



City of Richmond

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Agenda

Planning Commission

Tuesday, July 1, 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](#) CPC Public Access Participation Instructions - 2025
[2025.001](#)

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. 2025-079](#) 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](#)
[Updated Application Documents \(June 17, 2025\)](#)
[Public Comment 6-26-2025](#)
[Letter of Opposition - Westhampton Citizens Association](#)
[Public Comments Council](#)

Request to continue to the July 15, 2025 meeting of the Planning Commission.
2. [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](#)
[Amended Plans](#)
[Proposed Amended Ordinance](#)
[Public Comment](#)

Request to continue to the July 15, 2025 meeting of the Planning Commission.
3. [ORD. 2025-144](#) To authorize the special use of the property known as 3103 2nd Avenue for the purpose of one two-family detached dwelling, upon certain terms and conditions. (6th District)

Attachments: [Ord. No. 2025-144](#)

Request to continue to the July 15, 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. 2025-145](#) To authorize the special use of the property known as 1807 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. 2025-145](#)
[Staff Report](#)

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5. [ORD. 2025-146](#) To authorize the special use of the property known as 1315 North 31st Street for the purpose of up to three single-family attached dwellings, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2025-146](#)
[Staff Report](#)
6. [ORD. 2025-147](#) To authorize the special use of the property known as 1811 Blair Street for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (5th District)
- Attachments:** [Ord. No. 2025-147](#)
[Staff Report](#)
7. [ORD. 2025-148](#) To authorize the special use of the properties known as 2201 Fenton Street and 2203 Fenton Street for the purpose of up to three single-family detached dwellings, upon certain terms and conditions. (7th District)
- Attachments:** [Ord. No. 2025-148](#)
[Staff Report](#)
8. [UDC 2025-19](#) UDC 2025-19 CONCEPT Location, Character, Extent review for the renovation of the Holly Street Playground, located at 819 Holly Street.
- Attachments:** [UDC 2025-19 Application Packet](#)
[UDC 2025-19 Narrative](#)
[UDC 2025-19 Concept Site Plan](#)
[UDC 2025-19 - Scheduling Report](#)
- Adoption of the Consent Agenda will send this item to the Urban Design Committee Meeting on July 10, 2025 for review.*
9. [UDC 2025-20](#) UDC 2025-20 CONCEPT Location, Character, Extent review for the reconstruction of the bridge over CSX on Arthur Ashe Blvd., located between Norfolk Street and Boulevard West.
- Attachments:** [UDC 2025-20 - Scheduling Report](#)
[UDC 2025-20 Application Packet](#)
[Exhibit 1 - Community Outreach Summary Report](#)
- Adoption of the Consent Agenda will send this item to the Urban Design Committee Meeting on July 10, 2025 for review.*

10. [UDC 2025-22](#) UDC 2025-22 FINAL Location, Character, and Extent review of the Greening Richmond Public Libraries: Hull Street Branch project, located at 1400 Hull Street.

Attachments: [UDC 2025-22 App and Narrative](#)
[UDC 2025-22 Application Packet](#)
[UDC 2022-22 Site Plan](#)
[UDC 2025-22 - Scheduling Report](#)

Adoption of the Consent Agenda will send this item to the Urban Design Committee Meeting on July 10, 2025 for review.

11. [UDC 2025-23](#) UDC 2025-23 SIGNAGE PACKAGE for the separately approved renovation of Browns Island, located at 500 Tredegar St.

Attachments: [UDC 2025-23 App](#)
[UDC 2025-23 Location Plan and Schedule](#)
[UDC 2025-23 Sign Design Book](#)
[UDC 2025-23 Programming Plan 1](#)
[UDC 2025-23 Programming Plan 2](#)
[UDC 2025-23 - Scheduling Report](#)

Adoption of the Consent Agenda will send this item to the Urban Design Committee Meeting on July 10, 2025 for review.

Regular Agenda

12. [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](#)

13. [CPCR.2025.017](#) MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION TO INITIATE AN AMENDMENT TO THE OFFICIAL ZONING ORDINANCE MAP TO REZONE 1240 INGRAM AVENUE FROM M-1 LIGHT INDUSTRIAL TO TOD-1 TRANSIT ORIENTED NODAL DISTRICT.

Attachments: [Resolution](#)

14. [PDRPRES 2025.019](#) Update on the Oakgrove/Hillside/Bellemeade Community Plan

Council Action Update and Upcoming Items

Adjournment