



# City of Richmond

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

## Agenda

### Planning Commission

---

Monday, February 1, 2021

1:30 PM

5th Floor Conference Room

---

#### **This meeting will be held through electronic participation means**

This meeting will be held through electronic communication means pursuant to and in compliance with Ordinance No. 2020-093, adopted April 9, 2020, as amended. 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, February 1, 2021, at 1:30 p.m., you have several options outlined in the following document:

1. [PDRPRES 2021.088](#) Public Access and Participation Instructions - Planning Commission 2-1-2021

**Attachments:** [Public Access and Participation Instructions - Planning Commission 2-1-2021](#)

Citizens are encouraged to provide their comments in writing to [PDRLandUseAdmin@richmondgov.com](mailto: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, February 1, 2021, 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**

2. [CPCR.2021.072](#) Resolution of Appreciation - Richmond 300 Advisory Council

**Attachments:** [Resolution of Appreciation Richmond 300 Advisory Council](#)

**Approval of Minutes****Director's Report**

- Richmond 300
- Council Action Update

**Consideration of Continuances and Deletions from Agenda****Consent Agenda**

3. [ORD. 2020-266](#) To authorize the special use of the property known as 3419 2nd Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2020-266](#)  
[Application Form and Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)

4. [ORD. 2021-003](#) To amend Ord. No. 2020-049, adopted May 11, 2020, which adopted the Fiscal Year 2020-2021 General Fund Budget and made appropriations pursuant thereto, by re-appropriating a \$500,000.00 portion of the Fiscal Year 2019-2020 fund balance excess, assigned to the Capital Reserve, to the General Fund Cash Transfer for Capital Projects program, and to appropriate these transferred funds to the Capital Improvements Projects for Fiscal Year 2020-2021 and to amend the Fiscal Year 2020-2021 Capital Budget by appropriating such transferred funds in the amount of \$500,000.00 to the Department of Public Works' City Hall project in the City Facility Maintenance & Improvements category for the purpose of constructing improvements to the southwest quadrant of City Hall necessary to house either an employee health clinic or a relocated credit union office, or both.

**Attachments:** [Staff Report](#)  
[Ord. No. 2021-003](#)  
[Map](#)

5. [ORD. 2021-004](#) To direct the sale of the City-owned real estate known as 809 West 44th Street, 811 Rear West 44th Street, and 4306 Rear Reedy Avenue for \$8,000.00 to Lelia Pendleton and Stuart Halloran.
- Attachments:** [Staff Report](#)  
[Ord. No. 2021-004](#)  
[Map](#)
6. [ORD. 2021-005](#) To declare a public necessity for the acquisition and to authorize the Chief Administrative Officer to accept the dedication as public right-of-way of a portion of the properties known as 1801 Richmond Highway and 1805 Richmond Highway, consisting of 524.89± square feet, from TRC Jefferson Davis, LLC; to accept a donation from TRC Jefferson Davis, LLC, of certain services and materials valued at \$20,000.00 for the reconstruction, paving, and future maintenance of a certain City-owned alley located between Webber Avenue and Royal Avenue; and to execute a Right-of-Entry Agreement between the City of Richmond and TRC Jefferson Davis, LLC for the purpose of facilitating the development of the property known as 1801 Richmond Highway by TRC Jefferson Davis, LLC, and providing for the expansion of a certain City-owned alley located between Webber Avenue and Royal Avenue.
- Attachments:** [Staff Report](#)  
[Ord. No. 2021-005](#)  
[Plat](#)  
[Map](#)
7. [ORD. 2021-008](#) To amend City Code § 30-1220.21, concerning the definition of the term “clinic,” to include certain opioid treatment facilities in such definition.
- Attachments:** [Staff Report](#)  
[Ord. No. 2021-008](#)
8. [ORD. 2021-009](#) To amend and reordain Ordinance No. 87-49-74, adopted April 27, 1987, which in turn amended Ordinance No. 81-82-68, adopted May 11, 1981, entitled “to authorize the use of the real estate containing 2770 square feet, known as 307 North Robinson Street.”
- Attachments:** [Staff Report](#)  
[Ord. No. 2021-009](#)  
[Application Form and Applicant's Report](#)  
[Plans](#)  
[Map](#)  
[Letter of Support FABA](#)
9. [ORD. 2021-010](#) To amend and reordain Ord. No. 2018-192, adopted Jul. 23, 2018, which authorized the properties then known as 800, 802, and 806 North 32nd

Street, and now known as 3112, 3116, 3120, and 3124 N Street, for the purpose of up to four single-family attached dwellings, upon certain terms and conditions, to modify certain feature requirements.

**Attachments:** [Staff Report](#)  
[Ord. No. 2021-010](#)  
[Plans & Surveys](#)  
[Application Form & Applicant's Report](#)  
[Map](#)

10. [ORD. 2021-011](#) To authorize the special use of the properties known as 501, 509, and 511 Decatur Street for the purpose of a mixed-use building containing up to 118 dwelling units and commercial uses on the ground floor, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2021-011](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)

11. [ORD. 2021-012](#) To authorize the special use of the property known as 821 Albemarle Street for the purpose of a personal service business, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2021-012](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of Support](#)

12. [ORD. 2021-013](#) To authorize the special use of the property known as 2206 Joplin Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2021-013](#)  
[Application Form & Applicant's Report](#)  
[Map](#)  
[Plans & Survey](#)

13. [ORD. 2021-014](#) To authorize the special use of the property known as 2700 East Cary Street for the purpose of a freestanding sign, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2021-014](#)  
[Application Form & Applicant's Report](#)  
[Map](#)  
[Plans & Survey](#)

14. [ORD. 2021-015](#) To amend Ord. No. 2020-051, adopted May 11, 2020, which (i) accepted a program of proposed Capital Improvement Projects for Fiscal Year 2020-2021 and the four fiscal years thereafter, (ii) adopted a Capital Budget for Fiscal Year 2020-2021, and (iii) determined a means of financing the same, by reducing estimated receipts and the appropriation for the Department of Public Works' Transportation Projects by \$15,000,000.00; to amend Ord. No. 2020-050, which adopted the Fiscal Year 2020-2021 special fund budgets and made appropriations thereto, by establishing a new line item called the "CVTA Special Fund" line item and increasing estimated receipts from the Central Virginia Transportation Authority and the amount appropriated to the new Department of Public Works' CVTA Special Fund line item by \$12,195,491 for the purpose of funding the planning, design, operations, maintenance, and construction of transportation improvements within the city of Richmond.

**Attachments:** [Staff Report](#)  
[Ord. No. 2021-015](#)

15. [UDC 2021-01](#) Final location, character and extent review of Powhatan Hill Community Center Addition and Site Improvements; 5051 Northampton Street.

**Attachments:** [UDC Report to CPC](#)  
[Staff Report to UDC](#)  
[Location & Plans](#)

16. [UDC 2021-02](#) Final location, character, and extent review of a new RPS Monument Sign; 3501 Belt Boulevard.

**Attachments:** [UDC Report to CPC](#)  
[Staff Report to UDC](#)  
[Location & Plans](#)

*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**

17. [ORD. 2020-261](#) To amend and reordain City Code §§ 30-420.1, 30-420.1:1, and 30-420.2, concerning permitted uses in the R-73 Multifamily Residential District; 30-426.1, 30-426.1:1, and 30-426.2, concerning permitted uses in the RO-2 Residential-Office District; 30-432.1, concerning permitted uses in

the I Institutional District; 30-434.1 concerning permitted uses in the B-1 Neighborhood Business District; 30-436.1, concerning permitted uses in the B-2 Community Business District; 30-438.1 and 30-438.2, concerning permitted uses in the B-3 General Business District; 30-440.1 and 30-440.2, concerning permitted uses in the B-4 Central Business District; 30-450.1, concerning permitted uses in the OS Office-Service District; 30-452.1, concerning permitted principal and accessory uses in the M-1 Light Industrial District; 30-1045.6, concerning specific conditions applicable to particular uses, and 30-1220, concerning certain definitions; to amend ch. 30. art. VI of the City Code by adding therein a new div. 15 (§ 30-698-30.698.3), concerning specific conditions applicable to particular uses; and to amend ch. 30, art. XII of the City Code by adding therein new sections 30-1220.32:1, 30-1220.84:1, 30-1220.84:2, 30-1220.95:1, 30-1220.95:2, 30-1220.120:1, and 30-1220.122:1.

**Attachments:**

- [Staff Report](#)
- [Ord. No. 2020-261](#)
- [Planning Commission Resolution](#)
- [Homelessness Strategic Plan](#)
- [Proposed Zoning Changes Presentation 2021 - kjv](#)
- [Presentation-210126](#)
- [Letter of Support](#)
- [Letter of Opposition](#)

18. [ORD. 2020-264](#) To authorize the special use of the property known as 111 Spring Street for the purpose of a parking deck, upon certain terms and conditions.

**Attachments:**

- [Staff Report](#)
- [Ord. No. 2020-264](#)
- [Application Form & Applicant's Report](#)
- [Plans & Survey](#)
- [Map](#)
- [Public Comment Letters](#)

19. [ORD. 2020-265](#) To authorize the special use of the property known as 2515 Rear Hanover Avenue for the purpose of a single-family detached dwelling, storage, a parking area, and a community garden, upon certain terms and conditions.

- Attachments:**
- [Staff Report](#)
  - [Application Form & Applicant's Report](#)
  - [Plans & Survey](#)
  - [Map](#)
  - [Letter of Opposition](#)
  - [Letters of Opposition](#)
  - [FDA Letter](#)
  - [Letters of Support](#)
  - [Letters of Opposition](#)
  - [Letter of Support](#)

20. [ORD. 2020-270](#) To authorize the special use of the properties known as 509 Libbie Avenue and 511 Libbie Avenue for the purpose of up to 14 single-family attached dwellings, upon certain terms and conditions.

- Attachments:**
- [Staff Report](#)
  - [Ord. No. 2020-270](#)
  - [Application Form & Applicant's Report](#)
  - [Plans & Survey](#)
  - [Map](#)
  - [Letter of Opposition](#)
  - [Letter WCA](#)
  - [Letter of Support](#)
  - [Letters of Support](#)
  - [Libbie Ave Topographical Analysis](#)
  - [Letters of Support](#)
  - [Letters of Opposition](#)

21. [PDRPRES 2021.079](#) Presentation: An Analysis of CIP for Existing Facilities and Fleet

- Attachments:**
- [Operations Portfolio Presentation Analysis of CIP for Project Management](#)
  - [Sources of Capital Project Concept Development 1.14.21](#)

**Upcoming Items**

**Adjournment**