



# City of Richmond

City Hall  
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## Agenda

### Planning Commission

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Monday, November 7, 2022

1:30 PM

5th Floor Conference Room

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To Access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-November-7-2022>

#### 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:

1. [PDRPRES](#) Public Access and Participation Instructions  
[2022.071](#)

**Attachments:** [Public Access and Participation Instructions - Planning Commission 11-7-2022](#)

Citizens are encouraged to provide their comments in writing to [PDRLandUseAdmin@rva.gov](mailto: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

2. [PDRMIN](#) Draft Minutes - October 17, 2022 Meeting  
[2022.025](#)

**Attachments:** [Draft Minutes - October 17, 2022](#)

#### Director's Report

#### Council Action Update

**Consideration of Continuances and Deletions from Agenda**

3. [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 January 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)

**Attachments:** [Ord. No. 2022-205](#)  
[Notification Affidavit Packet Cont 5](#)

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

*Companion Paper to CPCR.2022.083.*

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 December 5, 2022 meeting of the Planning Commission.*

*Companion Paper to ORD. 2022-205.*

6. [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](#)

*Request to continue to the February 6, 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.*

7. [ORD. 2022-290](#) To amend Ord. No. 2021-192, adopted Jul. 26, 2021, which authorized the special use of the property known as 205 West Brookland Park Boulevard for the purpose of art gallery, artist studio, outdoor entertainment, and outdoor retail uses, to modify the design and building materials for the art gallery and artist studio use, upon certain terms and conditions. (3rd District)

**Attachments:** [Ord. No. 2022-290](#)  
[Staff Report](#)  
[Application Form and Applicant's Report](#)  
[Survey](#)  
[Plans](#)  
[Map](#)

8. [ORD. 2022-292](#) To authorize the special use of the property known as 1618 North 27th Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2022-292](#)  
[Staff Report](#)  
[Application Form and Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)
9. [ORD. 2022-293](#) To authorize the special use of the property known as 1308 North 38th Street for the purpose of two single-family detached dwellings, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2022-293](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Survey](#)  
[Plans](#)  
[Letter of Support](#)  
[Church Hill Central Civic Association Support Letter](#)
10. [ORD. 2022-294](#) To authorize the special use of the property known as 207 Avon Road for the purpose of a dwelling unit within an accessory building to a single-family dwelling, upon certain terms and conditions. (1st District)
- Attachments:** [Ord. No. 2022-294](#)  
[Staff Report](#)  
[Application Form and Applicant's Report](#)  
[Survey](#)  
[Plans](#)  
[Map](#)
11. [ORD. 2022-295](#) To authorize the special use of the property known as 316 South Linden Street for the purpose of a fence with signs, upon certain terms and conditions, and to repeal Ord. No. 2006-191-198, adopted Jul. 24, 2006. (5th District)
- Attachments:** [Ord. No. 2022-295](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Oregon Hill CA Letter.pdf](#)

12. [ORD. 2022-297](#) To authorize the special use of the property known as 961 Pink Street for the purpose of a (i) two-family dwelling and (ii) dwelling unit within an accessory building, upon certain terms and conditions. (7th District)

**Attachments:** [Ord. No. 2022-297](#)  
[Staff Report](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)

13. [ORD. 2022-298](#) To authorize the special use of the property known as 1701 Stockton Street for the purpose of a day nursery for up to 12 children, upon certain terms and conditions. (8th District)

**Attachments:** [Ord. No. 2022-298](#)  
[Staff Report](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Survey](#)  
[Map](#)  
[Blackwell Historic Community Civic Association - Support](#)

## **Regular Agenda**

14. [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's Report](#)  
[Survey Plan](#)  
[\(CURRENT\) Plan Set \(Nov 7 CPC\)](#)  
[\(OLD\) Plans & Survey \(Oct 3 CPC\)](#)  
[\(OLD\) Plans & Survey \(Sept 19 CPC\)](#)  
[\(OLD\) Staff Report - September 2022](#)  
[\(CURRENT\) Public Comment Letters](#)  
[\(CURRENT\) MDA Not Opposed - Update](#)  
[\(OLD\) Opposition Letters](#)  
[\(OLD\) MDA Not Opposed Letter](#)  
[\(OLD\) MDA Letter of Opposition](#)  
[O&R Map](#)  
[West of the Boulevard Design Guidelines](#)  
[Notification Affidavit Packet Cont 4](#)

15. [ORD. 2022-266](#) To authorize the special use of the property known as 4000 Government Road for the purpose of a mixed-use building containing (i) up to 31 dwelling units and (ii) commercial uses on the ground floor, upon certain terms and conditions. (7th District)

**Attachments:** [Ord. No. 2022-266](#)  
[Staff Report](#)  
[Application Forms and Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)  
[Public Comment](#)  
[Church Hill Central Civic Association - Request for Continuance](#)

16. [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.](#)  
[Neighborhood proposed ordinance revisions.pdf](#)  
[Notification Affidavit Packet Cont 2](#)
17. [ORD. 2022-296](#) To authorize the special use of the property known as 3401 Monument Avenue for the purpose of a dwelling unit within an accessory building to a two-family dwelling, upon certain terms and conditions. (1st District)
- Attachments:** [Ord. No. 2022-296](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[MDA Letter - Not Opposed](#)  
[Letter 1 - 3401 Monument Ave.JPG](#)  
[Letter 2 - Re Proposed Special Use Permit for property addressed 3401 Monun](#)  
[Letter 2a - Re Proposed Special Use Permit for property addressed 3401 Monu](#)  
[Letter 3 - tmorisak@lewisins.com 20220708 130624.pdf](#)  
[Letter 4.pdf](#)

## **Upcoming Items**

## **Adjournment**