



# City of Richmond

City Hall  
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## Agenda

### Planning Commission

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Tuesday, April 21, 2026

6:00 PM

5th Floor Conference Room

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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 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](#) Public Access Instructions - 2026  
[2026.001](#)

**Attachments:** [Public Access and Participation Instructions - Planning Commission 2026](#)

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

1. [PDRMIN](#) City Planning Commission Minutes - August 19, 2025  
[2025.034](#)

**Attachments:** [City Planning Commission Minutes - August 19, 2025](#)

2. [PDRMIN](#) City Planning Commission Minutes - April 7, 2026  
[2026.007](#)

**Attachments:** [City Planning Commission Minutes - April 7, 2026](#)

## Director's Report

## Consideration of Continuances and Deletions from Agenda

### 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.](#) [2026-075](#) To amend and reordain Ord. No. 80-125-107, adopted Jun. 30, 1980, which authorized the use of the real estate, a parcel containing 2.274 acres, located on the south side of Forest Hill Avenue east of Bliley Road being more completely described as follows: beginning at a point on the south side of Forest Hill Avenue, said point being 670 feet east of the center line of Bliley Road; thence extending 208.41 feet in a southeasterly direction along the south line of Forest Hill Avenue to a point; thence extending 381.23 feet in a southwesterly direction along a line of bearings 54° 03' 10" W to a point; thence extending 232.56 feet in a northwesterly direction along a line of bearing N 43° 26' 40" W to a point; thence extending 77.64 feet in a northwesterly direction along a line of bearing N 42° 11' 05" W to a point; thence extending 410.83 feet in a north-easterly direction along a line of bearing N 68° 12' 25" E to the point of beginning, for multiple-family dwelling (condominium) purposes and to authorize the construction of eighteen townhouse (condominium) dwelling units (for sale), with accessory off-street parking, to allow for accessory structures and additions that are customarily incidental and clearly subordinate to the single-family attached dwellings. (4th District)

**Attachments:** [Ord. No. 2026-075](#)  
[Staff Report](#)  
[Public Comment](#)

4. [ORD. 2026-083](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$10,369,508.00 from the Central Virginia Transportation Authority and to amend Ord. 2025-058, adopted May 12, 2025, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2025-2026 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2025-2026, and determined a means of financing the same, by (i) establishing a new project for the Department of Public Works in the Transportation - Federal/State/Regional category entitled "Diamond District Transportation Infrastructure Project" and (ii) increasing estimated revenues from the funds received from the Central Virginia Transportation Authority and the amount appropriated to the new Department of Public Works' "Diamond District Transportation Infrastructure Project" in the Transportation - Federal/State/Regional category by \$10,369,508.00 for the purpose of funding the Diamond District Transportation Infrastructure Project.

**Attachments:** [Ord. No. 2026-083](#)  
[Staff Report](#)

5. [UDC 2026-05](#) CONCEPT Location, Character, and Extent review of Bryan Park dam removal and stream restoration, located at 4308 Hermitage Road.

**Attachments:** [UDC 2026-05 App](#)  
[UDC 2026-05 Narrative](#)  
[UDC 2026-05 Plans](#)  
[UDC 2026-05 Staff Report](#)  
[UDC 2026-05 UDC report to CPC](#)

6. [CPCR.2026.002](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING A FINAL COMMUNITY UNIT PLAN FOR THE PARCEL KNOWN AS 1219 PALMYRA AVENUE TO AUTHORIZE THE DEVELOPMENT OF A FIELD HOUSE

**Attachments:** [Application Documents](#)  
[Staff Report](#)

### **Regular Agenda**

7. [ORD. 2026-073](#) To authorize the special use of the property known as 1215 North 29th Street for the purpose of up to one two-family detached dwelling and one dwelling unit within an accessory building, upon certain terms and conditions. (7th District)

**Attachments:** [Ord. No. 2026-073](#)  
[Staff Report](#)  
[Public Comment](#)

8. [ORD. 2026-074](#) To authorize the special use of the property known as 101 Cowardin Avenue for the purpose of a multifamily dwelling containing up to 120 dwelling units, upon certain terms and conditions, and to repeal Ord. No. 85-316-86-1, adopted Jan. 13, 1986, and all amendatory ordinances thereto. (6th District)

**Attachments:** [Ord. No. 2026-074](#)  
[Staff Report](#)  
[Public Comment](#)

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

### **Adjournment**