



City of Richmond

City Hall
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Agenda

Planning Commission

Monday, December 6, 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
2021.181](#)

Attachments: [Public Access and Participation Instructions - Planning Commission 12-6-21](#)

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****Director's Report**

2. [PDRPRES
2021.182](#)

Item Description: Director's Report and Richmond 300 Update

3. [PDRPRES
2021.183](#)

Item Description: Discuss evening meetings for 2022

Consideration of Continuances and Deletions from Agenda

4. [CPCR.2021.1
47](#)

Item Description: Resolution of Intent to Amend Affordable Housing Dwelling Unit (Density Bonus) Program. The applicant has requested that this item be continued to the January 17, 2022 City Planning Commission meeting.

Consent Agenda

5. [ORD.
2021-321](#) To authorize the special use of the property known as 918 North 35th Street for the purpose of two single-family detached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2021-321](#)
[Staff Report 918 North 35th Street](#)
[Application Form](#)
[Applicant's Report](#)
[Survey](#)
[Map](#)
[Plans](#)

6. [ORD. 2021-322](#) To authorize the special use of the properties known as 1012 West 49th Street and 1015 Herbert Street for the purpose of up to three single-family detached dwellings, upon certain terms and conditions. (4th District)
- Attachments:** [Ord. No. 2021-322](#)
[Staff Report 1012 W 49th St](#)
[Application Form & Applicant's Report](#)
[Plans1](#)
[Plans2](#)
[Survey](#)
[Map](#)
7. [ORD. 2021-323](#) To authorize the special use of the property known as 506 Cheatwood Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions. (3rd District)
- Attachments:** [Ord. No. 2021-323](#)
[Staff Report 506 Cheatwood Ave](#)
[Application](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Support_506 Cheatwood_Seibert](#)
[Support_506 Cheatwood_Jennings](#)
[Support_506 Cheatwood_Jarreau](#)
8. [ORD. 2021-324](#) To authorize the special use of the property known as 302 Clovelly Road for the purpose of one lodging unit accessory to a single-family dwelling, upon certain terms and conditions. (1st District)
- Attachments:** [Ord. No. 2021-324](#)
[Staff Report 302 Clovelly Rd](#)
[Application](#)
[Applicant's Report](#)
[Plans](#)
[Site Plan](#)
[Map](#)

9. [ORD. 2021-326](#) To authorize the special use of the property known as 1807 Harwood Street for the purpose of up to three two-family detached dwellings, upon certain terms and conditions. (8th District)

Attachments: [Ord. No. 2021-326](#)
[Staff Report 1807 Harwood Ave](#)
[Application and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

10. [ORD. 2021-328](#) To authorize the special use of the property known as 939 Myers Street for the purpose of an outdoor event venue and farmer's market, upon certain terms and conditions. (2nd District)

Attachments: [Staff Report 939 Myers Street](#)
[Ord. No. 2021-328](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Map](#)
[Support 939 Myers Street Gunn](#)
[Opposition Leibovic \(Rebkee\)](#)
[Opposition Letter Pomplun](#)
[Opposition Letter Rosswog](#)
[Opposition Letters Cookie Factory Loft Residents](#)
[Support Gunn](#)
[Additional Opposition Letters Cookie Factory Lofts](#)
[939 Myers Street PC Presentation](#)

11. [ORD. 2021-329](#) To authorize the special use of the property known as 2317 Rosewood Avenue for the purpose of an elevated deck and fence with screening panels accessory to a single-family dwelling, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2021-329](#)
[Staff Report 2317 Rosewood Ave](#)
[Application](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

12. [ORD.](#)
[2021-330](#)
- To authorize the special use of the property known as 7012 Marlowe Road for the purpose of an office use, including medical office uses, upon certain terms and conditions, and to repeal Ord. No. 77-34-45, adopted Feb. 28, 1977, Ord. No. 78-8-23, adopted Feb. 13, 1978, Ord. No. 81-019-30, adopted Feb. 23, 1981, Ord. No. 82-207-191, adopted Sept. 13, 1982, Ord. No. 87-165-183, adopted Sept. 14, 1987, Ord. No. 93-028-39, adopted Feb. 22, 1993, and Ord. No. 97-188-204, adopted Jun. 23, 1997. (9th District)

Attachments: [Ord. No. 2021-330](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Map](#)
[Staff Report 7012 Marlowe Road](#)

13. [ORD.](#)
[2021-331](#)
- To rezone the property known as 4501 East Main Street from the RF-2 Riverfront District to the TOD-1 Transit-Oriented Nodal District.
(7th District)

Attachments: [Ord. No. 2021-331](#)
[Staff Report 4501 E Main St](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)

- .14. [ORD.](#)
[2021-332](#)
- To rezone the properties known as 215 Hull Street and 301 Hull Street from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District. (6th District)

Attachments: [Ord. No. 2021-332](#)
[Staff Report 215 & 301 Hull St](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)

15. [SUBD](#)
[2021.010](#)

Attachments: [Staff Report-3800 Grove Avenue Subdivision](#)
[Subdivision Exception Letter 3800 Grove Avenue](#)
[Subdivision Plat 3800 Grove Avenue](#)

Item Description: Subdivision Exception Request for 3800 Grove Avenue pursuant to Section 25-9 of the City Code.

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.](#)
[2021-320](#)
- To authorize the special use of the property known as 610 North 29th Street for the purpose of a single-family detached dwelling with an attached deck, upon certain terms and conditions. (7th District)

Attachments:

[Ord. No. 2021-320](#)
[Staff Report 610 N 29th Street](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Support Letter 2808.5 E Leigh St](#)
[Support Letter 612 N 29th St](#)
[Support Letter 2808 E Leigh St](#)
[610 N 29th St PC Presentation](#)

17. [ORD.](#)
[2021-325](#) To authorize the special use of the property known as 3415 A Floyd Avenue for the purpose of a two-family dwelling and two single-family detached dwellings, upon certain terms and conditions. (1st District)

Attachments:

[Ord. No. 2021-325](#)
[Staff Report 3415-A Floyd Ave](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Opposition Museum District Association](#)
[3415A Floyd Opposition 9_1_20.pdf](#)
[3415A Floyd Avenue Infill Project](#)
[Matthew Dowdy Petition Signature](#)
[Tom Williamson Case for Opposition to 3415 Floyd Plan](#)
[Special Use Permit - 3415 Floyd Infill Project](#)
[SUP Request for Infill Project In The Alley, LLC](#)
[Sent On Behalf of Elaine Kennedy & Linda Crowder](#)
[3400 Block Floyd Avenue Infill Project](#)
[3415A Floyd Avenue Infill Project - "Crenshaw Mews" - W0001596050](#)
[Opposition 3412 Ellwood Avenue](#)
[Special Use Permit at 3415-A Floyd Avenue](#)
[Alley behind 3415 Floyd ave](#)
[SUP Museum District](#)
[Infill proposal in the Museum District](#)
[residential alley infill behind 3400 Floyd Avenue](#)
[Special Use Permit 3415A Floyd Avenue \(W0001596050\)](#)
[SUP for 3400 Floyd Ave](#)
[Museum District infill proposal for 3400 block Ellwood Floyd](#)
[Opposition 3400 Ellwood Avenue](#)
[IMPORTANT Nextdoor Website--the MDA and Rezoning](#)
[Fwd Crenshaw Mews - SUP 3415 A Floyd Ave](#)
[Opposition Terminella](#)
[SUP](#)
[Not in favor of Special Use Permit 3415A Floyd Avenue \(W0001596050\)](#)
[OPPOSE 3400 Block Dwelling Proposal Between Floyd and Ellwood](#)
[Letter of Opposition Alley Infill](#)
[Opposition 3431 Floyd Ave](#)
[Letter of Opposition to SUP 3415A Floyd Avenue from Joseph Michael](#)
[objection to 3415 Floyd alley Crenshaw Mews special use permit](#)
[SUP for 3415A Floyd Av](#)
[Museum District Development - 3400 Floyd Ellwood](#)
[Signed Petition from Surrounding Neighbors](#)

[Joseph Michael Opposition Letter](#)
[Opposition_Parch](#)
[Opposition_Reynolds_3426 Ellwood Ave](#)
[Signed Petition from Surrounding Neighbors_ Additional Signatures](#)
[Opposition_Wilson_3432 Floyd Ave](#)
[Opposition_Dunnivant_105 Lucerne Lane](#)
[Opposition_Shugars_3113 Floyd Ave](#)
[Opposition_Headley_3426.5 Ellwood Ave](#)
[Opposition_North](#)
[Opposition_Carrera_3015 Grove Ave](#)
[Opposition_Ramussen](#)
[Opposition_Telfer](#)
[Opposition_Kyryk_3403 Ellwood Ave](#)
[Opposition_Thomasson_15 N Nansemond St](#)
[Letters of Support](#)
[Support_Bunn](#)
[Support_McGrath_3405 Floyd Ave](#)
[Support_Mills_7 N Arthur Ashe Blvd](#)
[Support_McGann_3315 Park Ave](#)
[3415-A Floyd Ave PC Presentation](#)
[Public Hearing Handout_Shelby Crouch](#)
[Public Hearing Handout_Mark Kronenthal Slides](#)

18. [ORD.
2021-327](#) To authorize the special use of the properties known as 509 Lincoln Avenue and 511 Lincoln Avenue for the purpose of three single-family detached dwellings, upon certain terms and conditions. (3rd District)

Attachments:

[Ord. No. 2021-327](#)
[Staff Report 511 Lincoln Ave](#)
[Application and Applicant's Report](#)
[Plans](#)
[Site Plan](#)
[Survey](#)
[Map](#)
[Opposition_509 Lincoln Ave_Williams](#)
[PC Presentation 511 Lincoln](#)

19. [CPCR.2021.1
27](#)

Attachments:

[Signed Resolution](#)

[Staff Report City Center Plan Adoption](#)

[City Center Plan](#)

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

20. [PDRPRES
2021.176](#)

Attachments:

[UDC Guidelines Draft Revisions 2021](#)

Item Description: Updates to the Urban Design Guidelines – Urban Design Committee

Upcoming Items

Adjournment