



City of Richmond

City Hall
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Agenda

Planning Commission

Monday, March 20, 2023

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-20-Mar-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
2023.018](#) Public Access and Participation Instructions

Attachments: [Public Access and Participation Instructions - Planning Commission 3-20-2023](#)

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

[CPCR.2023.0
11](#) RESOLUTION OF THE CITY OF RICHMOND PLANNING COMMISSION
EXPRESSING APPRECIATION TO MAX HEPP-BUCHANAN

Attachments: [Resolution](#)

Approval of Minutes

[PDRMIN
2023.006](#) CPC DRAFT Minutes - March 6, 2023

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

Director's Report**Council Action Update****Consideration of Continuances and Deletions from Agenda**

1. [ORD.
2022-191](#) 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 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 May 15, 2023 meeting of the Planning Commission.

2. [ORD.
2023-067](#) To authorize the special use of the property known as 1619 West Cary Street for the purpose of two two-family detached dwellings, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2023-067](#)
[Cover map_1619 W Cary St.pdf](#)
[The Property.pdf](#)
[Application and Narrative.pdf](#)
[The Plans-10-18-2022.pdf](#)

Request to continue to the April 3, 2023 meeting of the Planning Commission.

3. [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 UDC report to CPC](#)
[UDC 2023-02 UDC Staff Report](#)
[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](#)
[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 - Marcus 2](#)
[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](#)
[Community Letter - Deerbourne Civic Assoc](#)
[Community Letter - Upper Reservoir District](#)
[Community Letter - Oak Grove Community Assoc](#)
[Community Letter - Gibson](#)
[Community Letter - Page](#)
[Exhibit from MAR UDC Meeting - State Code re Air Quality](#)
[Exhibit from MAR UDC Meeting - Sign in Sheet for Applicant's Public Meetig](#)
[Exhibit from MAR UDC Meeting - State Agency regarding use of fire retardant fo](#)

Request to continue to the April 3, 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. 2023-060](#) To rezone the properties known as 1400 Bryan Street, 1402 Bryan Street, 1404 Bryan Street, and 1406 Bryan Street from the R-6 Single-Family Attached Residential District to the R-63 Multifamily Urban Residential District. (6th District)

Attachments: [Ord. No. 2023-060](#)
[Staff Report](#)
[Application & Applicant's Report](#)
[MAP](#)
5. [ORD. 2023-061](#) To rezone the property known as 2104 Sale Street from the R-6 Single-Family Attached Residential District and the R-53 Multifamily Residential District to the R-63 Multifamily Urban Residential District and the property known as 2108 Sale Street from the R-6 Single-Family Attached Residential District to the R-63 Multifamily Urban Residential District. (6th District)

Attachments: [Ord. No. 2023-061](#)
[Staff Report](#)
[Application & Applicant's Report.pdf](#)
[Survey](#)
[Map](#)
6. [ORD. 2023-062](#) To authorize the special use of the properties known as 1005 North 27th Street and 1007 North 27th Street, for the purpose of one single-family detached dwelling and one single-family attached dwelling, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2023-062](#)
[Staff Report](#)
[Application Packet](#)
[Map](#)
7. [ORD. 2023-064](#) To authorize the special use of the property known as 201 West Blake Lane, for the purpose of two single-family detached dwellings, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2023-064](#)
[Staff Report](#)
[Application Packet](#)
[Map](#)

8. [ORD. 2023-065](#) To authorize the special use of the property known as 822 Blanton Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions. (5th District)
- Attachments:** [Ord. No. 2023-065](#)
[Staff Report](#)
[Application & Applicant's Narrative](#)
[Plans](#)
[Survey](#)
[Letters of Support](#)
9. [ORD. 2023-066](#) To authorize the special use of the property known as 310 West Brookland Park Boulevard for the purpose of a mixed-use building with outdoor dining, upon certain terms and conditions. (3rd District)
- Attachments:** [Ord. No 2023-066](#)
[Staff Report](#)
[Application & Applicant's Narrative](#)
[Plans & Survey](#)
[Map](#)
[Letter of Support](#)
10. [UDC 2023-07](#) UDC 2023-07 FINAL Location, Character, and Extent to demolish the existing George Wythe High School and construct a new High School, sports fields, and associated site work (4314 Crutchfield Street)
- Attachments:** [UDC 2023-07 UDC report to CPC](#)
[UDC 2023-07 Staff Report to UDC](#)
[UDC 2023-07 Application](#)
[UDC 2023-07 narrative](#)
[UDC 2023-07 Site Plans - Demolition](#)
[UDC 2023-07 Site Plan](#)
[UDC 2023-07 Landscape Plans](#)
[UDC 2023-07 Floor Plans & Elevations](#)
[UDC 2023-07 Renderings](#)
[UDC 2023-07 Site Amenity Information Sheets](#)
[UDC 2023-07 Site Lighting Plans](#)
[EXHIBIT 1 - UDC Approved Conditions Response Letter](#)
[EXHIBIT 2 - Stadium Scoreboard](#)

Regular Agenda

11. [ORD. 2023-063](#) To authorize the special use of the property known as 707 North 31st Street for the purpose of four single-family attached dwellings, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2023-063](#)
[Staff Report](#)
[Application & Applicant's Narrative](#)
[Plans & Survey](#)
[Map](#)
[Comment Letter - CHCCA](#)
[Opposition Letter - Kendra Granniss](#)
12. [ORD. 2023-068](#) To authorize the special use of the property known as 3600 Grove Avenue for the purpose of a multifamily dwelling containing up to 260 dwelling units and amenity spaces, with off-street parking, upon certain terms and conditions. (1st District)
- Attachments:** [Ord. No. 2023-068](#)
[Staff Report](#)
[Application & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Initial MDA Zoning Committee Feedback](#)
[Opposition - MDA](#)
[Land Use and Development Committee Feedback - WCA](#)
[Opposition - Montgomery](#)
[Opposition - Loving](#)
[Opposition - Taylor](#)
[Opposition - Wilson](#)
[Comments & Concerns - Finn](#)
[Support - Allen](#)
[Support - Jenkins](#)
13. [CPCR.2023.009](#) Resolution of the Richmond City Planning Commission to amend the City of Richmond's Master Plan for the purpose of including Appendix D: Updating the Master Plan, in accordance with City Council Resolution 2021-R026.
- Attachments:** [Resolution](#)
[Appendix D: Updating the Master Plan](#)

14. [PDRPRES
2023.020](#) Presentation on draft changes to the Zoning Ordinance pertaining to
TOD-1 Standards and the Stadium Signage Overlay

Attachments:

[Presentation](#)

[Comments & Suggestions - Olinger](#)

Upcoming Items

Adjournment