



City of Richmond

City Hall
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Agenda

Planning Commission

Monday, October 18, 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
2021.170](#)

Attachments: [Public Access and Participation Instructions - Planning Commission 10-18-21](#)

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 Richard Saunders, Secretary to the Planning Commission, or his designee. 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

2. [PDRMIN
2021.055](#)

Attachments: [CPC DRAFT Minutes 17 May 2021 Meeting](#)

Director's Report

- Richmond 300 Update
- Council Action Update

Consideration of Continuances and Deletions from Agenda

3. [ORD.
2021-278](#) To authorize the special use of the properties known as 6900 Patterson Avenue and 6904 Patterson Avenue for the purpose of (i) up to seven single-family attached dwellings; (ii) either one single family detached dwelling or offices, including business, professional and administrative offices, medical and dental offices and clinics, and studios of writers, designers and artists engaged in the graphic arts; and (iii) one common area, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2021-278](#)
[Plans & Survey](#)
[Map](#)

Consent Agenda

4. [ORD.
2021-273](#) To authorize the special use of the property known as 419 Brook Road for the purpose of a (i) mixed-use building containing uses permitted in the B-1 Neighborhood Business District on the ground floor and one dwelling unit on the second floor or (ii) two-family dwelling, upon certain terms and conditions. (2nd District)

Attachments: [Staff Report 419 Brook Road](#)
[Ord. No. 2021-273](#)
[Application](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

5. [ORD. 2021-274](#) To authorize the special use of the property known as 1108 North 28th Street for the purpose of up to three single-family attached dwellings, upon certain terms and conditions. (7th District)
- Attachments:** [Staff Report 1108 N. 28th](#)
[Ord. No. 2021-274](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
6. [ORD. 2021-275](#) To authorize the special use of the property known as 1301 North 32nd Street for the purpose of a mixed-use building containing up to two dwelling units and commercial space, upon certain terms and conditions. (7th District)
- Attachments:** [Staff Report 1301 N 32nd St](#)
[Ord. No. 2021-275](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Map](#)
[Letter of Support](#)
[Letter of Support](#)
7. [ORD. 2021-277](#) To authorize the special use of the property known as 3401 Patterson Avenue for the purpose of a restaurant, tea room, café, delicatessen, ice cream parlor, or similar food service establishment, upon certain terms and conditions, and to repeal of Ord. No. 90-142-117, adopted May 14, 1990. (1st District)
- Attachments:** [Staff Report 3401 Patterson Ave](#)
[Ord. No. 2021-277](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
8. [ORD. 2021-279](#) To authorize the special use of the property known as 3422 R Street for the purpose of two single-family detached dwellings, upon certain terms and conditions. (7th District)
- Attachments:** [Staff Report 3422 R St](#)
[Ord. No. 2021-279](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

9. [ORD. 2021-280](#) To authorize the special use of the property known as 3310 Richmond-Henrico Turnpike for the purpose of a single-family detached dwelling, upon certain terms and conditions. (3rd District)

Attachments: [Staff Report 3310 Richmond-Henrico Tpke](#)
[Ord. No. 2021-280](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Objection Letter Shirley Davis](#)
[Objection Letter 2 Shirley Davis](#)

10. [ORD. 2021-281](#) To rezone the properties known as 1903 Chamberlayne Parkway and 1900 Roane Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District. (3rd District)

Attachments: [Staff Report 1903 Chamberlayne Parkway](#)
[Ord. No. 2021-281](#)
[Application Form and Applicant's Report](#)
[Survey](#)

11. [ORD. 2021-282](#) To rezone the property known as 925 East 4th Street from the M-2 Heavy Industrial District to the B-7 Mixed-Use Business District. (6th District)

Attachments: [Staff Report 925 E 4th St](#)
[Ord. No. 2021-282](#)
[Survey](#)
[Map](#)

12. [ORD. 2021-283](#) To rezone the property known as 2723 East Cary Street from the M-2 Heavy Industrial District to the B-5 Central Business District. (7th District)

Attachments: [Staff Report 2723 E Cary Street](#)
[Ord. No. 2021-283](#)
[Application Form](#)
[Applicant's Report](#)
[Survey](#)
[Map](#)

13. [ORD. 2021-284](#) To close, to public use and travel, an alley bounded by West Leigh Street, North Belvidere Street, West Duval Street, and Brook Road, consisting of 2,370± square feet, upon certain terms and conditions. (2nd District)

Attachments: [Staff Report](#)
[Ord. No. 2021-284](#)

14. [ORD. 2021-291](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept the first tranche of American Rescue Plan Act funds in the amount of \$77,439,914.00 from the United States Department of the Treasury; to amend the Fiscal Year 2021-2022 General Fund Budget by increasing estimated revenues and the amount appropriated to the General Fund Budget for certain agencies and reserves for contingencies by \$35,639,914.00; to amend the Fiscal Year 2021-2022 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Parks, Recreation, and Community Facilities for certain new capital improvement projects in the Culture and Recreation category by \$28,300,000.00; to amend the Fiscal Year 2021-2022 Stormwater Utility Budget by increasing estimated revenues and the amount appropriated to the Stormwater Utility Budget by \$12,500,000.00; and to amend the Fiscal Year 2021-2022 Water Utility Budget by increasing estimated revenues and the amount appropriated to the Water Utility Budget by \$1,000,000.00 all for the purpose of funding the City's efforts to recover from the economic and health effects of the COVID-19 pandemic in accordance with the American Rescue Plan Act.

Attachments: [Staff Report ARPA Budget Amendment](#)
[Ord. No. 2021-291](#)

15. [ORD. 2021-292](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$75,000.00 from The Washington Football Charitable Foundation, Inc. and to appropriate the increase to the Fiscal Year 2021-2022 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Parks, Recreation and Community Facilities' Community Center Enhancements (FY21) - Hotchkiss project in the Culture and Recreation category by \$75,000.00 for the purpose of funding the renovation of outdoor facilities and amenities at Hotchkiss Field Community Center located at 701 East Brookland Park Boulevard. (6th District)

Attachments: [Staff Report](#)
[Ord. No. 2021-292](#)

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. 2021-097](#) To authorize the special use of the property known as 1500 North 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](#)
[Staff Presentation - May 3, 2021](#)
[Applicant Presentation - May 3, 2021](#)

17. [ORD. 2021-208](#) To authorize the special use of the property known as 3101 East Marshall Street for the purpose of a mixed-use building, upon certain terms and conditions. (7th District)

Attachments:

[Staff Report](#)
[Ord. No. 2021-208](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Church Hill Association Letter of Support October 2021](#)
[Church Hill Association Letter](#)
[Letters of Opposition](#)
[Letters of Support](#)
[Opposition-Zerbe](#)
[Opposition-Jordan-Cooley](#)
[Opposition Received Since 2nd Hearing](#)
[Opposition Letters Recd After 10.4.21](#)

18. [ORD. 2021-276](#) To authorize the special use of the property known as 3026 North Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions. (3rd District)

Attachments: [Staff Report 3026 North Avenue](#)
[Ord. No. 2021-276](#)
[Application](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Opposition- North Barton Heights Association](#)
[Support- North Central Civic Association](#)

19. [UDC 2021-37](#)

Attachments: [UDC Report to CPC](#)
[Updated Narrative 10.14.21](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[TTP Restroom Design for Operators Letter](#)
[Proposed Fence Options](#)

20. [CPCR.2021.1 27](#)

Item Description: Resolution of the City Planning Commission to adopt the City Center Plan as an amendment to Richmond 300.

Upcoming Items

Adjournment