



# City of Richmond

City Hall  
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## Agenda

### Planning Commission

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Tuesday, July 15, 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:

1. [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

#### Director's Report

#### Consideration of Continuances and Deletions from Agenda

2. [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 August 19, 2025 meeting of the Planning Commission.*
3. [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 August 19, 2025 meeting of the Planning Commission.*
- This is a companion paper to ORD. 2025-014.*
4. [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](#)  
[Amended Plans](#)  
[Proposed Amended Ordinance](#)  
[Public Comment](#)
- Request to continue to the September 2, 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.*

5. [ORD.  
2025-144](#) To authorize the special use of the property known as 3103 2nd Avenue for the purpose of one two-family detached dwelling, upon certain terms and conditions. (6th District)
- Attachments:** [Ord. No. 2025-144](#)
6. [ORD.  
2025-149](#) To authorize the special use of the property known as 1720 North 29th 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. 2025-149](#)

7. [ORD. 2025-151](#) To authorize the special use of the property known as 1114 Hull Street for the purpose of a six-story mixed-use building, upon certain terms and conditions. (6th District)
- Attachments:** [Ord. No. 2025-151](#)
8. [ORD. 2025-152](#) To authorize the special use of the property known as 2300 Ingram Avenue for the purpose of up to seven single-family attached dwellings, upon certain terms and conditions. (8th District)
- Attachments:** [Ord. No. 2025-152](#)  
[Letter of Non-Opposition - Oak Grove Civic Association](#)  
[Letter of support - Oak Grove Neighborhood Association](#)
9. [ORD. 2025-153](#) To authorize the special use of the property known as 304 Oak Lane for the purpose of an accessory structure, upon certain terms and conditions. (1st District)
- Attachments:** [Ord. No. 2025-153](#)
10. [ORD. 2025-154](#) To amend and reordain Ord. No. 75-309-302, adopted Dec. 15, 1975, as most recently amended by Ord. No. 2024-182, adopted July 22, 2024, pertaining to the "Stony Point Community Unit Plan," for the purpose of amending the development standards as they pertain to Map Section K of the Northern Portion of the Plan, regarding permitted principal and accessory uses, signage, hours of operation, and developable building area, to amend the development standards as they pertain to Map Section F of the Southern Portion of the Plan, to allow a commissary kitchen as a permitted use on the property known as 9221 Forest Hill Avenue.
- Attachments:** [Ord. No. 2025-154](#)
11. [ORD. 2025-155](#) To authorize the conditional use of the property known as 505 West Leigh Street for the purpose of a lodginghouse, upon certain terms and conditions. (2nd District)
- Attachments:** [Ord. No. 2025-155](#)
12. [ORD. 2025-156](#) To rezone the properties known as 1220 Ingram Avenue and 1260 Ingram Avenue from the M-1 Light Industrial District to the TOD-1 Transit Oriented Nodal District and the B-5 Central Business District. (6th District)
- Attachments:** [Ord. No. 2025-156](#)

13. [ORD. 2025-162](#) To grant a conservation and open-space easement on the property known as 501 South 14th Street, 501 1R South 14th Street, 505 South 14th Street, 508 South 14th Street, and a portion of 503 South 14th Street, each a portion of the property known as Mayo's Island, to the Capital Region Land Conservancy, Inc. and the Virginia Department of Conservation and Recreation.

**Attachments:** [Ord. No. 2025-162](#)

14. [UDC 2025-19](#) UDC 2025-19 CONCEPT Location, Character, Extent review for the renovation of the Holly Street Playground, located at 819 Holly Street.

**Attachments:** [UDC 2025-19 Application Packet](#)  
[UDC 2025-19 Narrative](#)  
[UDC 2025-19 Concept Site Plan](#)  
[UDC 2025-19 - Scheduling Report](#)  
[UDC 2025-19 - Staff Report](#)  
[Public Input - Burger](#)  
[Public Input - Bolecek](#)  
[Public Input - Pool](#)  
[Public Input - Hill](#)  
[Public Input - Hardy](#)

15. [UDC 2025-20](#) UDC 2025-20 CONCEPT 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 2025-20 Application Packet](#)  
[Exhibit 1 - Community Outreach Summary Report](#)  
[UDC 2025-20 - Staff Report](#)

16. [UDC 2025-21](#) UDC 2025-21 FINAL Location, Character, and Extent review of the Greening Richmond Public Libraries: Belmont Branch project, located at 3100 Ellwood Avenue

**Attachments:** [UDC 2025-21 Application Packet](#)  
[UDC 2025-21 site plan](#)  
[UDC 2025-21 - Scheduling Report](#)  
[UDC 2025-21 - Staff Report](#)

17. [UDC 2025-22](#) UDC 2025-22 FINAL Location, Character, and Extent review of the Greening Richmond Public Libraries: Hull Street Branch project, located at 1400 Hull Street.

**Attachments:** [UDC 2025-22 App and Narrative](#)  
[UDC 2025-22 Application Packet](#)  
[UDC 2022-22 Site Plan](#)  
[UDC 2025-22 - Scheduling Report](#)  
[UDC 2025-22 Staff Report](#)

18. [UDC 2025-23](#) UDC 2025-23 SIGNAGE PACKAGE for the separately approved renovation of Browns Island, located at 500 Tredegar St.

**Attachments:** [UDC 2025-23 App](#)  
[UDC 2025-23 Location Plan and Schedule](#)  
[UDC 2025-23 Sign Design Book](#)  
[UDC 2025-23 Programming Plan 1](#)  
[UDC 2025-23 Programming Plan 2](#)  
[UDC 2025-23 - Scheduling Report](#)  
[UDC 2025-23 - Staff Report](#)

### **Regular Agenda**

19. [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 \(February 18, 2025\)](#)

20. [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](#)

21. [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 7-9-2025](#)  
[Letter of Opposition - Westhampton Citizens Association](#)  
[Public Comments Council](#)  
[Proposed Amended Plans](#)
22. [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](#)
23. [ORD. 2025-150](#) To authorize the special use of the property known as 3923 Grove Avenue for the purpose of a single-family detached dwelling and 16 single-family attached dwellings, upon certain terms and conditions. (5th District)
- Attachments:** [Ord. No. 2025-150](#)  
[Public Comment](#)
24. [ORD. 2025-157](#) To amend City Code §§ 30-433.3, 30-433.11.1, 30-436.2, 30-438.2, 30-440.2, 30-442.1:1, 30-444.2:1, 30-447.2:1, 30-447.11:1, 30-448.3, 30-449.4, 30-451.2:1, 30-452.1:1, all concerning principal uses permitted by conditional use permit, 30-454.1 concerning permitted principal and accessory uses, 30-1045.6, concerning specific conditions applicable to particular uses, and 30-1220, concerning definitions, for the purpose of establishing “retail sales of tobacco and hemp” as a defined use in the City’s zoning ordinance and regulating where such uses can occur.
- Attachments:** [Ord. No. 2025-157](#)

25. [UDC 2025-24](#) UDC 2025-24 FINAL 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 2025-24 App](#)  
[UDC 2025-24 Narrative DRAFT](#)  
[UDC 2025-24 Roadway CrossSection](#)  
[Exhibit 1 - Rendering](#)  
[Exhibit 2 - Rendering](#)

26. [PAC](#)  
[2025-004](#) Richmond Connects: Lighter/Quicker/Cheaper – Asphalt Art at Mechanicsville Turnpike and Brauers Lane

Attachments: [Staff Report](#)

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

### **Adjournment**