City of Richmond

Agenda

City Hall
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Planning Commission

Tuesday, January 6, 2026 | **6:00 PM** | **5th Floor Conference Room**

To access the meeting via Microsoft Teams: https://go.rva.gov/CPC2026

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 a quorum of 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 2026.001 Public Access Instructions - 2026

Attachments: Public Access and Participation Instructions - Planning Commission 2026

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 2025.017 DRAFT Planning Commission Minutes - December 16, 2025

Attachments: DRAFT Planning Commission Minutes - December 16, 2025

Director's Report

Consideration of Continuances and Deletions from Agenda

2. ORD. 2025-258

To authorize the special use of the properties known as 6320 Daytona Drive, 6330 Daytona Drive, and 6340 Daytona Drive for the purpose of up to eight single-family detached dwellings, upon certain terms and conditions. (9th District)

Attachments: Ord. No. 2025-258

Staff Report

Public Comment

A request to continue this item to the February 3, 2026 City Planning Commission meeting.

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.

3. ORD. 2025-265

To amend City Code § 30-930.9, concerning additional rights of owners to demolish certain properties, to establish a civil penalty for the razing, demolition, or moving of historic landmarks as authorized by Va. Code § 15.2-2306(F).

Attachments: Ord. No. 2025-265

Staff Report

4. ORD. 2025-266

To declare surplus and direct the conveyance of the City-owned real estate known as 500 North 10th Street, consisting of 3.010± acres, for nominal consideration to the Economic Development Authority of the City of Richmond for the purpose of facilitating the redevelopment of such parcel as part of a transit-oriented, mixed-use project known as “City Center.”

Attachments: Ord. No. 2025-266

Staff Report

5. ORD. 2025-267

To authorize the special use of the property known as 1403 North 32nd Street for the purpose of a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions. (7th District)

Attachments: Ord. No. 2025-267

Staff Report

6. ORD. 2025-268

To authorize the special use of the property known as 413 North 33rd Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (7th District)

Attachments: Ord. No. 2025-268

Staff Report

7. ORD. 2025-269

To authorize the special use of the property known as 406 Brook Road for the purpose of retail, jewelry repair and manufacturing, and a restaurant with outdoor dining, upon certain terms and conditions. (2nd District)

Attachments: Ord. No. 2025-269

Staff Report

8. ORD. 2025-270

To authorize the special use of the property known as 217 West Clay Street for the purpose of a restaurant with outdoor dining, upon certain terms and conditions. (2nd District)

Attachments: Ord. No. 2025-270

Staff Report

9. ORD. 2025-271

To authorize the special use of the property known as 1920 Fairmount Avenue for the purpose of office and social service delivery uses, upon certain terms and conditions. (7th District)

Attachments: Ord. No. 2025-271

Staff Report

10. ORD. 2025-272

To authorize the special use of the property known as 2301 Fairmount Avenue for the purpose of a multifamily dwelling containing up to 17 dwelling units, upon certain terms and conditions. (7th District)

Attachments: Ord. No. 2025-272

Staff Report

11. ORD. 2025-273

To authorize the special use of the properties known as 1201 West Franklin Street and 1205 West Franklin Street for the purpose of signage, upon certain terms and conditions. (2nd District)

Attachments: Ord. No. 2025-273

Staff Report

Public Comment

12. ORD. 2025-274

To authorize the special use of the properties known as 3013 N Street and 3015 N Street for the purpose of uses permitted on corner lots in the R-63 Multifamily Urban Residential District and commissary kitchen, office, and social service delivery uses, upon certain terms and conditions. (7th District)

Attachments: Ord. No. 2025-274

Staff Report

13. SUBD 2025.008 — Subdivision Exception for 1300, 1300 1/3, and 1300 2/3 North 32nd Street, per Sec. 25-219 of the Subdivision Ordinance.

Attachments:
- Subdivision Exception Request - 1300 North 32nd Street
- Staff Report

14. SUBD 2025.009 — Subdivision Exception for 2300 2nd Avenue, per Sec. 25-219 of the Subdivision Ordinance.

Attachments:
- Subdivision Exception Request - 3200 2nd Avenue
- Staff Report

15. UDC 2026-01 — UDC 2026-01 CONCEPT Location, Character, Extent review of the proposed replacement of Mayo Bridge, located between Manchester Road and Dock Street.

Attachments:
- UDC 2026-01 App
- UDC 2026-01 Narrative
- 00 UDC 2026-01 Concept Site Plan
- UDC 2026-01 Perspective Rendering
- UDC 2026-01 Bridge Abutment Rendering
- UDC 2026-01 Bridge Segment Sketches
- Exhibit 1 - VDOT Presentation
- UDC 2025-11 - Schedule Report

To be referred to the January 15, 2026 Urban Design Committee meeting.

Regular Agenda

16. 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
- Updated Staff Report
- Staff Report
- Public Comment
- Lavender Hill Owner Statement

Council Action Update and Upcoming Items

Adjournment