



City of Richmond

City Hall
Richmond VA, 23219
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Agenda

Planning Commission

Tuesday, January 3, 2023

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-Jan-3-23>

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.

1. [PDRPRES](#) Public Access and Participation Instructions
[2022.095](#)

Attachments: [Public Access and Participation Instructions - Planning Commission 1-3-2023](#)

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:

Call To Order

Roll Call

Chair's Comments

Approval of Minutes

Director's Report

- Council Action Update

Consideration of Continuances and Deletions from Agenda

2. [ORD.](#) To repeal ch. 16, art. II (§§ 16-19-16-31) of the City Code; to amend ch. 30, art. VI, div. 10.1 by adding therein a new section 30-691.1:1, concerning definitions for the Affordable Dwelling Unit Density Program; and to amend
[2022-191](#)

City Code §§ 30-691, 30-691.1, 30-691.2, 30-691.3, 30-691.4, 30-691.6, 30-691.7, 30-691.8, 30-691.9, 30-691.11, for the purpose of revising the Affordable Housing Dwelling Unit Density Program as authorized by Va. Code § 15.2-2305.1.

Attachments: [Ord. No. 2022-191](#)

Request to continue to the February 6, 2023 meeting of the Planning Commission.

Ordinance anticipated to be withdrawn and subsequently replaced with newly introduced ordinance

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 February 21, 2023 meeting of the Planning Commission.

4. [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 February 21, 2023 meeting of the Planning Commission.

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

This presentation will be continued to the February 6, 2023 meeting of the Planning Commission.

Consent Agenda

6. [ORD. 2022-333](#) To authorize the special use of the property known as 2003 Dinwiddie Avenue for the purpose of three single-family detached dwellings and a home occupation with up to three employees who do not reside on the property, upon certain terms and conditions. (As Amended) (8th District)

Attachments: [Ord. No. 2022-333 - Amended 20221212](#)

[Staff Report](#)

[20221212 Amendment of Ord. No. 2022-333](#)

[Application Documents](#)

[Map](#)

7. [ORD. 2022-371](#) To authorize the special use of the property known as 3617 Montrose Avenue for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions. (3rd District)
- Attachments:** [Ord. No. 2022-371](#)
[Staff Report](#)
[Application Packet](#)
[Map](#)
8. [ORD. 2022-372](#) To authorize the special use of the property known as 2235 Perry Street for the purpose of a day nursery for up to ten children, upon certain terms and conditions. (5th District)
- Attachments:** [Ord. No. 2022-372](#)
[Staff Report](#)
[Application Packet](#)
[Map](#)
9. [ORD. 2022-369](#) To authorize the special use of the property known as 3206 Delaware Avenue for the purpose of two single-family attached dwellings, upon certain terms and conditions. (6th District)
- Attachments:** [Ord. No. 2022-369](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
10. [ORD. 2022-370](#) To authorize the special use of the property known as 100 West Leigh Street for the purpose of a two-family attached dwelling, upon certain terms and conditions. (2nd District)
- Attachments:** [Ord. No. 2022-370](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
11. [ORD. 2022-368](#) To authorize the special use of the property known as 3917 Corbin Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (3rd District)

Attachments: [Ord. No. 2022-368](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Property and Plans](#)
[Map](#)
[Washington Park Support Letter](#)

12. [ORD.](#) To rezone the properties known as 2017 Roane Street and 2021 Roane
[2022-364](#) Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business
District. (3rd District)

Attachments: [Ord. No. 2022-364](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Survey](#)
[Map](#)

13. [ORD.](#) To authorize the special use of the property known as 211 East 15th Street
[2022-366](#) for the purpose of a single-family detached dwelling, upon certain terms
and conditions. (8th District)

Attachments: [Ord. No. 2022-366](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)

14. [ORD.](#) To declare a public necessity for and to authorize the Chief Administrative
[2022-362](#) Officer to accept two parcels of real property from Sauer Properties, Inc.,
and known as 1220 North 7th Street and 1241 North 7th Street for the
purpose of a connector between the Shockoe Hill Burying Ground Historic
District and the proposed Enslaved African Heritage Campus in the city of
Richmond. (6th District)

Attachments: [Ord. No. 2022-362](#)
[Staff Report](#)

15. [ORD.](#) To declare surplus and to direct the sale of a portion of the City-owned real
[2022-363](#) estate known as 4835 Old Warwick Road, consisting of 0.1912 acres ± to
Tana Properties LLC for \$8,579.00, for the purpose of facilitating private
redevelopment of City-owned property. (9th District)

Attachments: [Ord. No. 2022-363](#)
[Staff Report](#)

16. [SUBD](#) Subdivision Exception for 2705 5th Avenue, per Sec. 25-9 of the
[2022-009](#) Subdivision Ordinance.

Attachments: [Staff Report](#)
[Subdivision Exception Request](#)

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

17. [ORD.](#)
[2022-365](#) To authorize the special use of the property known as 2800 3rd Avenue for the purpose of emergency housing for up to 30 individuals on a year-round basis, as a permitted accessory use, upon certain terms and conditions. (6th District)

Attachments: [Ord. No. 2022-365](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Map](#)
[Resolution 2020-R031 - City of Richmond Strategic Plan to End Homelessness](#)
[Sec. 30 698.3. Approvals.](#)
[Letter of Opposition](#)
[Staff Presentation](#)

18. [ORD.](#)
[2022-367](#) To authorize the special use of the property known as 1219 North 31st Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2022-367](#)
[Staff Report](#)
[Application Packet](#)
[Public Comment - Opposition - Ousman](#)
[Public Comment - Opposition - Greene-Wright](#)

19. [CPCR.2022.1](#)
[26](#) Resolution of Intent – Stadium District Zoning Text Amendment

Attachments: [Resolution](#)
[Presentation](#)

20. [CPCR.2022.1](#)
[27](#) Resolution of Intent – Stadium District Zoning Map Amendment

Attachments: [Resolution](#)
[Presentation](#)

Upcoming Items

Adjournment

