



City of Richmond

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

Agenda

Planning Commission

Monday, December 19, 2022

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-Dec-19-22>

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 2022.088](#) Public Access and Participation Instructions

Attachments: [Public Access and Participation Instructions - Planning Commission 12-19-2022](#)

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

- 2023 Meeting Schedule
- Council Action Update

Consideration of Continuances and Deletions from Agenda

2. [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 January 3, 2023 meeting of the Planning Commission.*
3. [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 January 3, 2023 meeting of the Planning Commission.*
4. [ORD. 2022-362](#) To declare a public necessity for and to authorize the Chief Administrative Officer to accept two parcels of real property from Sauer Properties, Inc., and known as 1220 North 7th Street and 1241 North 7th Street for the purpose of a connector between the Shockoe Hill Burying Ground Historic District and the proposed Enslaved African Heritage Campus in the city of Richmond. (6th District)
- Attachments:** [Ord. No. 2022-362](#)
- Request to continue to the January 3, 2023 meeting of the Planning Commission.*
5. [ORD. 2022-363](#) To declare surplus and to direct the sale of a portion of the City-owned real estate known as 4835 Old Warwick Road, consisting of 0.1912 acres ± to Tana Properties LLC for \$8,579.00, for the purpose of facilitating private redevelopment of City-owned property. (9th District)
- Attachments:** [Ord. No. 2022-363](#)
- Request to continue to the January 3, 2023 meeting of the Planning Commission.*
6. [UDC 2022-23](#) CONCEPTUAL Location, Character, Extent review of the Norborne Extended Detention Pond located at 2600 Pompey Spring Road. (Continued from the December UDC Meeting)
- Attachments:** [Application](#)
[\(CURRENT\) Version 2 CONCEPT Plan \(December\)](#)
- Request to continue to the January 17, 2023 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. [UDC 2022-28](#) UDC 2022-28 CONCEPT Location, Character, and Extent review of the proposed new Administration Building for the Waste Water Treatment Plant located at 1400 Brander Street.

Attachments: [UDC 2022-28 UDC Report to CPC](#)
 [UDC 2022-28 - Staff Report to UDC](#)
 [UDC-121283-2022 Application](#)
 [UDC 2022-28 Project Narrative](#)
 [UDC 2022-28 Site Plan](#)
 [UDC 2022-28 Landscape Plan](#)
 [UDC 2022-28 Materials Exhibit](#)
 [Chair Consent Request](#)

8. [UDC 2022-29](#) UDC 2022-29 CONCEPT Location Character and Extent review of the proposed Whitcomb Community Park located at 2100 Sussex Street.

Attachments: [UDC 2022-29 UDC Report to CPC](#)
 [UDC 2022-29 Staff Report to UDC](#)
 [UDC-121286-2022 Applicaiton](#)
 [UDC 2022-29 Narrative](#)
 [UDC 2022-29 Rendered Layout Plan](#)

Regular Agenda

9. [UDC 2022-27](#) UDC 2022-27 CONCEPT Location, Character, and Extent review of the proposed Fire Department Training Facility located at 3000 East Belt Boulevard.

Attachments: [UDC 2022-27 UDC Report to CPC](#)
 [UDC 2022-27 Staff Report to UDC](#)
 [UDC-121281-2022 Application](#)
 [UDC 2022-27 Narrative](#)
 [UDC 2022-27 Civil Plans](#)
 [UDC 2022-27 UPDATED Landscape Plan](#)
 [UDC 2022-27 Training facility building](#)
 [UDC 2022-27 Street view](#)
 [Letter of Concern - Civic Association](#)
 [Fire Dept Response to Civic Association](#)
 [Letter of Concern - Sparks](#)
 [Letter of Concern - Esparza - Wildlife Sanctuary](#)

Upcoming Items

Adjournment

The Planning Commission will have a reception following the conclusion of the regular meeting.