



# City of Richmond

City Hall  
Richmond VA, 23219  
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## Agenda

### Planning Commission

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Monday, May 3, 2021

1:30 PM

5th Floor Conference Room

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#### **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 this Planning Commission meeting you have several options outlined in the following document:

1. [PDRPRES 2021.121](#) Public Access and Participation Instructions - Planning Commission 5-3-21

**Attachments:** [Public Access and Participation Instructions - Planning Commission 5-3-21](#)

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 the day of this meeting 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 Implementation
- Council Action Update

**Consideration of Continuances and Deletions from Agenda**

2. [ORD. 2021-096](#) To authorize the special use of the property known as 1301 North Arthur Ashe Boulevard for the purpose of a drive-in theater, upon certain terms and conditions. (2nd District)

**Attachments:** [Ord. No. 2021-096](#)  
[Application](#)  
[Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)

*Request to withdraw the application.*

**Consent Agenda**

3. [ORD. 2021-098](#) To authorize the special use of the property known as 2601 Edgewood Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions. (3rd District)

**Attachments:** [Staff Report](#)  
[Ord. No. 2021-098](#)  
[Application Form and Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)  
[Letters of Opposition - Battery Park Civic Assoc & Residents](#)

4. [ORD. 2021-099](#) To authorize the special use of the property known as 3008 Garland Avenue for the purpose of a single-family detached dwelling and a two-family detached dwelling, upon certain terms and conditions. (3rd District)

**Attachments:**      [Staff Report](#)  
[Ord. No. 2021-099](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of Support - North Central Civic Association](#)

5.      [ORD.](#)      To authorize the special use of the property known as 3135 West Franklin  
[2021-100](#)      Street for the purpose of a single-family detached dwelling and a two-family  
detached dwelling, upon certain terms and conditions. (1st District)

**Attachments:**      [Staff Report](#)  
[Ord. No. 2021-100](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of No Opposition - Museum District Assoc](#)

6.      [ORD.](#)      To rezone the property known as 103 East 2nd Street from the B-7  
[2021-101](#)      Mixed-Use Business District to the B-4 Central Business District, and the  
properties known as 104 East 2nd Street, 101 Stockton Street, and 121  
Stockton Street from the M-2 Heavy Industrial District to the B-4 Central  
Business District. (6th District)

**Attachments:**      [Staff Report](#)  
[Ord. No. 2021-101](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Survey](#)  
[Map](#)  
[Letter of Support - Manchester Alliance](#)

7.      [ORD.](#)      To rezone the properties known as 300 Oliver Hill Way and 400 Oliver Hill  
[2021-102](#)      Way from the M-1 Light Industrial District to the TOD-1 Transit-Oriented  
Nodal District, and the property known as 510 Oliver Hill Way from the M-2  
Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. (6th  
District)

**Attachments:**      [Staff Report](#)  
[Ord. No. 2021-102](#)  
[Application Form & Updated Applicant's Report](#)  
[Survey](#)  
[Map](#)  
[DPW Comments](#)  
[Letter of Support - Shockoe Partnership](#)

8.      [ORD.](#)                      To rezone the property known as 711 Dawn Street from the M-1 Light  
[2021-103](#)                      Industrial District to the B-7 Mixed-Use Business District. (3rd District)

**Attachments:**      [Staff Report](#)  
[Ord. No. 2021-103](#)  
[Application Form & Applicant's Report](#)  
[Survey](#)  
[Map](#)

9.      [ORD.](#)                      To declare surplus and to direct the sale of certain City-owned real estate  
[2021-106](#)                      for nominal consideration to The Maggie Walker Community Land Trust for  
the purpose of facilitating the redevelopment thereof.

**Attachments:**      [Staff Report](#)  
[Ord. No. 2021-106](#)  
[Map](#)

10.     [PAC](#)                      Section 17.05 Review of a public art installation (Becoming Silt II)  
[2021-002](#)                      consisting of a temporary (1 week) sculpture to be placed by the James  
[\(a2021 -](#)                      River on the site of the Huguenot Flatwater Park within the James River  
[5053\)](#)                      Park System (4th District ).

**Attachments:**      [PAC Report to CPC](#)  
[Staff Report to PAC](#)  
[Proposal](#)

*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.     [ORD.](#)                      To authorize the special use of the property known as 1500 North  
[2021-097](#)                      Lombardy Street for the purpose of four wall signs, upon certain terms and  
conditions. (3rd District)

**Attachments:**

[Staff Report](#)

[Ord. No. 2021-097](#)

[Application Form](#)

[Applicant's Report](#)

[Plans](#)

[Survey](#)

[Map](#)

[Letter of Support - Edgehill Chamberlayne Court Civic Assoc](#)

12. [PDRPRES](#)  
[2021.122](#) Presentation: Greater Scotts Addition Rezoning

**Upcoming Items**

**Adjournment**