



City of Richmond

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Agenda

Planning Commission

Monday, June 6, 2022

1:30 PM

Council Chambers, 2nd Floor, City Hall

Call To Order

This meeting will be held in-person in the 2nd Floor Council Chamber of City Hall at 900 East Broad Street in Richmond, Virginia 23219. While all Planning Commissioners and staff will attend the meeting in-person, citizens may participate in the meeting virtually.

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:

[PDRPRES](#) Public Access and Participation Instructions- June 6, 2022
[2022.030](#)

Attachments: [Public Access and Participation Instructions - Planning Commission 6-6-2022](#)

Citizens were encouraged to provide their comments in writing to PDRLandUseAdmin@rva.gov in lieu of speaking through audio or video means during the meeting. All written comments received via email prior to 10:00 a.m. on the day of the meeting were 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

No minutes to approve.

Director's Report

- Council Action Update
- Update Rules of Procedure to allow for periodic virtual participation by CPC members

Consideration of Continuances and Deletions from Agenda

1. [ORD.
2022-094](#) To authorize the special use of the property known as 1203 East Brookland Park Boulevard for the purpose of a mixed-use building containing up to 43 dwelling units, upon certain terms and conditions. (6th District)

Attachments: [Ord. No. 2022-094](#)
[Application Form & Applicant's Report](#)

Request to continue to the June 21, 2022 meeting of the Planning Commission.
2. [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](#)

Request to continue to the July 5, 2022 meeting of the Planning Commission.
3. [CPCR.2022.0
62](#) Institutional Master Plan Amendment for the University of Richmond

Request to continue to the July 5, 2022 meeting of the Planning Commission.

Consent Agenda

4. [ORD.
2022-122](#) To authorize the special use of the property known as 3336 Cutshaw Avenue for the purpose of three two-family detached dwellings and a parking area, upon certain terms and conditions. (1st District)

Attachments: [Staff Report](#)
[Ord. No. 2022-122](#)
[Plans & Survey](#)
[Application Form and Applicant's Report](#)
[MDA Letter of No Opposition](#)
5. [ORD.
2022-145](#) To rezone the property known as 600 Decatur Street from the B-7 Mixed-Use Business District to the B-4 Central Business District. (6th District)

Attachments: [Staff Report](#)
[Ord. No. 2022-145](#)
[Application](#)
[Applicant's Report](#)
[Survey](#)
[Map](#)

6. [ORD. 2022-146](#) To rezone the property known as 1200 Dinwiddie Avenue from the M-1 Light Industrial District to the B-7 Mixed-Use Business District. (6th District)

Attachments: [Staff Report](#)
[Ord. No. 2022-146](#)
[Application Form](#)
[Applicant's Report](#)
[Survey](#)

7. [ORD. 2022-147](#) To authorize the special use of the property known as 2516 East Leigh Street for the purpose of (i) an age-restricted multifamily dwelling containing up to 62 dwelling units and an accessory parking area and (ii) up to nine single-family attached dwellings, upon certain terms and conditions, and to repeal Ord. No. 95-151-153, adopted Jun. 26, 1995. (7th District)

Attachments: [Staff Report](#)
[Ord. No. 2022-147](#)
[Application](#)
[Applicant's Report](#)
[Survey](#)
[Plans](#)
[CHA-RVA Support Letter](#)

8. [ORD. 2022-148](#) To authorize the special use of the property known as 3216 3rd Avenue for the purpose of four single-family detached dwellings, with off-street parking, upon certain terms and conditions. (6th District)

Attachments: [Staff Report](#)
[Ord. No. 2022-148](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)

9. [ORD. 2022-157](#) To amend Ord. No. 2021-042, adopted May 24, 2021, which (i) accepted a program of proposed Capital Improvement Projects for Fiscal Year 2021-2022 and the four fiscal years thereafter, (ii) adopted a Capital Budget for Fiscal Year 2021-2022, and (iii) determined a means of financing the same, to modify the purpose of the Heritage Center / Lumpkin's Jail (Devil's Half Acre) project in the Economic and Community

Development category to provide that the scope of such project includes the planning, design, and implementation of the memorialization of the property known as 1305 North 5th Street due to the property's historical significance associated with its use as the Burial Grounds for Free People of Colour and Slaves, and the relocation, stabilization, renovation, and interpretation of the Winfree Cottage, the home of an enslaved woman. (6th District)

Attachments: [Staff Report Ord. 2022-157](#)
[Ord. No. 2022-157](#)
[Historic Documentation](#)
[Map](#)

10. [SUBD 2022.004](#) Subdivision Exception Request for 4508 Grove Avenue, per Sec. 25-9 of the Subdivision Ordinance.

Attachments: [Staff Report](#)
[Subdivision Exception Request](#)
[Plat](#)

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. 2022-121](#) To authorize the special use of the properties known as 2100, 2106, 2112, 2118, and 2124 Broad Rock Boulevard for the purpose of a commercial building with off-street parking, upon certain terms and conditions. (9th District)

Attachments: [Staff Report](#)
[Ord. No. 2022-121](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of Opposition 1](#)
[Letter of Opposition 2](#)

Upcoming Items

Planning Commission Tour - Friday, June 17, 2022 1:00 PM - Assemble at City Hall, 5th Floor Conference Room

Adjournment