



# City of Richmond

City Hall  
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## Agenda

### Planning Commission

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Monday, May 15, 2023

1:30 PM

5th Floor Conference Room

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To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-15-May-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:

1. [PDRPRES](#) Public Access and Participation Instructions  
[2023.033](#)

**Attachments:** [Public Access and Participation Instructions - Planning Commission 5-15-2023](#)

Citizens are encouraged to provide their comments in writing to [PDRLandUseAdmin@rva.gov](mailto: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

*Mr. Poole welcomed all who were present.*

#### Approval of Minutes

2. [PDRMIN](#) CPC DRAFT Minutes - April 24, 2023  
[2023.010](#)

**Attachments:** [Draft Minutes - April 24 2023](#)

3. [PDRMIN  
2023.011](#) CPC DRAFT Minutes - May 1, 2023

Attachments: [DRAFT Minutes - May 1 2023](#)

#### Director's Report

- [PDRPRES  
2023.035](#) Director's Report - May 15, 2023

Attachments: [Presentation](#)

#### - Council Action Update

#### Consideration of Continuances and Deletions from Agenda

4. [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 September 18, 2023 meeting of the Planning Commission.*

5. [ORD.  
2023-090](#) To authorize the special use of the property known as 708 China Street for the purpose of a two-family detached dwelling, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2023-090](#)

[Staff Report](#)

[Application Packet](#)

[Public Comment](#)

*Request to continue to the June 5, 2023 meeting of the Planning Commission.*

6. [ORD.  
2023-108](#) To authorize the special use of the property known as 910 Parrish Street for the purpose of two single-family detached dwellings, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2023-108](#)

[Staff Report](#)

[Application Packet](#)

[Public Comment](#)

*Request to continue to the June 20, 2023 meeting of the Planning Commission.*

7. [ORD. 2023-109](#) To authorize the special use of the property known as 5312 Stokes Lane for the purpose of a single-family detached dwelling, upon certain terms and conditions. (1st District)

**Attachments:** [Ord. No. 2023-109](#)  
[Staff Report](#)  
[Application Packet](#)  
[Public Comment](#)

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

8. [ORD. 2023-110](#) To authorize the special use of the property known as 5314 ½ Stokes Lane for the purpose of a single-family detached dwelling, upon certain terms and conditions. (1st District)

**Attachments:** [Ord. No. 2023-110](#)  
[Staff Report](#)  
[Application Packet](#)  
[Public Comment](#)

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

9. [PAC 2023 - 004](#) Shockoe Hill African Burying Ground Mural

**Attachments:** [Burying Ground Staff Report to PAC](#)

*Request to continue to the June 20, 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.*

10. [ORD. 2023-135](#) To authorize the special use of the properties known as 601 West 19th Street and 603 West 19th Street for the purpose of two single-family detached dwellings and two dwelling units within accessory buildings to single-family detached dwellings, upon certain terms and conditions. (5th District)

**Attachments:** [Ord. No. 2023-135](#)  
[Staff Report](#)  
[Application Packet](#)

11. [ORD. 2023-136](#) To authorize the special use of the property known as 1700 North 21st Street for the purpose of a single-family detached dwelling and two single-family attached dwellings, with off-street parking, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2023-136](#)  
[Staff Report](#)  
[Application Packet](#)  
[Public Comment](#)
12. [ORD. 2023-137](#) To authorize the special use of the property known as 1700 West Cary Street for the purpose of one two-family detached dwelling and three two-family attached dwellings, upon certain terms and conditions. (5th District)
- Attachments:** [Ord. No. 2023-137](#)  
[Staff Report](#)  
[Application Packet](#)  
[Public Comment](#)
13. [ORD. 2023-138](#) To authorize the special use of the property known as 6 Dundee Avenue for the purpose of one two-family detached dwelling and one single-family detached dwelling, upon certain terms and conditions. (5th District)
- Attachments:** [Ord. No. 2023-138](#)  
[Staff Report](#)  
[Application Packet](#)
14. [ORD. 2023-139](#) To rezone the properties known as 1100 Semmes Avenue and 411 West 12th Street from the B-6 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District, the property known as 1100 McDonough Street from the R-63 Multifamily Urban Residential District to the TOD-1 Transit-Oriented Nodal District, and the property known as 1000 Semmes Avenue from the RF-2 Riverfront District to the TOD-1 Transit-Oriented Nodal District. (6th District)
- Attachments:** [Ord. No. 2023-139](#)  
[Staff Report](#)  
[Application Packet](#)  
[Survey](#)

15. [ORD. 2023-140](#) To rezone the property known as 1011 Commerce Road from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. (6th District)
- Attachments:** [Ord. No. 2023-140](#)  
[Staff Report](#)  
[Application Packet](#)
16. [ORD. 2023-141](#) To close, to public use and travel, a portion of Jessamine Street located on the east side of Jessamine Street at the intersection of Jessamine Street with Cedar Street, consisting of 357± square feet, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2023-141](#)  
[Staff Report](#)
17. [ORD. 2023-142](#) To close, to public use and travel, an alley in the block bounded by West Commerce Road, McDonough Street, West 7th Street, and Perry Street, consisting of 3,299± square feet, upon certain terms and conditions. (6th District)
- Attachments:** [Ord. No. 2023-142](#)  
[Staff Report](#)
18. [ORD. 2023-149](#) To amend Ord. No. 2022-055, adopted May 9, 2022, which adopted the Fiscal Year 2022-2023 General Fund Budget and made appropriations pursuant thereto, by transferring \$14,295.00 from the Department of Parks, Recreation and Community Facilities agency, and 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 increasing estimated revenues from the funds transferred and the amount appropriated to the Department of Parks, Recreation and Community Facilities' James River Park Infrastructure project in the Culture and Recreation Category, for the purpose of making a grant of \$14,295.00 to the Friends of The James River Park to facilitate the construction of a new pedestrian and bicycle trail at Reedy Creek. (5th District)
- Attachments:** [Ord. No. 2023-149](#)  
[Staff Report](#)

19. [ORD. 2023-150](#) To declare a public necessity for the acquisition of and to authorize the Chief Administrative Officer to accept from the Friends of the Wythe/Monumental Green Space the dedication as public right-of-way a portion of a parcel along the northern line of Wythe Avenue, consisting of 4,352± square feet, for the purpose of providing for the maintenance of a public green space. (1st District)

**Attachments:** [Ord. No. 2023-150](#)  
[Staff Report](#)

20. [CPCR.2023.017](#) Resolution of the Richmond City Planning Commission to Approve a Final Community Unit Plan for the Creighton Court Redevelopment Community Unit Plan, Phase A, for the purpose of constructing 68 townhomes and multi-family dwelling units, open space, community space, public streets, and alleys.

**Attachments:** [Resolution](#)  
[Staff Report](#)  
[Ord. No 2021-182](#)  
[Application Packet](#)

## **Regular Agenda**

*No Items on Regular Agenda*

## **Upcoming Items**

## **Adjournment**