



City of Richmond

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

Agenda

Planning Commission

Tuesday, October 7, 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

1. [PDRMIN
2025.009](#) DRAFT Planning Commission Minutes - February 4, 2025

Attachments:

[DRAFT Planning Commission Minutes - February 4, 2025](#)

2. [PDRMIN
2025.010](#) DRAFT Planning Commission Minutes - February 18, 2025

Attachments:

[DRAFT Planning Commission Minutes - February 18, 2025](#)

Director's Report

Consideration of Continuances and Deletions from Agenda

3. [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](#)

To be withdrawn

4. [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](#)

5. [SUBD](#)
[2025.003](#) Subdivision Exception for 3618 Hawthorne Avenue, per Sec. 25-219 of the Subdivision Ordinance.

Attachments: [Staff Report](#)

6. [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](#)

Request to continue to the October 21, 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. 2025-212](#) To rezone the property known as 526 Maury Street from the M-2 Heavy Industrial District to the TOD-1 Transit Oriented Nodal District. (6th District)
- Attachments: [Ord. No. 2025-212](#)
[Staff Report](#)
8. [ORD. 2025-213](#) To authorize the special use of the property known as 1008 North 35th Street for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (7th District)
- Attachments: [Ord. No. 2025-213](#)
[Staff Report](#)
9. [ORD. 2025-216](#) To authorize the special use of the properties known as 600 Decatur Street, 602 Decatur Street, 604 Decatur Street, 606 Decatur Street, 608 Decatur Street, 610 Decatur Street, 612 Decatur Street, 614 Decatur Street, 616 Decatur Street, 620 Decatur Street, 622 Decatur Street, 624 Decatur Street, 626 Decatur Street, 628 Decatur Street, 630 Decatur Street, 632 Decatur Street, 634 Decatur Street, 110 East 7th Street, 112 East 7th Street, 114 East 7th Street, 116 East 7th Street, 118 East 7th Street, 120 East 7th Street, 110 Manchester Mews, 111 Manchester Mews, 112 Manchester Mews, 113 Manchester Mews, 114 Manchester Mews, 115 Manchester Mews, 116 Manchester Mews, 117 Manchester Mews, 118 Manchester Mews, 119 Manchester Mews, 120 Manchester Mews, 121 Manchester Mews, 111 East 6th Street, 113 East 6th Street, 115 East 6th Street, 117 East 6th Street, 119 East 6th Street, and 121 East 6th Street, for the purpose of up to 40 single-family attached dwellings, upon certain terms and conditions. (6th District)
- Attachments: [Ord. No. 2025-216](#)
[Staff Report](#)
10. [ORD. 2025-217](#) To authorize the special use of the property known as 15 East Main Street for the purpose of up to three short-term rental units, upon certain terms and conditions. (5th District)
- Attachments: [Ord. No. 2025-217](#)
[Staff Report](#)
11. [ORD. 2025-220](#) To authorize the special use of the property known as 1924 Wood Street for the purpose of up to six single-family attached dwellings, upon certain terms and conditions. (6th District)
- Attachments: [Ord. No. 2025-220](#)
[Staff Report](#)

12. [UDC 2025-32](#) UDC 2025-32 FINAL Location, Character, Extent review of the proposed renovation of Reconciliation Plaza, located at 1400 E Main St. (Scheduling Only)
- Attachments: [UDC 2025-32 App](#)
 [UDC 2025-33 Narrative](#)
 [UDC 2025-32 Application Packet](#)
 [UDC 2025-32 Spec Sheets](#)
 [UDC 2025-32 - Schedule Report](#)
13. [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. (Scheduling Only)
- Attachments: [UDC 2025-33 Application](#)
 [UDC 2025-33 Application Packet](#)
 [UDC 2025-33 - Schedule Report](#)

Regular Agenda

14. [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](#)
15. [ORD. 2025-214](#) To authorize the conditional use of the property known as 1407 East Cary Street for the purpose of a nightclub, upon certain terms and conditions. (7th District)
- Attachments: [Ord. No. 2025-214](#)
 [Staff Report](#)
 [Public Comment](#)
16. [ORD. 2025-218](#) To amend Ord. No. 2005-285-273, adopted Dec. 12, 2005, which authorized the special use of the property known as 2600 West Main Street for the purpose of a restaurant with an enclosed outdoor dining area, to reduce the required parking from eighteen parking spaces to thirteen parking spaces, upon certain terms and conditions. (2nd District)
- Attachments: [Ord. No. 2025-218](#)
 [Staff Report](#)

17. [ORD. 2025-219](#) To authorize the special use of the property known as 2 South Robinson Street for the purpose of an independent cooking facility, upon certain terms and conditions. (5th District)
- Attachments:** [Ord. No. 2025-219](#)
[Staff Report](#)
[Uptown Association - Public Comment](#)
18. [CPCR.2025.021](#) Resolution of the City Planning Commission to Adopt the Oakgrove Hillside Bellemeade Community Plan
- Attachments:** [Resolution](#)
[OGHB Plan](#)
19. [CPCR.2025.022](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION TO ESTABLISH THE ZONING ORDINANCE REVISION ADVISORY COMMITTEE
- Attachments:** [Resolution](#)

Council Action Update and Upcoming Items

Adjournment