



City of Richmond

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Agenda

Planning Commission

Monday, September 19, 2022

1:30 PM

5th Floor Conference Room

Call To Order

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 2022.056](#) Public Access and Participation Instructions

Attachments: [Public Access and Participation Instructions - Planning Commission 9-19-2022](#)

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. 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

Director's Report

- Council Action Update

Consideration of Continuances and Deletions from Agenda

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)
- Patrons:** Mayor Stoney (By Request)
- Attachments:** [Ord. No. 2021-097](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letter of Support - Edgehill Chamberlayne Court Civic Assoc](#)
3. [ORD. 2022-232](#) To authorize the special use of the properties known as 3301 Park Avenue and 3303 Park Avenue for the purpose of four single-family attached dwellings, with off-street parking, upon certain terms and conditions. (1st District)
- Patrons:** Mayor Stoney (By Request)
- Attachments:** [Ord. No. 2022-232](#)
[Application](#)
[Applicant Report](#)
[Plans & Survey](#)
[Updated Plan Sheets \(Sep 6 Planning Commission\)](#)
[Opposition Letters](#)
[O&R Map](#)
[MDA Letter of Opposition](#)
[West of the Boulevard Design Guidelines](#)
- Request to continue to the October 3, 2022 meeting of the Planning Commission.*
4. [ORD. 2022-205](#) To amend Ord. No. 2000-410-2001-10, adopted Jan. 8, 2001, as previously amended by Ord. No. 2001-220-231, adopted Jul. 23, 2001, and Ord. No. 2017-242, adopted May 29, 2019, which approved the "Shops at Stratford Hills Community Unit Plan," for the purpose of increasing the area subject to the community unit plan by 2.85 acres to 67.4± acres and modifying the development standards, under certain terms and conditions. (4th District)
- Patrons:** Mayor Stoney (By Request)
- Attachments:** [Ord. No. 2022-205](#)
- Request to continue to the October 3, 2022 meeting of the Planning Commission.*

5. [CPCR.2022.083](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE SHOPS AT STRATFORD HILLS PRELIMINARY COMMUNITY UNIT PLAN, FOR THE PURPOSE OF INCREASING THE AREA SUBJECT TO THE COMMUNITY UNIT PLAN BY 2.85 ACRES TO 67.4± ACRES AND MODIFYING THE DEVELOPMENT STANDARDS

Attachments: [Resolution](#)

Request to continue to the October 3, 2022 meeting of the Planning Commission.

Consent Agenda

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.

6. [ORD. 2022-229](#) To authorize the special use of the property known as 501 North Allen Avenue for the purpose of a hotel use and ground floor commercial use, upon certain terms and conditions, and to repeal Ord. No. 98-115-182, adopted Jun. 8, 1998. (2nd District)

Patrons: Mayor Stoney (By Request)

Attachments: [Ord. No. 2022-229](#)
[Staff Report](#)
[Application Form and Applicants Report](#)
[Plans & Survey](#)
[FDA Letter of Support](#)

7. [ORD. 2022-231](#) To authorize the special use of the property known as 3001 Midlothian Turnpike for the purpose of two single-family attached dwellings and a single-family detached dwelling, with off-street parking, upon certain terms and conditions. (5th District)

Patrons: Mayor Stoney (By Request)

Attachments: [Ord. No. 2022-231](#)
[Staff Report](#)
[Application and Report](#)
[Plans & Survey](#)

8. [ORD. 2022-253](#) To amend Ord. No. 2022-057, adopted May 9, 2022, which (i) accepted a program of proposed Capital Improvement Projects for Fiscal Year 2022-2023 and the four fiscal years thereafter, (ii) adopted a Capital Budget for Fiscal Year 2022-2023, and (iii) determined a means of financing the same, by increasing anticipated revenue from general obligation bonds by \$4,000,000.00 and by appropriating \$4,000,000.00 to the Department of Fire and Emergency Services' Replacement of Fire Station 12 project in the Public Safety category for the purpose of providing additional funding for the construction of a replacement fire station for Fire Station 12. (5th District)

Patrons: Mayor Stoney

Attachments: [Ord. No. 2022-253](#)
[Staff Report](#)

9. [ORD. 2022-254](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$1,765,000.00 from the Virginia Department of Transportation, to amend Ord. No. 2022-057, adopted May 9, 2022, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2022-2023 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2022-2023, and determined a means of financing the same, by establishing a new project for the Department of Public Works in the Transportation Category called the Richmond Signal System Retiming Improvements project, and to appropriate the increase to the Fiscal year 2022-2023 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' Richmond Signal System Retiming Improvements project in the Transportation Category by \$1,765,000.00 for the purpose of funding the implementation of the Richmond Signal System Retiming Improvements project at various locations throughout the city of Richmond.

Patrons: Mayor Stoney

Attachments: [Ord. No. 2022-254](#)
[Staff Report](#)

10. [ORD. 2022-255](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$1,357,809.00 from the Virginia Department of Transportation, and to appropriate the increase to the Fiscal Year 2022-2023 Capital Budget by increasing estimated revenues and the amounts appropriated to the Department of Public Works' Complete Streets Project line item in the Transportation category by \$1,357,809.00, for the purpose of appropriating funding received from the Virginia Department of Transportation's Primary Extension/State of Good Repair (SGR) Paving Funding program for various resurfacing projects along Belt Boulevard and Broad Rock Boulevard.

Patrons: Mayor Stoney

Attachments: [Ord. No. 2022-255](#)
[Staff Report](#)

11. [ORD. 2022-256](#) To vacate the full width utility easement and full width maintenance easement previously retained in the closing to public use and travel of Bunche Place by Ord. No. 97-183, adopted Jun. 23, 1997, consisting of 1,980± square feet, upon certain terms and conditions. (7th District)

Patrons: Mayor Stoney

Attachments: [Ord. No. 2022-256](#)
[Staff Report](#)

12. [ORD. 2022-257](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$2,358,999.00 from the Virginia Department of Transportation, to amend Ord. No. 2022-055, adopted May 9, 2022, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2022-2023 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2022-2023, and determined a means of financing the same, to appropriate the increase to the Fiscal year 2022-2023 Capital Budget by increasing estimated revenues and the amount appropriated to certain Department of Public Works' Highway Safety Improvement Program projects in the Transportation Category by \$2,358,999.00 for the purpose of funding the implementation of various pedestrian safety improvements throughout the city of Richmond.

Patrons: Mayor Stoney

Attachments: [Ord. No. 2022-257](#)
[Staff Report](#)

13. [ORD. 2022-258](#) To direct the sale of the City-owned real estate located at 2200 Ingram Avenue, consisting of 5.108 ± acres, for \$500,000.00 to Oak Grove Partners, LLC for the purpose of facilitating the construction of an affordable multifamily residential development. (8th District)

Patrons: Mayor Stoney

Attachments: [Ord. No. 2022-258](#)
[Staff Report](#)

Regular Agenda

14. [ORD. 2022-245](#) To amend and reordain City Code §§ 30-451.1, concerning the intent of the RP Research Park District, 30-451.2, concerning principal and accessory uses, 30-451.5, concerning yard requirements, 30-451.6, concerning screening requirements, 30-451.7, concerning requirements for areas devoted to parking or circulation of vehicles, 30-451.8, concerning height limits, 30-522, concerning sign regulations for the RP Research Park District, 30-630.1, concerning required yards on lots having more than one street frontage, 30-698.2, concerning emergency, transitional, and permanent supportive housing regulations, and 30-710.2:1, concerning special off-street parking requirements in the RP Research Park District; and to amend ch. 30, art. IV, div. 27.1 of the City Code by adding therein new §§ 30-451.2:1, 30-451.7:1, and 30-451.9.

Patrons: Mayor Stoney

Attachments: [Ord. No. 2022-245](#)
[Staff Report](#)
[Presentation](#)
[Public Comment](#)

15. [ORD. 2022-246](#) To rezone certain properties in the area generally north of East Broad Street, south and west of Interstates 64 and 95, and east of North 3rd Street from the CM Coliseum Mall District, B-4 Central Business District, and RO-3 Residential-Office District to the RP Research Park District, and to designate certain street blocks as “priority streets” and certain street blocks as “street-oriented commercial streets” along and near East Broad Street.

Patrons: Mayor Stoney

Attachments: [Ord. No. 2022-246](#)
[Staff Report](#)

16. [UDC 2022-16](#) Final location, character, and extent review of the interim (temporary) condition of Lee Circle. (1700 Monument Avenue).

Attachments: [UDC 2022-16 UDC Report to CPC](#)
[UDC 2022-16 Staff Report to UDC](#)
[UDC-16 Application](#)
[UDC-16 Landscape Sample](#)
[UDC-16 Site Plan](#)
[UDC-16 Narrative](#)
[Public Input Amrhein](#)
[Public Input Dellinger](#)
[Public Input Gallasch](#)
[Public Input Gabay](#)
[Public Input Gainey](#)
[Public Input Hostetler](#)
[Public Input Massie](#)
[Public Input Nuckolls](#)
[Public Input Okeefe](#)
[Public Input Rennolds](#)
[Public Input Roach](#)
[Public Input Rodriguez](#)
[Public Input Shima](#)
[UDC Member Letter - Mignardi](#)
[UDC Member Letter - Woodson](#)
[UDC Member Letter - Gemmer](#)
[Public Input Reclaiming the Monument](#)

17. [UDC 2022-17](#) Conceptual Location, Character, and Extent to demolish the existing George Wythe High School and construct a new High School, sports fields, and associated site work (4314 Crutchfield Street)

Attachments: [UDC 2022-17 UDC Report to CPC](#)
[UDC 2022-17 Staff Report to UDC](#)
[UDC 2022-17 Application](#)
[UDC 2022-17 Narrative](#)
[UDC 2022-17 v2 Site Plan](#)
[UDC 2022-17 v2 Site Elements](#)
[UDC 2022-17 Architecture](#)
[UDC Member Comment Letter - Mignardi](#)

- 18. [PDRPRES
2022.051](#) Update on proposed zoning ordinance rewrite

Upcoming Items

Adjournment