



# City of Richmond

City Hall  
Richmond VA, 23219  
(p) 804.646.6304  
(f) 804.646.5789

## Agenda

### Planning Commission

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Monday, August 21, 2023

1:30 PM

5th Floor Conference Room

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To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-21-August-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](#) Public Access Participation Instructions  
[2023.052](#)

**Attachments:** [Public Access and Participation Instructions - Planning Commission 8-21-2023](#)

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

#### Approval of Minutes

1. [PDRMIN](#) Draft CPC Minutes - July 17, 2023  
[2023.018](#)

**Attachments:** [Draft CPC Minutes - July 17, 2021](#)

#### 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](#)

*Request to continue to the October 2, 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.*

3. [ORD. 2023-205](#) To authorize the special use of the property known as 2401 Rosewood Avenue for the purpose of a single-family detached dwelling and accessory building, upon certain terms and conditions. (5th District)

**Attachments:** [Ord. No. 2023-205](#)  
[Staff Report](#)  
[Application Packet](#)

4. [ORD. 2023-220](#) To authorize the Chief Administrative Officer, for an on behalf of the City of Richmond, to accept the relinquishment and termination of certain franchised air rights over the City's public right-of-way of East Canal Street and Virginia Street; to authorize the Chief Administrative Officer to execute any documents necessary to effectuate the relinquishment and termination of such air rights; and to repeal Ord. No. 84-153-135, adopted Jun. 25, 1984, and Ord. No. 90-385-344, adopted Dec. 10, 1990.

**Attachments:** [Ord. No. 2023-220](#)  
[Staff Report](#)

5. [ORD. 2023-221](#) To authorize the special use of the property known as 324 North 27th Street for the purpose of a wall sign, upon certain terms and conditions. (7th District)

**Attachments:** [Ord. No. 2023-221](#)  
[Staff Report](#)  
[Application Packet](#)

6. [ORD. 2023-222](#) To authorize the special use of the property known as 423 North 33rd Street for the purpose of a single-family attached dwelling, upon certain terms and conditions. (7th District)

**Attachments:** [Ord. No. 2023-222](#)  
[Staff Report](#)  
[Application Packet](#)

7. [ORD. 2023-223](#) To authorize the special use of the property known as 411 Brook Road for the purpose of a two-family dwelling, upon certain terms and conditions. (2nd District)
- Attachments:** [Ord. No. 2023-223](#)  
[Staff Report](#)  
[Application Packet](#)
8. [ORD. 2023-224](#) To authorize the special use of the property known as 7110 Cherokee Road for the purpose of an accessory building to a single-family detached dwelling, upon certain terms and conditions. (4th District)
- Attachments:** [Ord. No. 2023-224](#)  
[Staff Report](#)  
[Application Packet](#)
9. [ORD. 2023-225](#) To authorize the special use of the property known as 1120 West Clay Street for the purpose of a commercial building containing permitted principal uses on corner lots on all floors of the building, upon certain terms and conditions. (2nd District)
- Attachments:** [Ord. No. 2023-225](#)  
[Staff Report](#)  
[Application Packet](#)  
[Public Comment](#)
10. [ORD. 2023-226](#) To authorize the special use of the property known as 9 South Harvie Street for the purpose of a multifamily dwelling containing up to 12 dwelling units, upon certain terms and conditions. (5th District)
- Attachments:** [Ord. No. 2023-226](#)  
[Staff Report](#)  
[Application Packet](#)  
[Public Comment](#)
11. [ORD. 2023-227](#) To authorize the special use of the property known as 2715 Hull Street for the purpose of an accessory garage, upon certain terms and conditions. (5th District)
- Attachments:** [Ord. No. 2023-227](#)  
[Staff Report](#)  
[Application Packet](#)
12. [ORD. 2023-228](#) To authorize the special use of the property known as 2216 Keswick Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions. (8th District)

**Attachments:**     [Ord. No. 2023-228](#)  
[Staff Report](#)  
[Application Packet](#)  
[Public Comment](#)

13.     [ORD. 2023-229](#)     To authorize the special use of the property known as 1524 National Street for the purpose of one single-family detached dwelling and one two-family dwelling, upon certain terms and conditions. (7th District)

**Attachments:**     [Ord. No. 2023-229](#)  
[Staff Report](#)  
[Application Packet](#)  
[Public Comment](#)

14.     [ORD. 2023-230](#)     To authorize the special use of the property known as 901 Norton Street for the purpose of three single-family attached dwellings and one single-family detached dwelling, upon certain terms and conditions. (2nd District)

**Attachments:**     [Ord. No. 2023-230](#)  
[Staff Report](#)  
[Application Packet](#)

15.     [ORD. 2023-231](#)     To authorize the special use of the property known as 3024 P Street for the purpose of up to two mixed-use multifamily dwellings, with off-street parking, upon certain terms and conditions. (7th District)

**Attachments:**     [Ord. No. 2023-231](#)  
[Staff Report](#)  
[Application Packet](#)  
[Public Comment](#)

16.     [ORD. 2023-233](#)     To authorize the special use of the property known as 2510 Semmes Avenue for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions. (5th District)

**Attachments:**     [Ord. No. 2023-233](#)  
[Staff Report](#)  
[Application Packet](#)

17.     [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](#)

18.     [UDC 2023-15](#)     UDC 2023-15 FINAL Location, Character, Extent review of the demolition

and reconstruction of Fire Station 21 located at 2505 Richmond Highway.

**Attachments:** [UDC 2023-15 Application](#)  
[UDC 2023-15 Narrative](#)  
[UDC 2023-15 PlanSet](#)  
[UDC 2023-15 Architecture](#)  
[UDC 2023-15 Landscape Plans](#)  
[UDC 2023-15 Civil Set](#)  
[UDC 2023-15 Staff Report to UDC](#)  
[UDC 2023-15 UDC report to CPC](#)

19. [UDC 2023-16](#) UDC 2023-16 FINAL Location, Character, and Extent review of the construction of a new police precinct and parking garage located at 1701 Fairfield Way.

**Attachments:** [UDC 2023-16 Application](#)  
[UDC 2023-16 Narrative](#)  
[UDC 2023-16 Plan Set](#)  
[UDC 2023-16 Landscape Plans](#)  
[UDC 2023-16 Architecture](#)  
[UDC 2023-16 Staff Report to UDC](#)  
[UDC 2023-16 UDC report to CPC \(AMENDED\)](#)

### **Regular Agenda**

20. [PDRPRES  
2023.053](#) Shockoe Small Area Plan Presentation

**Attachments:** [Shockoe Small Area Plan  
Presentation](#)

21. [ORD.  
2023-235](#) To repeal City Code § 30-697.3, concerning short-term rentals located in certain other zoning districts, and to amend City Code §§ 30-414.2, concerning permitted accessory uses and structures, 30-424.1, concerning permitted principal uses, 30-432.1, concerning permitted principal uses, 30-449.2, concerning permitted principal and accessory uses, 30-697.1, concerning short-term rental regulations, 30-697.2, concerning short-term rentals located in certain residential zoning districts, 30-1020.4, concerning the fees for filing an application for a certificate of zoning compliance, and 30-1220.98:2, concerning the definition for short-term rental operator.

**Attachments:** [Ord. No. 2023-235](#)  
[Staff Report](#)  
[Presentation](#)  
[Public Comment](#)

22. [ORD. 2023-232](#) To amend and reordain Ord. No. 2022-232, adopted Dec. 12, 2022, which authorized the special use of the properties known as 3301 Park Avenue and 3303 Park Avenue for the purpose of four single-family attached dwellings, with off-street parking, to modify the plans, upon certain terms and conditions. (1st District)

**Attachments:** [Ord. No. 2023-232](#)  
[Staff Report](#)  
[Application Package](#)  
[Public Comment](#)

## **Upcoming Items**

## **Adjournment**