



City of Richmond

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Meeting Minutes Planning Commission

Monday, October 15, 2018

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

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

1. [PDRMIN
2018.018](#)

Attachments: [CPC Draft Minutes_Oct 1, 2018](#)

A motion was made by Commissioner Johannas, seconded by Vice Chair Law, that the October 1, 2018 Meeting Minutes be adopted. The motion carried by the following vote:

Aye -- 6 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan and * Commissioner John Thompson

Excused -- 3 - * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy and * Committee Member Ellen Robertson

Director's Report

- Richmond 300 Update

Ms. Maritza Pechin provided an update on Richmond 300 (City Master Plan update), particularly a summary of recent public engagement efforts. Staff intends further engagement to obtain responses from a population group more representative of the city's population.

- Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its October 8,

2018 meeting.

Consideration of Continuances and Deletions from Agenda

There were no continuances or deletions from the agenda.

Consent Agenda

Public Hearing: No one spoke

A motion was made by Committee Member Robertson, seconded by Commissioner Johannas, that the Consent Agenda be approved. The motion carried by the following vote:

Aye -- 9 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Committee Member Ellen Robertson

**2. ORD.
2018-260**

To reopen to public use and travel a portion of Patton Avenue located between Mactavish Avenue and a point 472.20± feet east of Mactavish Avenue consisting of 24,545± square feet that was closed to public use and travel by Ord. No. 2010-192-182, adopted Oct. 25, 2010; to revoke a private use license for this same portion of Patton Avenue that was granted by Ord. No. 2010-193-183, adopted Oct. 25, 2010; to vacate a public utility and drainage easement located in a closed portion of Highpoint Avenue consisting of 15,765± square feet granted by Ord. No. 93-6-22, adopted Feb. 8, 1993; and to close, to public use and travel, a strip of public right of way along Patton Avenue, consisting of 4,095± square feet, but retaining a portion as a utility easement, consisting of 204± square feet; upon certain terms and conditions, and to authorize the Chief Administrative Officer to accept a dedication of access and utility easements along Patton Avenue, consisting of 20,907± square feet, in connection with the closing of such portion of Patton Avenue.

Attachments: [Ord. No. 2018-260](#)

[Staff Report](#)

[Map](#)

This Ordinance was recommended for approval to the City Council

**3. ORD.
2018-261**

To authorize the special use of the property known as 3020 East Franklin Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

- Attachments:** [Ord. No. 2018-261](#)
[Staff Report](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letter of Support Church Hill Association](#)
[Letter of Support_Historic Richmond](#)

This Ordinance was recommended for approval to the City Council

4. [SUBD 2018.002](#)

- Attachments:** [Staff Report](#)
[Application Form](#)
[Exception Request](#)
[Preliminary Plat](#)
[Map](#)

This preliminary subdivision and subdivision exception request was approved.

5. [UDC 2018-37](#)

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

This Location, Character and Extent Item 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

6. [CPCR.2018.084](#)

- Attachments:** [Staff Report](#)
[Resolution CPCR 2018-084](#)
[Monroe Ward Rezoning Summary](#)

Mr. Olinger stated the Monroe Ward rezoning pertains to the 2nd of 6 high priority station areas as designated by the Pulse Corridor plan. He provided a summary of the four

resolutions.

Ms. Anne Darby provided staff's presentation for Items 6-9.

Ms. Robertson asked what would these resolutions authorize.

Ms. Darby stated staff would move forward with public meetings and drafting ordinances.

Ms. Robertson stated street oriented commercial seems mainly east/west as opposed to north/south.

Mr. Olinger stated blocks have traditionally been oriented with east/west development, but we will look at north/south streets as well.

Mr. Murthy stated he would like to know why so much parking was developed in Monroe Ward. Consider ways to preserve some public parking.

Mr. Hepp-Buchanan asked have alleys been analyzed for placemaking, etc.

Mr. Olinger stated they have not, but it can be done.

Mr. Poole asked how will you pick times for public meetings and attracting more input.

Ms. Darby stated specifics have not been set. Staff will consult with Council representatives.

Mr. Johannas stated this rezoning is needed.

Ms. Robertson stated the City needs to work on an equitable growth plan. The market is taking us to a place of exclusion. These issues should be taken into consideration.

A Public Hearing was held on Items 6-9:

Mr. Jack Pearsall expressed concern with priority street designation of Cary Street due to prohibition of new curb cuts. He also expressed concern with setback requirements of TOD-1 District. He believes 10' setback requirement for residential should be removed. He is also concerned with fenestration requirements. He believes priority street designation should not include a requirement for first floor commercial.

Ms. Cyane Crump, Historic Richmond Foundation, clarified that their letter was more of a comment letter than an opposition letter. She supports the concept of POD overlay district. She supports redevelopment of parking lots. Believes priority street designation is important. She has concerns with historic preservation within Monroe Ward. Believes additional city old and historic district coverage is needed. Removing inclined plane from B-4 may have adverse impact on historic properties, especially along Franklin Street. She believes TOD-1 designation may be more appropriate. Looks forward to future participation in the public process.

Ms. Lucy Mead, Venture Richmond, stated TOD-1 was not as much of a discussion during the Pulse Corridor Plan for Monroe Ward. B-4 was questioned. POD overlay that is being proposed for Monroe Ward was not put in place for Scott's Addition rezoning to TOD-1. Is the playing field level for development?

A motion was made by Commissioner Cuffee-Glenn, seconded by Commissioner Murthy, that this City Planning Commission Resolution be adopted. The motion

carried by the following vote:

Aye -- 9 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Committee Member Ellen Robertson

7. [CPCR.2018.0](#)
[85](#)

Attachments: [Staff Report](#)
[Resolution CPCR 2018-085](#)
[Monroe Ward Rezoning Summary](#)

A motion was made by Commissioner Cuffee-Glenn, seconded by Commissioner Murthy, that this City Planning Commission Resolution be adopted. The motion carried by the following vote:

Aye -- 9 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Committee Member Ellen Robertson

8. [CPCR.2018.0](#)
[86](#)

Attachments: [Staff Report](#)
[Resolution CPCR 2018-086](#)
[Monroe Ward Rezoning Summary](#)

A motion was made by Commissioner Cuffee-Glenn, seconded by Commissioner Murthy, that this City Planning Commission Resolution be adopted. The motion carried by the following vote:

Aye -- 9 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Committee Member Ellen Robertson

9. [CPCR.2018.0](#)
[87](#)

Attachments: [Staff Report](#)
[Resolution CPCR 2018-087](#)
[Monroe Ward Rezoning Summary](#)

A motion was made by Commissioner Cuffee-Glenn, seconded by Commissioner Murthy, that this City Planning Commission Resolution be adopted. The motion carried by the following vote:

Aye -- 9 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Committee Member Ellen Robertson

Upcoming Items

The following is a tentative list of items for the November 5, 2018 meeting of the Planning Commission:

- Ordinance regarding publishing zoning compliance letters and zoning confirmation letters on City website
- 1915 Grove Ave - SUP Amendment for two two-family dwellings
- 1209 Hull Street - SUP for a brewery accessory to a restaurant
- 3406 West Moore Street - SUP for a nightclub accessory to a shuffleboard entertainment use
- 1715 and 1717 Maury Street - SUP for two two-family attached dwellings
- VCU Master Plan Presentation

Adjournment

Mr. Poole adjourned the meeting at 3:05 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