



City of Richmond

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Meeting Minutes - Final Planning Commission

Monday, September 19, 2022

1:30 PM

5th Floor Conference Room

Call To Order

Chairman Poole called the regular meeting of the Planning Commission to order at 1:30 p.m.

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

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

- Present 6 - * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Andreas Addison, * Commissioner Samuel Young, and * Commissioner Reginald Gordon
- Absent 3 - * Commissioner Max Hepp-Buchanan, * Commissioner Burchell Pinnock, and * Commissioner Rebecca Rowe

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

There were no minutes to approve.

Director's Report

Ms. Maritza Pechin provided an update on the Reconnect Jackson Ward project.

- Council Action Update

Alyson Oliver provided an update on the actions taken by City Council at its September 12, 2022 meeting.

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)

A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this Ordinance be continued to the October 3, 2022 meeting of the Planning Commission. The motion carried unanimously.

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)

A motion was made by Commissioner Murthy, seconded by Mr. Gordon on behalf of Commissioner Saunders, that this Ordinance be continued to the October 3, 2022 meeting of the Planning Commission. The motion carried unanimously.

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)

A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this Ordinance be continued to the October 3, 2022 meeting of the Planning Commission. The motion carried unanimously.

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

This City Planning Commission Resolution was recommended for continuance to the City Council.

Consent Agenda

Charles Moeser spoke in favor of the request at 501 North Allen Avenue.

A motion was made by Commissioner Murthy, seconded by Mr. Gordon on behalf of Commissioner Saunders, that the Consent Agenda be recommended for approval. The motion carried by the following vote:

Aye -- 6 - * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Andreas Addison, * Commissioner Samuel Young and * Lincoln Saunders

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)

This Ordinance was recommended for approval to the City Council.

- 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)

This Ordinance was recommended for approval to the City Council.

- 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)

This Ordinance was recommended for approval to the City Council.

- 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.

This Ordinance was recommended for approval to the City Council.

- 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.

This Ordinance was recommended for approval to the City Council.

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)

This Ordinance was recommended for approval to the City Council.

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.

This Ordinance was recommended for approval to the City Council.

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)

This Ordinance was recommended for approval to the City Council.

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.

A motion was made by Commissioner Young, seconded by Commissioner Murthy, that this Ordinance be recommended for approval. The motion carried unanimously.

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.

Mr. Brian Mercer provided staff’s presentation for Items 14 and 15.

Chairman Poole opened the public hearing. A combined public hearing was held for ORD. 2022-245 (Item #14) and ORD 2022-246 (Item #15).

Elizabeth Kostelny, representing Preservation Virginia, spoke on this request, noting the potential impact on historic structures. Ms. Kostelny requested that the Commissioners consider the required setback, stepbacks, and screening for public utilities when development is proposed adjacent to historic properties.

Cyane Crump, representing the Historic Richmond Foundation, stated that the Historic Richmond Foundation supports the comments made by Preservation Virginia. Ms. Crump also noted that additional comments on this request had been provided to the Commission in a letter dated June 8, 2022.

Seeing no one else wishing to speak, Chairman Poole closed the public hearing.

Members of the Planning Commission briefly discussed the request.

A motion was made by Commissioner Greenfield, seconded by Commissioner Murthy, that this Ordinance be recommended for approval. The motion carried unanimously.

16. [UDC 2022-16](#)

Final location, character, and extent review of the interim (temporary) condition of Lee Circle. (1700 Monument Avenue).

A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this Location, Character and Extent Item be continued and referred back to the Urban Design Committee. The motion carried by the following vote:

Aye -- 6 - * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Andreas Addison, * Commissioner Samuel Young and * Lincoln Saunders

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)

A motion was made by Commissioner Saunders, seconded by Commissioner Murthy, that this Location, Character and Extent Item be continued and referred back to the Urban Design Committee. The motion carried by the following vote:

Aye -- 6 - * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Andreas Addison, * Commissioner Samuel Young and * Lincoln Saunders

**18. [PDRPRES
2022.051](#)**

Update on proposed zoning ordinance rewrite

Mr. Kevin Vonck provided an update on the City's plans to rewrite the Zoning Ordinance.

Commissioners asked if Special Use Permits (SUP) would continue to be a tool permitted by the Zoning Ordinance. Mr. Vonck stated that SUPs would continue to be permitted by the ordinance and noted that they city does not have any plans to remove any of the zoning tools currently permitted by the zoning ordinance.

Upcoming Items

Alyson Oliver shared a list of items tentatively scheduled for the October 3, 2022 meeting of the Planning Commission.

Adjournment

Chairman Poole adjourned the meeting at 3:28 pm.