



# City of Richmond

City Hall  
Richmond VA, 23219  
(p) 804.646.6304  
(f) 804.646.5789

## Agenda

### Planning Commission

---

Tuesday, April 15, 2025

6:00 PM

5th Floor Conference Room

---

**To access the meeting via Microsoft Teams: <https://tinyurl.com/Richmond-CPC-2025>**

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](#)  
[Staff Report](#)  
[Public Comment](#)  
[Public Comment - GPRA](#)  
  
*Request to continue to the May 20, 2025 meeting of the Planning Commission.*
2. [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 May 20, 2025 meeting of the Planning Commission.*
3. [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](#)  
  
*Request to continue to the May 6, 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.*

4. [ORD.  
2025-053](#) To authorize the special use of the property known as 112 Carnation Street for the purpose of the assembly and storage of modular dwelling units, upon certain terms and conditions. (9th District)  
  
**Attachments:** [Ord. No. 2025-053](#)  
[Staff Report](#)
5. [ORD.  
2025-054](#) To authorize the special use of the properties known as 6415 Glenway Drive and 6419 Glenway Drive for the purpose of up to three single-family detached dwellings, upon certain terms and conditions. (9th District)  
  
**Attachments:** [Ord. No. 2025-054](#)  
[Staff Report](#)

6. [UDC 2025-08](#) UDC 2025-08 - CONCEPTUAL - Location, Character, and Extent review of The Shockoe Project: Master Plan in Shockoe Valley
- Attachments:** [The Shockoe Project-Shockoe Valley Masterplan\\_UDC](#)  
[UDC 2025-08 Conceptual - The Shockoe Project - Master Plan - Application](#)  
[UDC 2025-08 - The Shockoe Project - Masterplan - Staff Report - CONCEPTU/](#)
7. [UDC 2025-09](#) UDC 2025-09 - CONCEPTUAL Location Character and Extent Review of the Shockoe Project: Lumpkin's Slave Jail Pavilion
- Attachments:** [Application](#)  
[The Shockoe Project-Lumpkin's Slave Jail Pavilion\\_UDC](#)  
[UDC 2025-09 - The Shockoe Project Lumpkin's Jail - Staff Report - Conceptual](#)
8. [UDC 2025-10](#) UDC 2025-10 - CONCEPTUAL - Location, Character, and Extent review of A Path Forward at Amelia Street School, located at 1821 Amelia Street.
- Attachments:** [UDC 2025-10 - Amelia Street School - Application & Plans - Final](#)  
[UDC 2025-10 - Amelia Street School - Project Narrative](#)  
[UDC 2025-10 - Amelia Street School - Application](#)  
[UDC 2025-10 - Amelia St School - Staff Report - CONCEPTUAL - Report to CP](#)
9. [PAC](#)  
[2025-002](#) Richmond Connects: Lighter/Quicker/Cheaper Road Mural at Martin Luther King, Jr. Middle School
- Attachments:** [Staff Report](#)

### **Regular Agenda**

10. [PDRPRES](#)  
[2025.010](#) Presentation on FY 2026 - 2030 Capital Improvement Plan
11. [ORD.](#)  
[2025-046](#) To amend Ord. No. 2008-270-261, adopted Nov. 10, 2008, as previously amended by Ord. No. 2003-296-255, adopted Sep. 8, 2003, which authorized a Community Unit Plan at 1300 Westwood Avenue for a mixed-use development consisting of a maximum of one hundred forty residential units, a community center with reception facility and non-medical office, a preventative healthcare facility, two private schools, and a fifty unit dormitory, and modified the plan for the fence required between the subject property and 1409 Palmyra Avenue, to modify the plan for the development of tennis courts. (3rd District)
- Attachments:** [Ord. No. 2025-046](#)  
[Public Comment](#)  
[Staff Report](#)

12. [CPCR.2025.006](#) CPCR 2025.006: RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE PRELIMINARY COMMUNITY UNIT PLAN LOCATED AT 1300 WESTWOOD AVENUE AND A FINAL PLAN, TO AMEND THE USE OF THE PARCEL KNOWN AS 1402 WESTWOOD AVENUE TO AUTHORIZE THE DEVELOPMENT OF TENNIS COURTS.
- Attachments:** [Resolution](#)
13. [ORD. 2025-048](#) To authorize the special use of the property known as 2701 Garland Avenue for the purpose of adult transitional housing, under certain terms and conditions, and to repeal Ord. No. 97-174-190, adopted Jun. 9, 1997, and all amendatory ordinances thereto. (3rd District)
- Attachments:** [Ord. No. 2025-048](#)  
[Staff Report](#)  
[Public Comment](#)  
[Applicant Response Letter](#)  
[Public Comments Council](#)
14. [ORD. 2025-055](#) To authorize the special use of the property known as 2700 North Avenue for the purpose of an outpatient professional office building, upon certain terms and conditions, and to repeal Ord. No. 97-174-190, adopted June 9, 1997, and all amendatory ordinances thereto. (3rd District)
- Attachments:** [Ord. No. 2025-055](#)  
[Staff Report](#)
15. [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](#)

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

### **Adjournment**