



City of Richmond

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Agenda

Planning Commission

Tuesday, December 2, 2025

6:00 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://go.rva.gov/CPC2025>

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](#) CPC Public Access Participation Instructions - 2025
[2025.001](#)

Attachments: [Public Access and Participation Instructions](#)

Citizens may elect 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 12:00 p.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.

Call To Order

Roll Call

Chair's Comments

Approval of Minutes

1. [PDRMIN](#) DRAFT Planning Commission Minutes - March 4, 2025
[2025.014](#)
Attachments: [DRAFT Planning Commission Minutes - March 4, 2025](#)
2. [PDRMIN](#) DRAFT Planning Commission Minutes - March 18, 2025
[2025.015](#)
Attachments: [DRAFT Planning Commission Minutes - March 18, 2025](#)

Director's Report

Consideration of Continuances and Deletions from Agenda

3. [ORD. 2025-215](#) To authorize the special use of the property known as 1705 Commonwealth Avenue for the purpose of a space for outdoor events, upon certain terms and conditions. (1st District)
- Attachments:** [Ord. No. 2025-215](#)
[Staff Report](#)
[Public Comment](#)
- Request to continue to January 6, 2025*
4. [ORD. 2025-014](#) To authorize the special use of the property known as 3618 Hawthorne Avenue for the purpose of a four-unit multifamily dwelling and six single-family attached dwellings, upon certain terms and conditions. (3rd District)
- Attachments:** [Ord. No. 2025-014](#)
[Staff Report](#)
[Public Comment](#)
[Public Comment - GPRA](#)
- Request to continue to the February 3, 2025 meeting of the Planning Commission.*
5. [SUBD 2025.003](#) Subdivision Exception for 3618 Hawthorne Avenue, per Sec. 25-219 of the Subdivision Ordinance.
- Attachments:** [Staff Report](#)
- Request to continue to the February 3, 2025 meeting of the Planning Commission.*
- This is a companion paper to ORD. 2025-014.*

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. 2025-252](#) To amend and reordain Ord. No. 75-309-302, adopted Dec. 15, 1975, as most recently amended by Ord. No. 2025-154, adopted July 28, 2025, pertaining to the “Stony Point Community Unit Plan,” for the purpose of amending the development standards as they pertain to Map Section F of the Southern Portion of the Plan, which allowed a commissary kitchen as a permitted use on the property known as 9221 Forest Hill Avenue, to amend the development standards as they pertain to Map Section D of the Northern Portion of the Plan, to allow up to 28 single-family attached dwellings as a permitted use on the property known as 9040 Stony Point Parkway. (4th District)

Attachments: [Ord. No. 2025-252](#)
[Staff Report](#)

7. [CPCR.2025.023](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING A PRELIMINARY COMMUNITY UNIT PLAN AMENDMENT FOR STONY POINT SHOPPING CENTER, TO AMEND THE DEVELOPMENT STANDARDS TO ALLOW UP TO 28 SINGLE-FAMILY ATTACHED DWELLINGS AS A PERMITTED USE ON THE PROPERTY KNOWN AS 9040 STONY POINT PARKWAY, WITHIN MAP SECTION D OF THE NORTHERN PORTION OF THE STONY POINT COMMUNITY UNIT PLAN

Attachments: [Resolution](#)

This is a companion paper to ORD. 2025-252.

8. [ORD. 2025-253](#) To amend and reordain Ord. No. 2018-012, adopted Feb. 12, 2018, as previously amended by Ord. No. 2019-206, adopted Sept. 9, 2019, which authorized the special use of the property known as 10 West Leigh Street for the purpose of permitting a multifamily dwelling with up to 14 dwelling units, modified the parking requirements for 10 West Leigh Street, and excepted the properties known as 12 West Leigh Street, and 14 ½ West Leigh Street from certain lot area and width and open space requirements, upon certain terms and conditions, to eliminate the parking requirements. (2nd District)

Attachments: [Ord. No. 2025-253](#)
[Staff Report](#)

9. [ORD. 2025-254](#) To amend Ord. No. 2023-266, adopted Oct. 10, 2023, which authorized the special use of the properties known as 2500 North Lombardy Street, 2510 North Lombardy Street, 2516 North Lombardy Street, 2530 North Lombardy Street, 2532 North Lombardy Street, 2534 North Lombardy Street, and 2536 North Lombardy Street for the purpose of exceeding the inclined plane height for a mixed- use building, upon certain terms and conditions, to extend the date by which an application for the building permit shall be made. (3rd District)
- Attachments:** [Ord. No. 2025-254](#)
[Staff Report](#)
10. [ORD. 2025-255](#) To authorize the special use of the property known as 1915 5th Avenue, for the purpose of up to two two-family detached dwellings, upon certain terms and conditions. (6th District)
- Attachments:** [Ord. No. 2025-255](#)
[Staff Report](#)
11. [ORD. 2025-256](#) To authorize the special use of the properties known as 1300 North 32nd Street, 1300 1/3 North 32nd Street, and 1300 2/3 North 32nd Street for the purpose of up to one two-family detached dwelling and five single-family attached dwellings, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2025-256](#)
[Staff Report](#)
12. [ORD. 2025-257](#) To authorize the special use of the property known as 813 Catherine Street for the purpose of a two-family detached dwelling, upon certain terms and conditions. (2nd District)
- Attachments:** [Ord. No. 2025-257](#)
[Staff Report](#)
[Area Civic Improvement League - Letter of Support](#)
13. [ORD. 2025-258](#) To authorize the special use of the properties known as 6320 Daytona Drive, 6330 Daytona Drive, and 6340 Daytona Drive for the purpose of up to eight single-family detached dwellings, upon certain terms and conditions. (9th District)
- Attachments:** [Ord. No. 2025-258](#)
[Staff Report](#)

14. [ORD. 2025-259](#) To authorize the special use of the property known as 2315 Floyd Avenue for the purpose of a two-family attached dwelling with an accessory dwelling unit, upon certain terms and conditions. (2nd District)
- Attachments:** [Ord. No. 2025-259](#)
[Staff Report](#)
15. [ORD. 2025-260](#) To authorize the special use of the property known as 9 South Meadow Street for the purpose of a mixed-use building with outdoor dining, upon certain terms and conditions. (5th District)
- Attachments:** [Ord. No. 2025-260](#)
[Staff Report](#)
16. [ORD. 2025-261](#) To authorize the special use of the property known as 2702 Selden Street for the purpose of one single-family detached dwelling, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2025-261](#)
[Staff Report](#)
17. [UDC 2025-36](#) UDC 2025-36 FINAL Location, Character, and Extent Review of Maury Street Streetscape Phase II.
- Attachments:** [UDC 2025-36 App](#)
[UDC 2025-36 Applicant Presentation](#)
[UDC 2025-36 Rendered Site Plan](#)
[UDC 2025-36 Cross-Section Diagram](#)
[UDC 2025-36 Site Plan](#)
18. [PAC 2025-006](#) Gift of Art: Cardinal Points Sculpture
- Attachments:** [Gift of Art-Cardinal Points Sculpture-PAC Staff Report](#)

Regular Agenda

Council Action Update and Upcoming Items

Adjournment