



City of Richmond

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

Agenda

Planning Commission

Monday, February 6, 2023

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: tinyurl.com/CPC-6-Feb-23

This meeting will be held in-person in the 5th Floor Conference Room 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:

1. [PDRPRES](#) Public Access and Participation Instructions
[2023.009](#)

Attachments: [Public Access and Participation Instructions - Planning Commission 2-6-2023](#)

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. 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.

Call To Order

Roll Call

Chair's Comments

- Election of Officers

Approval of Minutes

[PDRMIN](#) Planning Commission Meeting Minutes - January 3, 2023
[2023.001](#)

Attachments: [DRAFT Minutes - January 3, 2023](#)

[PDRMIN](#) Planning Commission Meeting Minutes - December 5, 2022
[2023.002](#)

Attachments: [DRAFT Minutes - December 5, 2022](#)

Director's Report

- Council Action Update

Consideration of Continuances and Deletions from Agenda

2. [ORD. 2022-191](#) To repeal ch. 16, art. II (§§ 16-19-16-31) of the City Code; to amend ch. 30, art. VI, div. 10.1 by adding therein a new section 30-691.1:1, concerning definitions for the Affordable Dwelling Unit Density Program; and to amend City Code §§ 30-691, 30-691.1, 30-691.2, 30-691.3, 30-691.4, 30-691.6, 30-691.7, 30-691.8, 30-691.9, 30-691.11, for the purpose of revising the Affordable Housing Dwelling Unit Density Program as authorized by Va. Code § 15.2-2305.1.

Attachments: [Ord. No. 2022-191](#)

Request to continue to the March 20, 2023 meeting of the Planning Commission.

3. [ORD. 2022-262](#) To amend and reordain Ord. No. 95-152-151, adopted Jun. 26, 1995, as amended by Ord. No. 97-222-236, adopted Jul. 28, 1997, and Ord. No. 98-335-99-20, adopted Jan. 25, 1999, which authorized a special use of the property known as 815 North 35th Street to increase the number of permitted dwelling units and to reduce the required common area for the existing multifamily dwelling for the elderly, to further increase the number of multifamily dwelling units, to permit single-family attached dwelling units and single-family detached dwelling units, and to incorporate the property known as 823 North 36th Street, upon certain terms and conditions.
(7th District)

Attachments: [Ord. No. 2022-262](#)

[Application Form and Applicant's Report](#)

[Survey](#)

[Map](#)

[Public Comment](#)

[Church Hill Central Civic Association - Request for Continuance](#)

[Letter of Concern-Bacon Retirement Center comments](#)

[Updated Plans](#)

Request to continue to the February 21, 2023 meeting of the Planning Commission.

4. [ORD. 2022-268](#) To authorize the special use of the property known as 401 South Stafford Avenue for the purpose of a mixed-use building containing up to one second floor dwelling unit and a ground floor restaurant use, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2022-268](#)
[Application Form and Applicant's Report](#)
[Plans and Survey](#)
[Letters of Opposition](#)
[Letters of Support](#)

Request to continue to the February 21, 2023 meeting of the Planning Commission.

Consent Agenda

5. [ORD. 2023-031](#) To authorize the special use of the property known as 823 China Street for the purpose of a two-family detached dwelling, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2023-031](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

6. [ORD. 2023-032](#) To authorize the special use of the property known as 1400 Perry Street for the purpose of a food bank as an accessory use, upon certain terms and conditions. (6th District)

Attachments: [Ord. No. 2023-032](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[All Souls Anglican Letter of Support](#)
[Church of Epiphany Food bank letter of support](#)
[Food bank letter of support Amy garden](#)
[Food bank letter of support from Central UMC](#)
[Letter from TForce Transportation](#)
[ManchesterAlliance SacredHeartSUP Letter of Support](#)
[PFG Support Letter](#)
[Saint Francis Manchester Support Letter](#)
[SHC Letter of Support from Feed More](#)
[Support Letter SHC YWCA](#)

7. [SUBD 2023.002](#) Subdivision Exception for Liberty Place Townhomes (2613 Belt Boulevard and 2701 Belt Boulevard), per Sec. 25-9 of the Subdivision Ordinance.

Attachments: [Plat](#)
[Staff Report](#)

8. [SUBD
2023.003](#) Subdivision Exception for 523 North 21st Street, 525 North 21st Street,
and 527 North 21st Street, per Sec. 25-9 of the Subdivision Ordinance.

Attachments: [Staff Report](#)
[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

9. [PDRPRES
2022.089](#) Richmond 300 Annual Report
10. [PDRPRES
2023.008](#) Zoning Ordinance Re-Write Advisory Council Discussion

Upcoming Items

Adjournment