



City of Richmond

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Agenda

Planning Commission

Tuesday, May 6, 2025

6:00 PM

Council Chambers

To access the meeting via Microsoft Teams: <https://tinyurl.com/Richmond-CPC-2025>

This meeting will be held in-person in the Council Chambers 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

Director's Report

Consideration of Continuances and Deletions from Agenda

1. [ORD. 2024-312](#) To authorize the special use of the property known as 7100 Jahnke Road for the purpose of a mixed-use building containing up to 14 dwelling units, with off-street parking, upon certain terms and conditions. (4th District)

Attachments: [Ord. No. 2024-312](#)
[Public Comment](#)
[Public Comments Council](#)
[Staff Presentation](#)
[Staff Report \(February 18, 2025\)](#)

Request to continue to the June 17, 2025 meeting of the Planning Commission.

2. [ORD. 2025-079](#) To authorize the special use of the properties known as 3801 Hanover Avenue and 3803 Hanover Avenue for the purpose of up to two single-family detached dwellings and eight single-family attached dwellings, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2025-079](#)
[Staff Report](#)
[Public Comment](#)
[Public Comments Council](#)

Request to continue to the June 3, 2025 meeting of the Planning Commission.

3. [ORD. 2025-081](#) To authorize the special use of the property known as 2618 Rear West Main Street for the purpose of a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions. (2nd District)

Attachments: [Ord. No. 2025-081](#)
[Staff Report](#)
[Public Comment](#)

Request to continue to the June 3, 2024 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.

4. [ORD. 2025-073](#) To authorize the conditional use of the property known as 1304 MacTavish Avenue for the purpose of a nightclub, upon certain terms and conditions. (2nd District)

Attachments: [Ord. No. 2025-073](#)
[Staff Report](#)
[Greater Scott's Addition Association - Letter of Non-Opposition](#)

5. [ORD. 2025-074](#) To authorize the special use of the property known as 902 North 29th Street for the purpose of up to one single-family detached dwelling and one single-family attached dwelling, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2025-074](#)
[Staff Report](#)
6. [ORD. 2025-075](#) To authorize the special use of the property known as 1301 North 38th Street for the purpose of one two-family detached dwelling and one single-family detached dwelling, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2025-075](#)
[Staff Report](#)
7. [ORD. 2025-076](#) To amend Ord. No. 2023-349, adopted Dec. 11, 2023, which authorized the special use of the property known as 5204 Campbell Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions, to revise the plans, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2025-076](#)
[Staff Report](#)
8. [ORD. 2025-077](#) To authorize the special use of the property known as 4701 Forest Hill Avenue for the purpose of a mixed-use building with outdoor dining, upon certain terms and conditions. (4th District)
- Attachments:** [Ord. No. 2025-077](#)
[Staff Report](#)
9. [ORD. 2025-078](#) To authorize the special use of the property known as 1843 West Grace Street for the purpose of one dwelling unit within an accessory building to a single-family attached dwelling, upon certain terms and conditions. (2nd District)
- Attachments:** [Ord. No. 2025-078](#)
[Staff Report](#)
10. [ORD. 2025-082](#) To authorize the special use of the property known as 3202 Monument Avenue for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions. (1st District)
- Attachments:** [Ord. No. 2025-082](#)
[Staff Report](#)
[Public Comment](#)

11. [ORD. 2025-083](#) To authorize the special use of the property known as 2930 North Avenue for the purpose of a restaurant with outdoor dining, upon certain terms and conditions. (3rd District)
- Attachments:** [Ord. No. 2025-083](#)
[Staff Report](#)
[Public Comment](#)
12. [ORD. 2025-084](#) To authorize the special use of the property known as 1707 Tyler Street for the purpose of one two-family detached dwelling, upon certain terms and conditions. (3rd District)
- Attachments:** [Ord. No. 2025-084](#)
[Staff Report](#)
[Updated Survey for Proposed Amendment](#)
13. [ORD. 2025-085](#) To authorize the special use of the property known as 4140 Walmsley Boulevard for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (8th District)
- Attachments:** [Ord. No. 2025-085](#)
[Staff Report](#)
14. [UDC 2025-11](#) UDC 2025-11 - CONCEPTUAL - Location, Character, and Extent review for Mayo Island Park.
- Attachments:** [UDC 2025-11 App](#)
[UDC 2025-11 Narrative](#)
[UDC 2025-11 Proposal](#)
[UDC 2025-11 - Mayo Island - Staff Report - CPC](#)
15. [UDC 2025-12](#) UDC 2025-12 - CONCEPTUAL - Location, Character, and Extent review for Greening Richmond Public Libraries - Hull Street Branch
- Attachments:** [Greening Hull Street public library UDC conceptual application 4.17.25](#)
[UDC 2025-11 - Mayo Island - Staff Report - CPC](#)
16. [UDC 2025-13](#) UDC 2025-13 - CONCEPTUAL - Location, Character, and Extent review for Greening Richmond Public Schools - Belmont Branch.
- Attachments:** [UDC 2025-13 Application Packet](#)
[UDC 2025-13 - Greening Richmond Public Libraries - Ellwood - Staff Report - C](#)
17. [UDC 2025-14](#) UDC 2025-14 - FINAL - Location, Character, and Extent review for Woodville Elementary School.
- Attachments:** [UDC Final Review Woodville ES - Application & Plans](#)
[Woodville ES UDC Conceptual Review responses to staff report 2](#)
[UDC 2025-14 - Woodville Elementary School - Staff Report - CPC](#)

18. [UDC 2025-15](#) UDC 2025-15 - FINAL - Location, Character, and Extent review for the Brown's Island Improvement Plan.

Attachments: [BIP_100%-Design-Development_2025-04-18](#)
[UDC 2025-15 - Final - Browns Island Plans - Submission](#)
[UDC Application - Browns Island Plan](#)
[UDC 2025-15 - Brown's Island - Staff Report - CPC](#)

Regular Agenda

19. [ORD. 2025-052](#) To authorize the special use of the property known as 3122 2nd Avenue for the purpose of up to three single-family detached dwellings and two single-family attached dwellings, upon certain terms and conditions. (6th District)

Attachments: [Ord. No. 2025-052](#)
[Staff Report](#)
[Public Comment](#)

20. [ORD. 2025-044](#) To vacate, pursuant to Va. Code § 15.2-2272(2), that part of the Oxford Addition, Terrace P subdivision plat that reserved 3700 East Weyburn Road, upon certain terms and conditions. (4th District)

Attachments: [Ord. No. 2025-044](#)
[Staff Report](#)
[Public Comment](#)

21. [ORD. 2025-045](#) To vacate, pursuant to Va. Code § 15.2-2272(2), those parts of the Oxford Addition, Terrace P subdivision plat that reserved 3601 Sherbrook Road and a portion of 3717 Sherbrook Road, upon certain terms and conditions. (4th District)

Attachments: [Ord. No. 2025-045](#)
[Staff Report](#)
[Public Comment](#)

22. [ORD. 2025-088](#) To direct the conveyance of the City-owned real estate located at 1501 Fendall Avenue, consisting of 3.0491± acres, and all or a portion of the City-owned real estate located at 1601 Fendall Avenue, consisting of 2.6226 acres ±, for nominal consideration to Eden Village of Richmond, Inc. for the purpose of facilitating the construction of permanent affordable housing for homeless and low to moderate income individuals and associated parking. (3rd District)

Attachments: [Ord. No. 2025-088](#)

23. [ORD.
2025-025](#) To authorize the special use of the properties known as 5009 Rear Snead Road, 5015 Snead Road, and 5015 Rear Snead Road for the purpose of up to 180 multifamily dwelling units and a clubhouse, upon certain terms and conditions. (9th District)

Attachments: [Ord. No. 2025-025](#)
[Staff Report](#)
[Public Comment](#)

24. [ORD.
2025-080](#) To authorize the special use of the property known as 418 Hunt Avenue for the purpose of up to one two-family detached dwelling and one single-family detached dwelling, upon certain terms and conditions. (3rd District)

Attachments: [Ord. No. 2025-080](#)
[Staff Report](#)
[Public Comment](#)

Upcoming Items

Adjournment