



City of Richmond

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Agenda

Planning Commission

Tuesday, June 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
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

1. [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](#)

Request to continue to the September 16, 2025 meeting of the Planning Commission.

2. [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 Comments Council](#)
[Public Comment 6-3-2025](#)
[Letter of Opposition - Westhampton Citizens Association](#)

Request to continue to the June 17, 2025 meeting of the Planning Commission.

3. [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 June 17, 2025 meeting of the Planning Commission.

4. [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 June 17, 2025 meeting of the Planning Commission.

5. [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](#)
[Public Comment](#)

Request to continue to the June 17, 2025 meeting of the Planning Commission.

6. [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 - Initial Report](#)

Request to continue to the September 16, 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. 2025-112](#) To close, to public use and travel, unimproved portions of West 23rd Street located south of Semmes Avenue and north of McDonough Street, McDonough Street located east of West 22nd Street, Perry Street located east of West 22nd Street, and two unimproved alleys, one located between West 23rd Street and an existing alley and a second located between Perry Street and Porter Avenue, all such streets and alleys together consisting of 45,430± square feet and, upon certain terms and conditions, and to authorize the Chief Administrator Officer to accept the dedication of a public utility easement consisting of 11,646± square feet and a 3,106± square foot public right-of-way, all for the purpose of facilitating the development of multifamily affordable housing.

Attachments: [Ord. No. 2025-112](#)
[Staff Report](#)

8. [ORD. 2025-115](#) To authorize the special use of the properties known as 810 North 22nd Street and 812 North 22nd Street for the purpose of up to four single-family attached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-115](#)
[Staff Report](#)
[Public Comment](#)

9. [ORD. 2025-116](#) To authorize the special use of the property known as 2903 Brook Road for the purpose of one single-family detached dwelling and one accessory structure, upon certain terms and conditions. (3rd District)

Attachments: [Ord. No. 2025-116](#)
[Staff Report](#)
[Letter of Support - Edgehill Chamberlayne Court Civic Association](#)

10. [ORD. 2025-117](#) To authorize the special use of the property known as 8 South Crenshaw Avenue for the purpose of uses permitted in the UB Urban Business District as set forth in City Code §§ 30-433.2 and 30-433.3, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2025-117](#)
[Staff Report](#)

11. [ORD. 2025-119](#) To authorize the special use of the properties known as 2111 Venable Street, 2113 Venable Street, 2115 Venable Street, 2115½ Venable Street, 2117 Venable Street, and 2119 Venable Street for the purpose of up to fifteen single-family attached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-119](#)
[Staff Report](#)
[Public Comment](#)

12. [CPCR.2025.009](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE SHOPS AT STRATFORD HILLS FINAL COMMUNITY UNIT PLAN, FOR THE PURPOSE OF INCREASING THE AREA SUBJECT TO THE COMMUNITY UNIT PLAN BY 3.6 ACRES TO 67.86± ACRES AND MODIFYING THE DEVELOPMENT STANDARDS.

Attachments: [Resolution](#)
[Staff Report](#)
[Final Plan](#)

13. [SUBD 2025.005](#) Subdivision Exception for 1000 North 21st Street, per Sec. 25-219 of the Subdivision Ordinance.
Attachments: [Staff Report](#)
14. [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 - Initial Report](#)
15. [UDC 2025-18](#) UDC 2025-18 FINAL Location, Character, Extent review of two new utility structures at the WasteWater Treatment Plan, located at 1400 Brander Street
Attachments: [UDC 2025-18 App](#)
[UDC 2025-18 Narrative](#)
[UDC 2025-18 Plans](#)
[UDC 2025-18 - Staff Report](#)

Regular Agenda

16. [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. (9th District)
Attachments: [Ord. No. 2025-025](#)
[Staff Report](#)
[Public Comment](#)
17. [ORD. 2025-114](#) To authorize the special use of the property known as 1000 North 21st Street for the purpose of up to four two-family detached dwellings, upon certain terms and conditions. (7th District)
Attachments: [Ord. No. 2025-114](#)
[Staff Report](#)
[Public Comment](#)

18. [ORD.
2025-118](#) To authorize the special use of the property known as 3102 P Street for the purpose of one two-family detached dwelling, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2025-118](#)
[Staff Report](#)
[Public Comment](#)

19. [PDRPRES
2025.016](#) ORD. 2024-314: Site Plan Ordinance Implementation

Attachments: [Presentation](#)
[Site Plan Checklist](#)
[HB-2660-250319](#)

Council Action Update and Upcoming Items

Adjournment