



City of Richmond

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Agenda

Planning Commission

Tuesday, September 16, 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 - September 2, 2025
[2025.006](#)

Attachments: [DRAFT Planning Commission Minutes - September 2, 2025](#)

2. [PDRMIN](#) DRAFT Planning Commission Minutes - January 21, 2025
[2025.007](#)

Attachments: [CPD Draft Minutes - January 21, 2025](#)

Director's Report

Consideration of Continuances and Deletions from Agenda

3. [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](#)

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. [SUBD 2025.007](#) Subdivision Exception for 2300 Ingram Avenue, per Sec. 25-219 of the Subdivision Ordinance.
- Attachments:** [Staff Report](#)
[Subdivision Plat](#)
5. [UDC 2025-17](#) UDC 2025-17 FINAL Location, Character, Extent review of a proposed bridge replacement over the Manchester Canal; located along Hull Street between the Mayo Bridge and Brander Street.
- Attachments:** [UDC 2025-17 App](#)
[UDC 2025-17 Narrative](#)
[UDC 2025-17 rendering](#)
[UDC 2025-17 - Schedule Report](#)
[Public Input - Manchester Alliance](#)
6. [UDC 2025-27](#) UDC 2025-27 CONCEPT Location, Character, and Extent Review of the RPD Memorial Statue Plaza located at 1202 West Graham Road.
- Attachments:** [UDC 2025-27 Application](#)
[UDC 2025-27 Narrative](#)
[UDC 2025-27 Concept Plan Package](#)
[UDC 2025-27 - Staff Report](#)
[UDC 2025-27 - UDC Report to CPC](#)

7. [UDC 2025-28](#) UDC 2025-28 CONCEPT Location, Character, and Extent Review of the Police Equestrian Center located at 3910 Crestview Road.

Attachments: [UDC 2025-28 Application](#)
[UDC 2025-28 Narrative & Concept Plans](#)
[UDC 2025-28 - Staff Report](#)
[UDC 2025-28 - UDC report to CPC](#)

8. [UDC 2025-29](#) UDC 2025-29 CONCEPT Location, Character, and Extent Review of Maury Street Streetscape Phase II.

Attachments: [UDC 2025-29 Application](#)
[UDC 2025-29 Narrative](#)
[UDC 2025-29 Application Package](#)
[UDC 2025-29 - Staff Report](#)
[UDC 2025-29 - UDC report to CPC](#)

9. [UDC 2025-30](#) UDC 2025-30 FINAL Location, Character, Extent review for the reconstruction of the bridge over CSX on Arthur Ashe Blvd., located between Norfolk Street and Boulevard West.

Attachments: [UDC 2025-30 Application](#)
[UDC 2025-30 Narrative](#)
[UDC 2025-30 Application Package](#)
[UDC 2025-30 - Staff Report](#)
[UDC 2025-30 - UDC report to CPC](#)

10. [UDC 2025-31](#) UDC 2025-31 CONCEPT Location, Character, and Extent Review of the Broad Rock Creek Park Project, located at 2606 Lynhaven Avenue.

Attachments: [UDC 2025-31 Application](#)
[UDC 2025-31 Narrative](#)
[UDC 2025-31 Application Package](#)
[UDC 2025-31 - Staff Report](#)
[UDC 2025-31 - UDC report to CPC](#)

11. [ORD. 2025-201](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$224,012.00 from the Great American Insurance Company, and to amend Ord. No. 2025-058, adopted May 12, 2025, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2025-2026 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2025-2026, and determined a means of financing the same, to appropriate the increase to the Fiscal Year 2025-2026 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' Complete Streets project in the Transportation - Federal/State/Regional category by \$224,012.00, for the purpose of appropriating funds received from the Great American Insurance Company for various infrastructure improvements in the Governor's Retreat subdivision.

Attachments: [Ord. No. 2025-201](#)

12. [ORD. 2025-202](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$4,388,200.00 from the Virginia Department of Transportation and to amend Ord. No. 2025-058 adopted May 12, 2025, which accepted a program of proposed Capital Improvements Projects for the Fiscal Year 2025-2026 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2025-2026, and determined a means of financing the same, by (i) establishing a new project for the Department of Public Works in the Transportation category called the "Fall Line Trail (FLT) – Kanawha Plaza Multi Use Trail" project and (ii) increasing estimated revenues and the amount appropriated to the new Department of Public Works' "Fall Line Trail (FLT) – Kanawha Plaza Multi Use Trail" project in the Transportation category by \$4,388,200.00, for the purpose of providing funding for the Fall Line Trail Kanawha Plaza Multi Use Trail project.

Attachments: [Ord. No. 2025-202](#)

13. [ORD. 2025-203](#) To accept a quitclaim deed from the School Board conveying a portion of 200 West Clay Street and a portion of 119 West Leigh Street and commonly known as Abner Clay Park to the City and to authorize the Chief Administrative Officer to act on behalf of the City in executing such deed. (2nd District)

Attachments: [Ord. No. 2025-203](#)

Regular Agenda

14. [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](#)
[Updated Application Packet and Plans](#)
[FDA - Letter of Non-Opposition](#)
[Public Comment](#)
[Pre-Construction Meeting Memo-20250911-2618 Rear W Main Street SUP](#)
15. [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. (As Amended) (9th District)
- Attachments:** [Ord. No. 2025-025 - Amended 20250609](#)
[20250609 Amendment of Ord. No. 2025-025](#)
[Staff Report](#)
[Public Comment](#)
16. [ORD. 2025-113](#) To authorize the special use of the property known as 3200 2nd Avenue for the purpose of up to one single-family detached dwelling, two two-family detached dwellings, and four single-family attached dwellings, upon certain terms and conditions. (6th District)
- Attachments:** [Ord. No. 2025-113](#)
[Staff Report](#)
[Proposed Amended Plans](#)
[Public Comment](#)

Council Action Update and Upcoming Items

Adjournment