



City of Richmond

City Hall
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Agenda

Planning Commission

Monday, June 1, 2020

1:30 PM

5th Floor Conference Room

This meeting will be held through electronic participation means.

City Hall is closed to the public and this meeting will be held through electronic communication means pursuant to and in compliance with Ordinance No. 2020-093, adopted April 9, 2020. This meeting will be open to participation through electronic communication means by the public and closed to in-person participation by the public.

Most, if not all, Planning Commission members and other staff will participate in this meeting by teleconference/videoconference via Microsoft Teams. Those who may be assembling for this meeting will do so in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219.

Special Guidelines for Public Access and Citizen Participation:

To access or participate, or both, in the Planning Commission meeting on Monday, June 1, 2020, at 1:30 p.m., you have several options outlined in the following document:

1. [PDRPRES 2020.023](#) Public Access and Participation Instructions - Planning Commission 6/1/2020

Attachments: [Public Access and Participation Instructions - Planning Commission 6/1/20](#)

Citizens are encouraged to provide their comments in writing to PDRLandUseAdmin@richmondgov.com in lieu of speaking through audio or video means during the meeting.

When submitting your comments by email, be sure to include in your email (i) your full legal name, (ii) any organizations you represent, and (iii) any economic or professional relationships that would be affected by the adoption of the legislation on which you are commenting.

The person responsible for receiving written comments is Matthew J. Ebinger, Secretary to the Planning Commission.

All written comments received via email prior to 10:00 a.m. on Monday, June 1, 2020, will be 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****Director's Report**

- Richmond 300 Update
- Council Action Update

Consideration of Continuances and Deletions from Agenda

2. [ORD. 2018-324](#) To amend and reordain Ord. No. 2007-131-174, adopted Jul. 23, 2007, which authorized the special use of the property known as 1400 Grove Avenue for the purpose of permitting a multifamily dwelling consisting of no more than ten units and authorized the special use of the properties known as 1410 and 1412 Grove Avenue for the purpose of allowing single-family attached dwellings on substandard sized lots, together with accessory off-street parking, to remove from the ordinance the provisions pertaining to 1412 Grove Avenue, upon certain terms and conditions.

Attachments: [Ord. No. 2018-324](#)
[Application Form & Applicant's Report](#)
[Map](#)

Request to continue to the July 6, 2020 meeting of the Planning Commission.

3. [ORD. 2018-325](#) To authorize the special use of the property known as 1412 Grove Avenue for the purpose of either a single-family attached dwelling or a single-family detached dwelling and up to four rooms or groups of rooms for short-term rental use, upon certain terms and conditions.

Attachments: [Ord. No. 2018-325](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

[Letters of Opposition](#)

[Letters of Opposition](#)

[Public Comment Forms - Opposition](#)

Request to continue to the July 6, 2020 meeting of the Planning Commission.

4. [Location 2020-001](#) Location Review of a proposed access easement at the intersection of a 12' public alley and Albemarle Avenue.

Request to continue to the June 15, 2020 meeting of the Planning Commission.

Consent Agenda

5. [ORD. 2020-118](#) To amend Ord. No. 91-220-208, adopted Jul. 8, 1991, which authorized use of the properties known as 1704 and 1706 Floyd Avenue, containing 4847.82 square feet located on the north side of Floyd Avenue between Vine Street and Allen Avenue, being more completely described as follows: beginning at a point being 43.00 feet west of the west line of Vine Street, thence fronting 37.58 feet in a westerly direction along the north line of Floyd Avenue and extending back 129.00 feet between parallel lines, parallel to the west line of Vine Street, to the south line of a 10.75 foot wide east-west public alley, to be split into two separate lots, for the purpose of a two-family dwelling on each property, to authorize a third dwelling unit at 1706 Floyd Avenue, together with accessory parking, upon certain terms and conditions.

Attachments:

[Staff Report](#)
[Ord. No. 2020-118](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of No Opposition_FDA](#)

6. [ORD. 2020-119](#) To amend Ord. No. 2019-089, adopted Apr. 22, 2019, which authorized the special use of the properties known as 5400 Hull Street Road, 5336 Hull Street Road, and 5348 Hull Street Road for the purpose of self-storage facilities and multifamily dwellings containing up to 245 dwelling units, to modify the site plans, upon certain terms and conditions.

Attachments:

[Staff Report](#)
[Ord. No. 2020-119](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

7. [ORD. 2020-120](#) To authorize the special use of the property known as 7345 Longview Drive for the purpose of a wildlife rehabilitation facility accessory to an existing single-family detached dwelling, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2020-120](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letters of Support](#)

8. [ORD.](#)
[2020-121](#) To authorize the special use of the property known as 2100 West Cary Street for the purpose of a retail use on the ground floor, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2020-121](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Uptown Civic Association letter](#)

9. [ORD.](#)
[2020-122](#) To authorize the special use of the property known as 301 West 6th Street for the purpose of a multifamily dwelling containing up to 350 dwelling units, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2020-122](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Survey](#)
[View From Adjacent Property](#)
[Map](#)
[Letter of Support Manchester Alliance](#)

10. [ORD.](#)
[2020-123](#) To rezone the properties known as 400 Maury Street and 418 Maury Street from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District and the property known as 401 Maury Street from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District.

Attachments: [Staff Report](#)
[Ord. No. 2020-123](#)
[Application Form & Applicant's Report.pdf](#)
[Survey](#)
[Map](#)
[Letter of Support Manchester Alliance](#)

The consent agenda consists of items that appear relatively non-controversial in nature and for which there was no known opposition at the time this agenda was set. 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

11. [PDRPRES
2020.024](#) Richmond 300 Draft Release
- Attachments:** [Executive Summary](#)
[Presentation](#)
12. [ORD.
2020-124](#) To declare that a public necessity exists and to authorize the acquisition by gift, purchase, condemnation, or otherwise of the property known as 1201 Porter Street for the public purpose of implementing a Spot Blight Abatement Plan adopted in accordance with Va. Code § 36-49.1:1 for such property.
- Attachments:** [Staff Report](#)
[Ord. No. 2020-124](#)
[1201 Porter Street - 2020 Photographs](#)
[1201 Porter Street - 2019 Photographs](#)
[Spot Blight Abatement Authority Letter](#)
[Specifications Spot Blight](#)
[Reports PMCE and Building Inspection](#)
[Resolution](#)
[Map](#)
[Letter of Support](#)
[Letter of Support](#)
[Letter of Support - Historic Richmond Foundation](#)
13. [PDRPRES
2020.014](#) Work Plan for the Public Art Commission
- Attachments:** [Staff Report & PAC Work Plan](#)

Upcoming Items

Adjournment

All persons attending the meeting are requested to register on the attendance sheets that have been placed on the chairs and are also available at the table by the conference room entrance. Once you have completed an attendance sheet, it should be provided to the Commission staff.