



City of Richmond

City Hall
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Agenda

Planning Commission

Monday, May 17, 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 this Planning Commission meeting you have several options outlined in the following document:

1. [PDRPRES 2021.125](#) Public Access and Participation Instructions - Planning Commission 5-17-21

Attachments: [Public Access and Participation Instructions - Planning Commission 5-17-21](#)

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 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**Consent Agenda**

2. [ORD. 2021-108](#) To close, to public use and travel, a portion of an alley bounded by Hampton Street, Colorado Avenue, South Meadow Street, and Dakota Avenue, consisting of 2,296± square feet, upon certain terms and conditions. (5th District)

Attachments: [Staff Report](#)
[Ord. No. 2021-108](#)
[Map](#)
3. [ORD. 2021-109](#) To authorize the special use of the property known as 415 North 35th Street for the purpose of two single-family attached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Staff Report](#)
[Ord. No. 2021-109](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
4. [ORD. 2021-110](#) To authorize the special use of the property known as 513 Northside Avenue for the purpose of a dwelling unit within an accessory building to an existing single-family dwelling, upon certain terms and conditions. (6th District)

Attachments: [Staff Report](#)
[Ord. No. 2021-110](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letters of Support](#)

5. [ORD.](#)
[2021-112](#) To authorize the special use of the property known as 1402 Roseneath Road for the purpose of an automated teller machine accessible from the exterior of a building, upon certain terms and conditions. (2nd District)

Attachments: [Staff Report](#)
[Ord. No. 2021-112](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Map](#)
[Letter of No Opposition - SABA](#)

6. [ORD.](#)
[2021-113](#) To authorize the special use of the property known as 2006 Carver Street for the purpose of two single-family attached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Staff Report](#)
[Ord. No. 2021-113](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

7. [ORD.](#)
[2021-114](#) To authorize the special use of the property known as 3017 Forest Hill Avenue for the purpose of a day nursery for up to 12 children, upon certain terms and conditions. (5th District)

Attachments: [Staff Report](#)
[Ord. No. 2021-114](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Map](#)

8. [ORD.](#)
[2021-116](#) To rezone the property known 4401 East Main Street from the RF-2 Riverfront District to the TOD-1 Transit-Oriented Nodal District. (7th District)

Attachments: [Staff Report](#)
[Ord. No. 2021-116](#)
[Application Form](#)
[Applicant's Report](#)
[Survey](#)
[Map](#)

9. [ORD. 2021-126](#) To amend Ord. No. 2020-051, adopted May 11, 2020, which accepted a program of proposed Capital Improvements Projects for Fiscal Year 2020-2021 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2020-2021, and determined a means of financing the same, by (i) establishing a new project for the Department of Social Services in the City Facilities category called the "DSS Marshall Plaza" project and by (ii) transferring \$3,607,410.44 from the Reserve Fund for Permanent Public Improvements and appropriating \$3,607,410.44 of transferred funds to the Capital Budget for Fiscal Year 2020-2021 for the new DSS Marshall Plaza project in the City Facilities category for the purpose of renovating the Marshall Plaza Building located at 900 East Marshall Street for use by the Department of Social Services. (6th District)

Attachments: [Staff Report](#)
[Ord. No. 2021-126](#)
[Map](#)

10. [UDC 2021-15](#) Final review of a pedestrian plaza and a parklet at the intersection of Brook Road and W. Marshall Street.

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

11. [UDC 2021-17](#) Conceptual location, character, and extent review of Whitehead Road drainage and sidewalk improvements; 1615 Whitehead Road.

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

12. [UDC 2021-18](#) Final location, character, and extent review of the Byrd Park Tanks roof replacement; 600 S. Arthur Ashe Boulevard

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

13. [UDC 2021-19](#) Final location, character, and extent review of Tidewater Lock stairs replacement; Canal Walk between 12th Street and Virginia Street
- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[Base Map](#)
14. [UDC 2021-20](#) Final location, character, and extent review of Gillie's Creek Park Picnic Shelters; 4425 Williamsburg Road
- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[Base Map](#)
15. [UDC 2021-21](#) Final location, character, and extent review of Pump House Park ADA accessibility improvements; 1500 Pump House Drive
- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Base Map](#)
[Location & Plans Updated](#)
[Letter of Support](#)

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

16. [ORD. 2021-085](#) To conditionally rezone the property known as 1801 East Main Street from the M-1 Light Industrial District to the TOD-1C Transit-Oriented Nodal District (Conditional), upon certain proffered conditions. (7th District)

Attachments: [Staff Report](#)
[Ord. No. 2021-085](#)
[Original Proffers \(Feb 8, 2021\)](#)
[Amended Proffers \(May 17, 2021\)](#)
[Application Form](#)
[Applicant's Report](#)
[Survey](#)
[Map](#)
[Letter of Support - Shockoe Partnership](#)
[Letter of Opposition - HRF](#)
[Letter of Opposition - CHA](#)
[Letter of Opposition](#)
[Staff Presentation](#)
[Applicant Presentation](#)

17. [ORD. 2021-111](#) To authorize the special use of the property known as 1005 Westover Hills Boulevard for the purpose of a mixed-use building, containing up to twelve dwelling units and commercial space, upon certain terms and conditions. (4th District)

Attachments: [Staff Report](#)
[Ord. No. 2021-111](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of No Opposition - Westover Hills Neighborhood Assoc](#)
[Letter of Support - Forest Hill Neighborhood Assoc](#)
[Letters of Support](#)
[Additional Letters of Support](#)
[Letters of Opposition](#)
[Staff Presentation](#)

18. [ORD. 2021-115](#) To conditionally rezone the properties known as 2 Manchester Road and 4 Manchester Road from the RF-1 Riverfront District to the B-4 Central Business District (Conditional), upon certain terms and conditions. (6th District)

- Attachments:**
- [Staff Report](#)
 - [Ord. No. 2021-115](#)
 - [Proffer Statement](#)
 - [Application Form & Applicant's Report](#)
 - [Survey](#)
 - [Map](#)
 - [Manchester Alliance Letter of Support](#)
 - [Staff Presentation](#)
 - [Applicant Presentation](#)

19. [PDRPRES 2021.123](#) Presentation: Science Museum/Allison Street/VCU&VUU Station Areas Rezoning

- Attachments:** [Staff Presentation](#)

Upcoming Items

Adjournment