



# City of Richmond

City Hall  
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## Agenda

### Planning Commission

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Tuesday, August 19, 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

#### Director's Report

#### Consideration of Continuances and Deletions from Agenda

1. [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](#)  
[Public Comment](#)  
[Public Comment - GPRA](#)  
  
*Request to continue to the October 7, 2025 regular meeting of the Planning Commission.*
2. [ORD. 2025-174](#) To authorize the conditional use of the property known as 16 East Marshall Street for the purpose of a nightclub, upon certain terms and conditions. (2nd District)  
  
**Attachments:** [Ord. No. 2025-174](#)  
[Staff Report](#)  
[Public Comment](#)  
  
*Request to continue to the October 7, 2025 regular 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.*

3. [ORD. 2025-167](#) To authorize the special use of the properties known as 212 North 20th Street, 214 North 20th Street, 216 North 20th Street, and 218 North 20th Street for the purpose of up to six single-family attached dwellings, upon certain terms and conditions. (7th District)  
  
**Attachments:** [Ord. No. 2025-167](#)  
[Staff Report](#)
4. [ORD. 2025-168](#) To authorize the special use of the property known as 817 North 22nd Street for the purpose of two single-family attached dwellings, upon certain terms and conditions. (7th District)  
  
**Attachments:** [Ord. No. 2025-168](#)  
[Staff Report](#)  
[Union Hill Civic Association - Non-opposition](#)
5. [ORD. 2025-170](#) To authorize the special use of the property known as 1813 ½ North 28th 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. 2025-170](#)  
[Staff Report](#)

6. [ORD. 2025-171](#) To authorize the special use of the property known as 1612 North 31st Street for the purpose of up to two two-family detached dwellings and up to two accessory dwelling units, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2025-171](#)  
[Staff Report](#)  
[Public Comment](#)
7. [ORD. 2025-173](#) To authorize the special use of the property known as 2201 North Lombardy Street for the purpose of a mixed-use building, upon certain terms and conditions. (3rd District)
- Attachments:** [Ord. No. 2025-173](#)  
[Staff Report](#)  
[Edgehill Chamberlayne Court Civic Association - Letter of Support](#)
8. [ORD. 2025-175](#) To authorize the special use of the property known as 210 West Marshall Street for the purpose of a restaurant, upon certain terms and conditions. (2nd District)
- Attachments:** [Ord. No. 2025-175](#)  
[Staff Report](#)
9. [ORD. 2025-177](#) To authorize the special use of the property known as 2510 Porter Street for the purpose of one two-family detached dwelling, upon certain terms and conditions. (5th District)
- Attachments:** [Ord. No. 2025-177](#)  
[Staff Report](#)
10. [ORD. 2025-178](#) To authorize the special use of the property known as 400 North Robinson Street for the purpose of a three-story mixed-use building, upon certain terms and conditions. (2nd District)
- Attachments:** [Ord. No. 2025-178](#)  
[Staff Report](#)  
[Fan District Association - Letter of Non-Opposition](#)
11. [ORD. 2025-179](#) To authorize the special use of the property known as 1400 School Road for the purpose of student housing, containing up to three stories and up to four student housing units, that will individually house more than three unrelated persons, upon certain terms and conditions. (3rd District)
- Attachments:** [Ord. No. 2025-179](#)  
[Staff Report](#)

12. [ORD. 2025-180](#) To declare surplus and direct the conveyance of City-owned real estate known as 8790 Strath Road in Henrico County, consisting of 0.899± acres, for \$6,500.00 to Jonathan McQuinn and Delores McQuinn for private use.

**Attachments:** [Ord. No. 2025-180](#)  
[Staff Report](#)

13. [ORD. 2025-181](#) To direct the conveyance of the City-owned real estate located at 3410 Belmont Road, consisting of 0.341± acres, and 3420 Belmont Road, consisting of 0.514± acres, for \$187,000.00 to Belmont Investments LLC, for the purpose of facilitating the construction of a mixed-use development project. (8th District)

**Attachments:** [Ord. No. 2025-181](#)  
[Staff Report](#)

14. [ORD. 2025-182](#) To direct the sale of the City-owned real estate located at 1900 Greenwood Avenue, consisting of 0.1377± acres, 1902 Greenwood Avenue, consisting of 0.0689± acres, 1904 Greenwood Avenue, consisting of 0.1377± acres, 1908 Greenwood Avenue, consisting of 0.0689± acres, 1910 Greenwood Avenue, consisting of 0.0689± acres, 1914 Greenwood Avenue, consisting of 0.1377± acres, 2000 Greenwood Avenue, consisting of 0.4550± acres, 2013 Greenwood Avenue, consisting of 0.1377± acres, 2001 Joshua Street, consisting of 0.2940± acres, 2015 Joshua Street, consisting of 0.1610± acres, and 2001 Fendall Avenue, consisting of 0.4920± acres to Richmond Metropolitan Habitat for Humanity, Inc. for \$100,000.00 for the purpose of facilitating the construction of affordable housing. (3rd District)

**Attachments:** [Ord. No. 2025-182](#)  
[Staff Report](#)

15. [UDC 2025-25](#) UDC 2025-25 - FINAL - Location, Character, and Extent review of the proposed plans for the grounds of Amelia Street School located at 1821 Amelia Street.

**Attachments:** [UDC 2025-25 App](#)  
[UDC 2025-25 Narrative](#)  
[UDC 2025-25 Application Packet](#)  
[UDC 2025-25 Staff Report](#)

16. [UDC 2025-26](#) UDC 2025-26 FINAL Location, Character, and Extent review of the Mayo Island Park project located at 501 S 14th St.

**Attachments:** [UDC 2025-26 App](#)  
[UDC 2025-26 Narrative](#)  
[UDC 2025-26 Application Packet](#)  
[UDC 2025-26 Staff Report](#)  
[EXHIBIT 1 - FEMA Floodway Analysis](#)  
[EXHIBIT 2 - VA DCR Approval Letter](#)

### **Regular Agenda**

17. [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. (1st District)

**Attachments:** [Ord. No. 2025-150](#)  
[Staff Report](#)  
[Westhampton Citizens Association - Letter of Opposition](#)  
[Public Comment](#)

18. [ORD. 2025-166](#) To amend and reordain Ord. No. 2014-226-207, adopted Nov. 10, 2014, as previously amended by Ord. No. 2017-187, adopted Oct. 9, 2017, which authorized the special use of the property known as 707 East Main Street for the purpose of the installation of one new roof sign, to authorize residential uses, upon certain terms and conditions. (6th District)

**Attachments:** [Ord. No. 2025-166](#)  
[Staff Report](#)  
[Historic Richmond - Letter of Support](#)  
[Public Comment](#)

19. [ORD. 2025-169](#) To authorize the special use of the property known as 1010 North 21st Street for the purpose of a single-family detached dwelling and up to two two-family detached dwellings, upon certain terms and conditions. (7th District)

**Attachments:** [Ord. No 2025-169](#)  
[Staff Report](#)  
[Public Comment](#)

20. [ORD. 2025-172](#) To authorize the special use of the properties known as 1711 Georgia Avenue and 1715 Georgia Avenue for the purpose of up to four single-family detached dwellings, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2025-172](#)  
[Staff Report](#)  
[Maymont Civic League - Letter of Support](#)  
[Public Comment](#)

21. [ORD. 2025-176](#) To authorize the special use of the property known as 3607 Moss Side Avenue for the purpose of a single-family detached dwelling with a driveway within the front yard, upon certain terms and conditions. (3rd District)

Attachments: [Ord. No. 2025-176](#)  
[Staff Report](#)  
[Public Comment](#)

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

### **Adjournment**