



City of Richmond

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Meeting Minutes Planning Commission

Tuesday, September 5, 2017

1:30 PM

5th Floor Conference Room

Call To Order

Mr. Poole called the regular meeting of the Planning Commission to order at 1:30 p.m.

Roll Call

- Present 8 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner John Thompson, and * Committee Member Ellen Robertson
- Absent 1 - * Commissioner Max Hepp-Buchanan

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

July 17, 2017 Meeting Minutes

A motion was made by Commissioner Murthy, seconded by Vice Chair Law, that the July 17, 2017 Meeting Minutes be approved. The motion carried by the following vote:

- Aye --** 8 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner John Thompson and * Committee Member Ellen Robertson

Director's Report

- Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its July 24, 2017 meeting.

Update to Master Plan Update

Ms. Maritza Pechin provided an update on the Master Plan Update.

Consideration of Continuances and Deletions from Agenda

1. [ORD. 2017-014](#) To authorize the special use of the property known as 1031 Fourquaren Lane, 1031

Fourquaren Lane Rear, 1111 Fourquaren Lane, and 1101 Fourquaren Lane, for the purpose of multifamily dwellings with up to 80 dwelling units upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-014 - Withdrawn 20170906](#)
[Application & Applicant's Report](#)
[Location Map](#)
[Survey & Plans](#)
[CAO Request for Signature on Application](#)

The applicant has withdrawn this special use permit request.

Consent Agenda

A motion was made by Commissioner Cuffee-Glenn, seconded by Committee Member Robertson, to approve the Consent Agenda. The motion carried unanimously.

2. [ORD. 2017-149](#)

To amend various provisions of ch. 30, art. V and § 30-1220 of the City Code for the purpose of conforming the sign regulations in the City's zoning ordinance to controlling legal authority as decided by the Supreme Court of the United States of America.

- Attachments:** [Ord. No. 2017-149](#)
[Staff Report](#)
[Public Comment Letter Provided at Sep 5 Planning Commission Meeting](#)

This Ordinance was recommended for approval to the City Council.

3. [ORD. 2017-152](#)

To rezone a portion of the property known as 1900 Venable Street from the R-53 Multifamily Residential District to the B-5 Central Business District.

- Attachments:** [Ord. No. 2017-152](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

4. [ORD. 2017-153](#)

To authorize the conditional use of the property known as 700 East Main Street for the purpose of authorizing a nightclub, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-153](#)
[Staff Report](#)
[Management Plan](#)
[Plan](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)
[Letters of Support](#)
[Public Response Form](#)
[Updated Applicant's Report](#)

This Ordinance was recommended for approval to the City Council.

5. [ORD. 2017-155](#)

To authorize the special use of the property known as 512 Hull Street for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-155](#)
[Staff Report](#)
[Plans](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)
[Letter of Support](#)

This Ordinance was recommended for approval to the City Council.

6. [ORD. 2017-156](#)

To amend Ord. No. 94-139-139, adopted Jun. 27, 1994, as previously amended by Ord. No. 2001-210-197, adopted Jun. 25, 2001, to authorize an expansion of the special use of the property known as 5430 Patterson Avenue, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-156](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Letter of Support](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

7. [UDC 2017-27](#)

- Attachments:** [Staff Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

This Location, Character and Extent Item was approved.

8. [UDC 2017-28](#)

- Attachments:** [Staff Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[CAR Comment 1](#)
[CAR Comment 2](#)
[CAR Letter](#)

This Location, Character and Extent Item was approved.

9. [UDC 2017-29](#)

- Attachments:** [Staff Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

This Location, Character and Extent Item was approved.

10. [UDC 2017-30](#)

- Attachments:** [Staff Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

This Location, Character and Extent Item was approved.

11. [UDC 2017-31](#)

- Attachments:** [Staff Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

This Location, Character and Extent Item was approved.

12. [UDC 2017-32](#)

- Attachments:** [Staff Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

This Location, Character and Extent Item was approved.

13. [CPCR.2017.064](#)

- Attachments:** [Staff Report](#)
[Application Form & Applicant's Report](#)
[DRAFT Ordinance](#)
[Amended Community Unit Plan](#)
[Resolution](#)
[Map](#)

This City Planning Commission Resolution was approved.

14. [SUBD 2017.006](#)

- Attachments:** [Staff Report](#)
[Application Form](#)
[Exception Request](#)
[Subdivision Plat](#)
[2901 Monument Avenue Map](#)

This Tentative Subdivision and Exception Request was approved.

15. [a2017 - 3242](#)

- Attachments:** [Staff Report to CPC](#)
[Staff Report to PAC](#)
[O'Keefe Portfolio](#)
[O'Keefe Location Proposals](#)
[O'Keefe Parks Letter](#)

This Section 17.05 Review was approved.

The consent agenda consists of items that appear relatively non-controversial in nature and for which there was no known opposition at the time this agenda was set. 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.

Regular Agenda

16. [ORD. 2017-150](#)

To amend City Code §§ 30-446.2, 30-446.3, 30-446.6, and 30-446.8, concerning the B-7 Mixed-Use Business District; to amend ch. 30, art. IV of the City Code by adding therein a new div. 31 consisting of §§ 30-457.1 through 30.457.10, concerning the establishment of a new TOD-1 Transit-Oriented Nodal District; to amend ch. 30, art.

V, div. 2 by adding therein a new § 30-518.4, concerning signage in the new TOD-1 Transit-Oriented Nodal District; to amend City Code § 30-694.2, wireless communications facilities; to amend City Code §§ 30-710.1, 30-710.2, 30-710.2:3, 30-710.3:1, 30-710.4, and 30-710.13, concerning parking and perimeter buffers; to amend City Code §§ 30-720.1 and 30-720.5, concerning loading requirements; and to amend City Code § 30-1220, concerning definitions, for the purpose of establishing a new Transit-Oriented Nodal District, including small-scale manufacturing as a permitted principal use in the B-7 Mixed-Use Business District, defining the terms “priority street” and “street-oriented commercial frontage,” and imposing requirements for priority streets. (As Amended)

Attachments: [Ord. No. 2017-150](#)
[20170911 Amendment of 2017-150](#)
[Staff Report](#)
[Maps & Zoning Summary](#)

Mr. Will Palmquist provided a presentation.

No one spoke during the public comment portion of the public hearing.

A motion was made by Commissioner Selena Cuffee-Glenn, seconded by Committee Member Ellen Robertson, that this Ordinance be recommended for approval to the City Council with the following amendments:

1) That in the TOD-1 district, the requirement that a parking deck as a principal use be screened by a 20' depth of another permitted principal use along all street frontages be amended to be required only along principal street frontages and priority street frontages.

2) That in the TOD-1 district, vehicle access to parking decks be prohibited along priority street frontages as well as principal street frontages when an alley or other street frontage is available for adequate access.

The motion carried unanimously.

17. [ORD.](#)
[2017-151](#)

To amend the official zoning map for the purpose of rezoning certain properties along West Broad Street and Cutshaw Avenue between North Boulevard and I-195, within the Scott's Addition neighborhood, and along North Boulevard to conform their zoning to their proposed future land use as set forth in the Pulse Corridor Plan.

Attachments: [Ord. No. 2017-151](#)
[Staff Report](#)
[Maps & Zoning Summary](#)

Mr. Will Palmquist provided a presentation.

No one spoke during the public comment portion of the public hearing.

A motion was made by Vice Chair Law, seconded by Commissioner Johannas, that this Ordinance be recommended for approval to the City Council. The

motion carried unanimously.

The ordinance will be continued by City Council in order to be considered with Ordinance No. 2017-150.

18. [ORD. 2017-154](#)

To authorize the special use of the properties known as 2411 M Street and 2416 Jefferson Avenue for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions. (As Amended)

- Attachments:** [20170911 Amendment of 2017-154](#)
[Ord. No. 2017-154 - Amended 20170911](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letters of Support](#)
[Letters of Support Provided at Sep 5 Planning Commission Meeting](#)
[Public Response Form](#)
[Updated Support List 9 18 17 M. Baker.pdf](#)

Mr. Matthew Ebinger provided a presentation.

Five members of the public expressed support during the public hearing.

Three members of the public expressed opposition during the public hearing.

One member of the public expressed concern during the public hearing.

A motion was made by Commissioner Selena Cuffee-Glenn, seconded by Vice Chair Melvin Law, that this Ordinance be recommended for approval to the City Council with the amendment to condition 3(i) of the Ordinance to restrict hours of operation only for outdoor uses associated with the commercial space.

The motion carried unanimously.

Upcoming Items

-Approval of Public Art Master Plan

Adjournment

Mr. Poole adjourned the meeting at 3:21 p.m.

All persons attending the meeting are requested to register on the attendance sheets that have been placed on the chairs and are also available at the table by the conference room entrance. Once you have completed an attendance sheet, it should be provided to the Commission staff.

Rodney M. Poole, Chair

Matthew J. Ebinger, Secretary