



City of Richmond

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Agenda

Planning Commission

Monday, October 17, 2022

1:30 PM

5th Floor Conference Room

To Access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-October-17-2022>

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:

[PDRPRES
2022.066](#) Public Access and Participation Instructions

Attachments: [Public Access and Participation Instructions - Planning Commission 10-17-2022](#)

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

[PDRMIN
2022.022](#) Draft Minutes - September 6, 2022 Meeting

Attachments: [Draft Minutes - September 6, 2022](#)

[PDRMIN
2022.023](#) Draft Minutes - September 19, 2022 Meeting

Attachments: [Draft Minutes - September 19, 2022](#)

[PDRMIN
2022.024](#)

Draft Minutes - October 3, 2022 Meeting

Attachments: [Draft Minutes - October 3, 2022](#)

Director's Report

Council Action Update

Consideration of Continuances and Deletions from Agenda

1. [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)

Attachments: [Ord. No. 2022-205](#)

Request to continue to the November 7, 2022 meeting of the Planning Commission.

2. [CPCR.2022.0
83](#) 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 November 7, 2022 meeting of the Planning Commission.

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)

Attachments: [Ord. No. 2022-232](#)
[Staff Report](#)
[Application](#)
[Applicant Report](#)
[\(CURRENT\) Plans & Survey \(Oct 17 CPC\)](#)
[\(OLD\) Plans & Survey \(Oct 3 CPC\)](#)
[\(OLD\) Plans & Survey \(Sept 19 CPC\)](#)
[Staff Report - September 2022](#)
[Opposition Letters Prior to September 19, 2022 Meeting](#)
[\(OLD\) MDA Not Opposed Letter](#)
[\(OLD\) MDA Letter of Opposition](#)
[O&R Map](#)
[West of the Boulevard Design Guidelines](#)

Request to continue to the November 7, 2022 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](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans and Survey](#)
[Letters of Opposition](#)
[Letters of Support](#)
[Byrd Park Civic League Letter of Support Survey Results - 401 S. Stafford Ave.](#)

Request to continue to the November 7, 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.

5. [ORD. 2022-284](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept the second tranche of American Rescue Plan Act funds in the amount of \$77,439,914.00 from the United States Department of the Treasury; to amend the Fiscal Year 2022-2023 General Fund Budget by increasing estimated revenues and the amount appropriated to the General Fund Budget for certain agencies and reserves for contingencies by \$16,939,914.00; to amend the Fiscal Year 2021-2022 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Parks, Recreation, and Community Facilities for certain existing and new capital improvement projects in the Culture and Recreation category by \$60,500,000.00 all for the purpose of funding the City's efforts to recover from the economic and health effects of the COVID-19 pandemic in accordance with the American Rescue Plan Act.

Attachments: [Ord. No. 2022-284](#)
[Staff Report](#)

6. [ORD. 2022-285](#) To declare that a public necessity exists and to authorize the acquisition by gift, purchase, condemnation or otherwise, permanent utility easements for the public purpose of facilitating the construction, operation, and maintenance of the Robin Road sewer replacement project.

Attachments: [Ord. No. 2022-285](#)
[Staff Report](#)

7. [Location 2022-01](#) Location Review of proposed utility easements for 6110 St. Andrews Lane, 6112 Street Andrews Lane, 4 Robin Road, and 17 Robin Road.

Attachments: [Staff Report](#)
[Robin Rd Sewer Replacement - 100% Plans revised](#)
[6110 St Andrews Ln \(Scott\) Easement-recorded](#)
[6112 St Andrews Ln \(Jenkins\) Easement-recorded](#)
[Robin Rd Esmts 4 ROBIN RD Plat #2 Final](#)
[Robin Rd Esmts 17 ROBIN RD Plat #1 Final](#)

8. [ORD. 2022-286](#) To declare a public necessity for and to authorize the acquisition of ±16.87 acres, in fee simple from CSX Transportation, Inc., and in connection therewith, to authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Purchase Sale Agreement between the City and CSX Transportation, Inc., for the purpose of facilitating the implementation of the James River Branch Trail project in the city of Richmond.

Attachments: [Ord. No. 2022-286](#)
[Staff Report](#)

9. [SUBD 2022.010](#) Subdivision Exception for 2516 East Leigh Street, per Sec. 25-9 of the Subdivision Ordinance.
- Attachments:** [Staff Report](#)
[Subdivision Exemption Request](#)
[Subdivision Plat](#)
[SUP Ordinance \(ORD. 2022-147\)](#)
10. [UDC 2022-19](#) Final Location, Character, Extent review of the Greening Richmond Public Libraries project for the East End Branch Library.
- Attachments:** [UDC 2022-19 UDC Report to CPC](#)
[Staff Report to UDC](#)
[Application](#)
[Narrative](#)
[Plant Pallet](#)
[Plans \(CURRENT\)](#)
[Plans \(OLD\)](#)
[Amended Plans Staff Note](#)
11. [UDC 2022-20](#) Conceptual Location, Character, Extent review of the Leigh Street Streetscape Improvement project.
- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Application](#)
[Narrative](#)
[Plans](#)
[Public Input - Bolecek](#)
12. [UDC 2022-21](#) Conceptual Location, Character, and Extent review for the Calhoun Recreation Center - Park Renovation project.
- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Application](#)
[Narrative](#)
[Plans](#)

Regular Agenda

13. [CPCR.2022.103](#) Resolution of the City Planning Commission regarding written notice of plans, ordinances, and other items referred to the Commission for consideration, pursuant to § 15.2-2204 of the Code of Virginia.

Attachments: [CPCR.2022.103](#)

14. [PDRPRES 2022.068](#) Update on CPCR.2021.158: Resolution of Intent to Amend the Development Review Process.

Upcoming Items

Adjournment