



# City of Richmond

City Hall  
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## Agenda

### Planning Commission

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Tuesday, June 17, 2025

6:00 PM

5th Floor Conference Room

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**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](mailto: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](#)  
[2025.004](#)

CPC Draft Minutes - January 21, 2025

**Attachments:**

[Draft Meeting Minutes - January 21, 2025](#)

#### Director's Report

#### Consideration of Continuances and Deletions from Agenda

2. [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 July 15, 2025 meeting of the Planning Commission.*

3. [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 July 15, 2025 meeting of the Planning Commission.*

4. [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 July 15, 2025 meeting of the Planning Commission.*

5. [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 July 1, 2025 meeting of the Planning Commission.*

6. [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](#)  
[Public Comment](#)

*Request to continue to the July 1, 2025 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.*

7. [ORD.](#) To authorize the special use of the property known as 7 North 18th Street  
[2025-127](#) for the purpose of a one-story building and a parking garage, upon certain terms and conditions. (7th District)

**Attachments:** [Ord. No. 2025-127](#)  
[Staff Report](#)

8. [ORD.](#) To authorize the special use of the property known as 1824 North 28th  
[2025-128](#) Street for the purpose of one two-family detached dwelling and one dwelling unit within an accessory structure, upon certain terms and conditions. (7th District)

**Attachments:** [Ord. No. 2025-128](#)  
[Staff Report](#)

9. [ORD.](#) To authorize the special use of the property known as 1426 North 30th  
[2025-129](#) Street for the purpose of up to two two-family detached dwelling units and two accessory dwelling units, upon certain terms and conditions. (7th District)

**Attachments:** [Ord. No. 2025-129](#)  
[Staff Report](#)

10. [ORD.](#) To authorize the special use of the property known as 1404 North 32nd  
[2025-130](#) Street for the purpose of up to four single-family attached dwellings and one dwelling unit within an accessory structure, upon certain terms and conditions. (7th District)

**Attachments:** [Ord. No. 2025-130](#)  
[Staff Report](#)

11. [SUBD](#) Subdivision Exception for 1404 North 32nd Street, per Sec. 25-219 of the  
[2025.006](#)

12. [ORD.](#) To authorize the special use of the property known as 101 South Colonial  
[2025-131](#) Avenue for the purpose of outdoor dining accessory to a restaurant, upon certain terms and conditions. (5th District)

**Attachments:** [Ord. No. 2025-131](#)  
[Staff Report](#)  
[Public Comment](#)

13. [ORD. 2025-140](#) To declare a public necessity for and to authorize the Chief Administrative Officer to acquire by gift, purchase, condemnation, or otherwise, certain fee simple interests and temporary construction easements for the purpose of facilitating the construction of the Courtland Street Sanitary Sewer Main Replacement project. (8th District)

**Attachments:** [Ord. No. 2025-140](#)

14. [ORD. 2025-141](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$1,385,900.00 from the Virginia Department of Transportation, to amend Ord. No. 2024-100, adopted May 13, 2024, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2024-2025 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2024-2025, and determined a means of financing the same, to appropriate the increase to the Fiscal Year 2024-2025 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' Complete Streets project in the Transportation - G.O. Bonds category by \$1,385,900.00, for the purpose of funding the Complete Streets project.

**Attachments:** [Ord. No. 2025-141](#)

15. [UDC 2025-16](#) UDC 2025-16 CONCEPT Location, Character, Extent review of a proposed bridge replacement and pedestrian and bike improvements; located along Lombardy Street between Admiral Street and West Leigh Street.

**Attachments:** [UDC 2025-16 APP](#)  
[UDC 2025-16 Narrative](#)  
[UDC 2025-16 Site Plan](#)  
[Bridge Render 1](#)  
[Bridge Render 2](#)  
[UDC 2025-16 - Staff Report](#)  
[UDC 2025-16 - UDC report to CPC](#)

### **Regular Agenda**

16. [PDRPRES 2025.018](#) ORD. 2024-314: Site Plan Ordinance Implementation

17. [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](#)  
[Updated Application Documents](#)  
[Public Comments Council](#)  
[Public Comment 6-3-2025](#)  
[Letter of Opposition - Westhampton Citizens Association](#)
18. [ORD. 2025-120](#) To conditionally rezone the properties known as 603 Rear North 35th Street, 609 Rear North 35th Street, 619 North 36th Street, 3510 Glenwood Avenue, and 3516 Glenwood Avenue from the R-5 Single-Family Residential District to the R-63 Multifamily Urban Residential District, upon certain proffered conditions. (7th District)
- Attachments:** [Ord. No. 2025-120](#)  
[Staff Report](#)  
[Public Comment](#)
19. [ORD. 2025-132](#) To authorize the special use of the property known as 5201 Sylvan Court for the purpose of a single-family detached dwelling, upon certain terms and conditions. (4th District)
- Attachments:** [Ord. No. 2025-132](#)  
[Staff Report](#)  
[Public Comment](#)

### **Council Action Update and Upcoming Items**

### **Adjournment**