](#)
[Staff Report](#)
[Application Packet](#)
7. [ORD. 2023-263](#) To authorize the special use of the properties known as 1310 Dubois Avenue and 1314 Dubois Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions. (3rd District)
- Attachments:** [Ord. No. 2023-263](#)
[Staff Report](#)
[Application Packet](#)
8. [ORD. 2023-264](#) To authorize the special use of the property known as 1100 Hollister Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions. (8th District)
- Attachments:** [Ord. No. 2023-264](#)
[Staff Report](#)
[Application Packet](#)
9. [ORD. 2023-265](#) To authorize the special use of the property known as 2003 Ingram Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions. (8th District)
- Attachments:** [Ord. No. 2023-265](#)
[Staff Report](#)
[Application Documents](#)
10. [ORD. 2023-267](#) To authorize the special use of the property known as 2818 Monument Avenue for the purpose of a multifamily dwelling, upon certain terms and conditions. (2nd District)
- Attachments:** [Ord. No. 2023-267](#)
[Staff Report](#)
[Application Packet](#)

11. [ORD. 2023-268](#) To authorize the special use of the property known as 601½ South Pine Street for the purpose of a two-family detached dwelling and a single-family attached dwelling, upon certain terms and conditions. (5th District)
- Attachments:** [Ord. No. 2023-268](#)
[Staff Report](#)
[Application Documents](#)
13. [ORD. 2023-270](#) To rezone the properties known as 3408 and 3410 Hermitage Road from the RO-1 Residential-Office District to the UB-2 Urban Business District. (2nd District)
- Attachments:** [Ord. No. 2023-270](#)
[Staff Report](#)
[Application Packet](#)
14. [ORD. 2023-272](#) To conditionally rezone the properties known as 400 Stockton Street and 401 Everett Street from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District, upon certain proffered conditions. (6th District)
- Attachments:** [Ord. No. 2023-272](#)
[Staff Report](#)
[Application Packet](#)
[Proffered Conditions](#)
15. [UDC 2023-17](#) UDC 2023-17 FINAL Location, Character, and Extent review for expanded animal enclosure walkways at Maymont Park located at 1000 Westover Road.
- Attachments:** [UDC 2023-17 UDC Report to CPC](#)
[UDC 2023-17 Staff Report to UDC](#)
[UDC 2023-17 Application](#)
[UDC 2023-17 Narrative](#)
[UDC 2023-17 Plans](#)
[UDC 2023-17 Walkway Materials](#)
[UDC 2023-17 Detail Spec Sheets](#)

Regular Agenda

16. [ORD. 2023-261](#) To authorize the special use of the property known as 3600 West Broad Street for the purpose of a residential use located on a portion of the first floor of the existing mixed-use building, upon certain terms and conditions. (2nd District)
- Attachments:** [Ord. No. 2023-261](#)
[Staff Report](#)
[Application Packet](#)
12. [ORD. 2023-269](#) To authorize the special use of the property known as 3418 R Street for the purpose of two single-family detached dwellings, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2023-269](#)
[Staff Report](#)
[Application Packet](#)
[Public Comment](#)
17. [ORD. 2023-271](#) To conditionally rezone the properties known as 2500, 2510, 2516, 2530, 2532, 2534, and 2536 North Lombardy Street from the UB-2 Urban Business District to the TOD-1 Transit-Oriented Nodal District, upon certain proffered conditions. (3rd District)
- Attachments:** [Ord. No. 2023-271](#)
[Staff Report](#)
[Application Packet](#)
- This is a companion paper to ORD. 2023-266.*
18. [ORD. 2023-266](#) To authorize the special use of the properties known as 2500, 2510, 2516, 2530, 2532, 2534, and 2536 North Lombardy Street for the purpose of exceeding the inclined plane height for a mixed-use building, upon certain terms and conditions. (3rd District)
- Attachments:** [Ord. No. 2023-266](#)
[Staff Report](#)
[Application Documents](#)
[Public Comment](#)
- This is a companion paper to ORD. 2023-271.*

Upcoming Items

Adjournment