



City of Richmond

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Agenda

Planning Commission

Monday, November 3, 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

Adoption of 2026 City Planning Commission Meeting Schedule

1. [PDRPRES](#) Tentative 2026 City Planning Commission Meeting Dates
[2025.031](#)

Attachments: [2026 Planning Commission Dates](#)

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 December 2, 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 December 2, 2025 meeting of the Planning Commission.*
- This is a companion paper to ORD. 2025-014.*
4. [ORD. 2025-215](#) To authorize the special use of the property known as 1705 Commonwealth Avenue for the purpose of a space for outdoor events, upon certain terms and conditions. (1st District)
- Attachments:** [Ord. No. 2025-215](#)
[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.

5. [ORD. 2025-227](#) To authorize the special use of the property known as 3100 North Arthur Ashe Boulevard for the purpose of electric vehicle charging stations, upon certain terms and conditions. (2nd District)
- Attachments:** [Ord. No. 2025-227](#)
[Staff Report](#)

6. [ORD. 2025-229](#) To authorize the special use of the property known as 2111 Fairfax Avenue for the purpose of up to one single-family detached dwelling and one two-family detached dwelling, upon certain terms and conditions. (8th District)
- Attachments:** [Ord. No. 2025-229](#)
[Staff Report](#)
[Public Comment](#)
7. [ORD. 2025-230](#) To authorize the special use of the property known as 2106 Redd Street for the purpose of up to four two-family detached dwellings, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2025-230](#)
[Staff Report](#)
8. [ORD. 2025-235](#) To authorize the special use of the properties known as 3609 Cottrell Road, 3616 Cottrell Road, 4611 Walmsley Boulevard, and 4705 Walmsley Boulevard for the purpose of up to two multifamily dwellings, upon certain terms and conditions. (8th District)
- Attachments:** [Ord. No. 2025-235](#)
[Staff Report](#)
[Public Comment](#)
9. [ORD. 2025-241](#) To authorize the special use of the properties known as 3021 East Franklin Street, 3023 East Franklin Street, and 3025 East Franklin Street for the purpose of no more than two single-family attached dwellings and one multifamily dwelling, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2025-241](#)
[Staff Report](#)
10. [UDC 2025-32](#) UDC 2025-32 FINAL Location, Character, Extent review of the proposed renovation of Reconciliation Plaza, located at 1400 E Main St.
- Attachments:** [UDC 2025-32 App](#)
[UDC 2025-32 Narrative](#)
[UDC 2025-32 Application Packet](#)
[UDC 2025-32 Spec Sheets](#)
[UDC 2025-32 - Staff Report](#)
[UDC 2025-32 - UDC report to CPC](#)

11. [UDC 2025-33](#) UDC 2025-33 CONCEPT Location, Character, Extent review of phase 1 of the proposed Shockoe Project North Memorial, located at 1554 E. Broad St.

Attachments: [UDC 2025-33 Application](#)
[UDC 2025-33 Application Packet](#)
[UDC 2025-33 - Staff Report](#)
[UDC 2025-33 - UDC Report to CPC](#)

Regular Agenda

12. [ORD. 2025-228](#) To authorize the special use of the properties known as 1103 Carlisle Avenue and 1105 Carlisle Avenue for the purpose of up to four single-family detached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-228](#)
[Staff Report](#)
[Proposed Amended Plan](#)

13. [ORD. 2025-231](#) To authorize the special use of the property known as 3219 Tuxedo Boulevard for the purpose of up to five single-family detached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-231](#)
[Staff Report](#)
[Public Comment](#)

14. [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 Application Packet](#)
[UDC 2025-17 - Staff Report](#)
[UDC 2025-17 - UDC Report to CPC](#)
[Public Input - Manchester Alliance](#)
[Public Input - Bolecek](#)

Council Action Update and Upcoming Items

Adjournment