



City of Richmond

City Hall
Richmond VA, 23219
(p) 804.646.6304
(f) 804.646.5789

Agenda

Planning Commission

Monday, March 21, 2022

1:30 PM

5th Floor Conference Room

This meeting will be held through electronic communication means.

Call To Order

This meeting will be held through electronic communication means pursuant to the current ongoing declaration of a local emergency concerning the COVID-19 pandemic confirmed by Res. No. 2020-R025, adopted March 16, 2020, and as permitted by section 2.2-3708.2(A)(3) of the Virginia Freedom of Information Act. 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
2022.011](#)

Attachments: [Public Access and Participation Instructions - Planning Commission 3-21-2022](#)

Citizens are encouraged to provide their comments in writing to PDRLandUseAdmin@rva.gov 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.

Roll Call

Chair's Comments**Approval of Minutes****2.** [PDRMIN
2022.008](#)

Attachments: [Approved Minutes March 4, 2022 Special Meeting](#)

Item Title: Draft Minutes- March 4, 2022 Special Meeting

3. [PDRMIN
2022.009](#)

Attachments: [Approved Minutes March 7, 2022](#)

Item Title: Draft Minutes- March 7, 2022 Meeting

Director's Report**- Council Action Update****Consideration of Continuances and Deletions from Agenda****4.** [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: [Ord. No. 2021-097](#)

[Application Form](#)

[Applicant's Report](#)

[Plans](#)

[Survey](#)

[Map](#)

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

Consent Agenda

5. [ORD. 2022-036](#)
- To amend and reordain Ord. No. 80-260-81-41, adopted Mar. 9, 1981, as previously amended by Ord. Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295, adopted Nov. 13, 1989, 2006-26-52, adopted Feb. 27, 2006, 2006-260-263, adopted Oct. 23, 2006, 2012-163-164, adopted Oct. 8, 2012, and 2017-169, adopted Oct. 9, 2017, concerning the Beaufont Oaks Community Unit Plan, to amend the use of the parcel known as 400 Hioaks Road to allow for an expansion of the multifamily development known as “Beaufont Towers” located on the parcel known as 7015 West Carnation Street and also known as 350 Hioaks Road. (9th District)

Attachments: [Staff Report](#)
[Ord. No. 2022-036](#)
[Application](#)
[Applicant's Report](#)
[Amended Community Unit Plan](#)
[Final Plan Amendment](#)
[Map](#)

Companion paper to CPR.2022.028.

6. [CPCR.2022.028](#)

Attachments: [Signed Resolution](#)
[Staff Report](#)
[Resolution_Beaufont Oaks](#)

Item Title: RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE BEAUFONT OAKS PRELIMINARY COMMUNITY UNIT PLAN AND A FINAL PLAN AMENDMENT, TO AMEND THE USE OF THE PARCEL KNOWN AS 400 HIOAKS ROAD TO ALLOW FOR AN EXPANSION OF THE MULTIFAMILY DEVELOPMENT KNOWN AS “BEAUFONT TOWERS” LOCATED ON THE PARCEL KNOWN AS 7015 WEST CARNATION STREET AND TO ALLOW FOR AN ADDITION TO THE MULTIFAMILY BUILDING LOCATED ON THE PARCEL KNOWN AS 7015 WEST CARNATION STREET.

Companion paper to ORD. 2022-036.

7. [ORD. 2022-048](#)
- To close, to public use and travel, an alley in the block bounded by Bellemeade Road, Columbia Street, Afton Avenue, and Lynhaven Avenue, consisting of 11,145± square feet, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2022-048](#)
[Plat](#)

8. [ORD. 2022-049](#) To amend and reordain Ord. No. 2021-017, adopted Feb. 22, 2021, which authorized 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, to instead authorize up to 34 single-family attached dwellings and three two-family dwellings, upon certain terms and conditions. (8th District)
- Attachments:** [Staff Report](#)
[Ord. No. 2022-049](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)
9. [ORD. 2022-052](#) To amend and reordain Ord. No. 2021-018, adopted Feb. 22, 2021, which authorized 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, to instead authorize up to 73 single-family attached dwellings, upon certain terms and conditions. (9th District)
- Attachments:** [Staff Report](#)
[Ord. No. 2022-052](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
10. [ORD. 2022-087](#) To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by the Richmond Redevelopment and Housing Authority and known as 400 East 15th Street, 426 East 15th Street, and 1421 Dinwiddie Avenue for the purpose of maintaining such properties as public greenspace and for playground and recreational uses. (8th District)
- Attachments:** [Staff Report](#)
[Ord. No. 2022-087](#)
[Parcels Map](#)

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. 2022-050](#) To authorize the special use of the property known as 5 North Colonial Avenue for the purpose of a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions. (1st District)

Attachments:

[Staff Report](#)
[Ord. No. 2022-050](#)
[Application Form and Applicant's Report](#)
[Map](#)
[Plans & Survey](#)
[Letter of No Opposition MDA](#)
[Opposition_Catherine May](#)
[Opposition_Kelly 5 N Colonial](#)
[Opposition_Austin 5 N Colonial](#)
[Opposition_Gail Austin 5 N Colonial](#)
[Opposition_Millner_N Colonial](#)
[Support_Van Inwegen 5 N Colonial](#)
[Opposition_Caulkins 5 N Colonial](#)
[Opposition_Nelson 5 N Colonial](#)
[Opposition_Walker 5 N Colonial](#)

12. [ORD. 2022-051](#) To authorize the special use of the property known as 417 Libbie Avenue for the purpose of a multifamily dwelling containing up to 26 dwelling units and off-street parking, upon certain terms and conditions. (1st District)

Attachments:

[Staff Report](#)
[Ord. No. 2022-051](#)
[Application Form & Applicant's Report](#)
[Plans & Survey 1](#)
[Plans & Survey 2](#)
[Map](#)
[No Opposition_WCA 417 Libbie Ave](#)
[Opposition_Graham 417 Libbie](#)
[Opposition_Hagerty 417 Libbie](#)
[Opposition_Carpenter 417 Libbie](#)

13. [CPCR.2022.025](#)

Attachments:

[Signed Resolution](#)
[Resolution of Intent- Amend Affordable House Dwelling Unit Program](#)

Item Title: Resolution of Intent to Amend Affordable Housing Dwelling Unit (Density Bonus)

14. [UDC 2022-04](#)**Attachments:**[CPC 2022-04 Staff Report](#)[UDC 2021-04 Application & Plans](#)

Item Title: Final location, character, and extent review of the removal of a highway marker along Richmond Highway located at 400 Richmond Highway.

15. [UDC 2022-05](#)**Attachments:**[CPC 2022-05 Staff Report](#)[Location & Plans](#)

Item Title: Final location, character, and extent review of the removal of a highway marker along Richmond Highway located at the intersection of Richmond Highway and Harwood Street.

Upcoming Items**Adjournment**