



City of Richmond

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Agenda

Planning Commission

Tuesday, February 16, 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 Tuesday, February 16, 2021, at 1:30 p.m., you have several options outlined in the following document:

[PDRPRES 2021.090](#) Public Access and Participation Instructions - Planning Commission 2-16-2021

Attachments: [Public Access and Participation Instructions - Planning Commission 2-16-2021](#)

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 Tuesday, February 16, 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

Approval of Minutes

[PDRMIN
2021.027](#) CPC Draft Minutes_January 4, 2021 Meeting

Attachments: [CPC Draft Minutes January 4, 2021 Meeting](#)

[PDRMIN
2021.028](#) CPC Draft Minutes_Dec 7, 2020

Attachments: [CPC Draft Minutes_Dec 7, 2020](#)

Director's Report

- Richmond 300 Update
- Council Action Update

Consideration of Continuances and Deletions from Agenda

Consent Agenda

1. [ORD.
2021-017](#) To authorize the special use of the properties known as 2525 Belt Boulevard, 2613 Belt Boulevard, and 2701 Belt Boulevard for the purpose of up to 36 single-family attached dwellings, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2021-017](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letters of Support](#)
[Letters of Support](#)
[Letter of Opposition](#)

2. [ORD.
2021-018](#) To authorize the special use of the properties known as 5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road for the purpose of up to 65 single-family attached dwellings, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2021-018](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of Support](#)
[Letter of Support_Greater Woodstock Area Civic Assoc](#)

3. [ORD. 2021-019](#) To rezone the property known as 470 Tredegar Street from the M-1 Light Industrial District to the DCC Downtown Civic and Cultural District.

Attachments: [Staff Report](#)
[Ord. No. 2021-019](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)

4. [UDC 2021-03](#) Conceptual location, character, and extent review of a new Fire Station #12; 2223 W. Cary Street

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

5. [ORD. 2021-016](#) To authorize the special use of the property known as 321 West Grace Street for the purpose of a mixed-use building containing up to 16 stories and up to 177 dwelling units, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2021-016](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Inclined Plane Exhibit](#)
[Map](#)
[Letters of Opposition](#)

6. [CPCR.2021.001](#) Resolution to declare an intent to amend the official zoning map for the purpose of rezoning certain properties in the area generally east of the CSX Railroad, south and west of Interstate 64/95, and north of Leigh Street

in accordance with the Richmond 300 Master Plan.

Attachments: [Staff Report](#)
[Resolution](#)
[Presentation](#)

7. [ORD. 2021-025](#) To direct the sale of the City-owned real estate located at 500 North 10th Street and known as the Public Safety Building to Capital City Partners, LLC, for \$3,520,456.00 for the purpose of facilitating the redevelopment thereof.

Attachments: [Staff Report](#)
[Ord. No. 2021-025](#)
[Exhibit](#)
[Map](#)
[Letters of Support](#)
[Letters of Support](#)

8. [ORD. 2021-026](#) To declare a public necessity for and to authorize the Chief Administrative Officer to accept the dedication of right-of-way improvements consisting of 22,277± square feet and property consisting of 6,607± square feet for the purpose of facilitating the redevelopment of the property known as 500 North 10th Street.

Attachments: [Staff Report](#)
[Ord. No. 2021-026](#)
[Exhibit](#)
[Map](#)
[Letters of Support](#)
[Letters of Support](#)

Upcoming Items

Adjournment