



City of Richmond

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Agenda

Planning Commission

Tuesday, May 20, 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
2025.001](#)

CPC Public Access Participation Instructions - 2025

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

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.

1. [ORD. 2025-086](#) To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by West Commerce Properties LLC located at 2210 Concord Avenue and 2202 Concord Avenue in the city of Richmond for the purpose of facilitating the development of affordable housing. (8th District)

Attachments: [Ord. No. 2025-086](#)
[Staff Report](#)
2. [ORD. 2025-087](#) To (i) declare surplus and direct the conveyance of the City-owned real estate known as 2100 Rear Bellemeade Road, consisting of 1.245± acres, and a portion of the City-owned real estate known as 2101 Commerce Road, consisting of 0.490± acres, for nominal consideration to 2107 West Commerce LLC and (ii) retain certain storm water drainage easements for the purpose of facilitating the development of affordable housing. (8th District)

Attachments: [Ord. No. 2025-087](#)
[Staff Report](#)
3. [ORD. 2025-090](#) To authorize the special use of the property known as 2000 North 29th Street for the purpose of a private school, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-090](#)
[Staff Report](#)
4. [ORD. 2025-091](#) To authorize the special use of the property known as 814 North 32nd Street for the purpose of up to three single-family attached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-091](#)
[Staff Report](#)
5. [ORD. 2025-093](#) To authorize the special use of the property known as 2003 West Grace Street for the purpose of a single-family detached dwelling and an accessory dwelling unit, upon certain terms and conditions. (2nd District)

Attachments: [Ord. No. 2025-093](#)
[Staff Report](#)
6. [ORD. 2025-095](#) To authorize the special use of the property known as 14 South Lombardy Street for the purpose of a multifamily dwelling, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2025-095](#)
[Staff Report](#)

7. [ORD. 2025-096](#) To authorize the special use of the properties known as 2916 Semmes Avenue and 2918 Semmes Avenue for the purpose of one single-family detached dwelling and one two-family detached dwelling, upon certain terms and conditions. (5th District)
- Attachments:** [Ord. No. 2025-096](#)
[Staff Report](#)
8. [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 - Final](#)
[UDC 2025-11 - Public Comment - C. Pool - Memo Style](#)
[UDC 2025-11 - UDC report to CPC \(002\)](#)
9. [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 2025-12 - Greening RVA - Staff Report - Final](#)
[UDC 2025-12 - UDC report to CPC](#)
10. [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 RVA - Staff Report - Final](#)
[UDC 2025-13 - UDC report to CPC](#)
11. [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 - Final](#)
[UDC 2025-15 - Public Comment - C. Pool - Memo Style](#)
[UDC 2025-15 - UDC report to CPC](#)

Regular Agenda

12. [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](#)
13. [SUBD 2025.003](#) Subdivision Exception for 3618 Hawthorne Avenue, per Sec. 25-219 of the Subdivision Ordinance.
- Attachments:** [Staff Report](#)
14. [CPCR.2025.008](#) Resolution of the City Planning Commission to Adopt the Cultural Heritage Stewardship Plan
- Attachments:** [CPC Resolution CHSP \(002\)](#)
[Cultural Heritage Stewardship Plan](#)
[Public Comment](#)

Upcoming Items

Adjournment