



City of Richmond

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Meeting Minutes Planning Commission

Monday, December 5, 2016

1:30 PM

5th Floor Conference Room

Call To Order

Mr. Poole called the meeting to order at 1:30 pm.

Roll Call

- **Present** 8 - * Mr. Rodney Poole, * Mr. Melvin Law, * Mr. David Johannas, * Ms. Selena Cuffee-Glenn, * Mr. Vivek Murthy, * Ms. Elizabeth Greenfield, * Mr. Max Hepp-Buchanan, and * Mr. John Thompson
- **Absent** 1 - * Ms. Ellen Robertson

Chair's Comments

Approval of Minutes

[PDRMIN
2016-017](#)

November 21, 2016 Meeting Minutes

Attachments: [Draft November 21, 2016 Meeting Minutes](#)

A motion was made by Vice Chair Law, seconded by Commissioner Greenfield, that the November 21, 2016 Meeting Minutes be adopted. The motion carried by the following vote:

- Aye --** 6 - * Mr. Poole, * Mr. Law, * Ms. Cuffee-Glenn, * Ms. Greenfield, * Mr. Hepp-Buchanan and * Mr. Thompson
- Abstain --** 2 - * Mr. Johannas and * Mr. Murthy

Director's Report

- Annual Report
- Council Action Update
- Event Invitation

Consideration of Continuances and Deletions from Agenda

Consent Agenda

A motion was made by Commissioner Selena Cuffee-Glenn, seconded by Vice Chair Melvin Law, that the Consent Agenda be approved. The motion carried unanimously with the exception of Commissioner Johannas' abstention on item

number 7, Ord. No. 2016-288.

1. [ORD. 2016-236](#) To authorize the special use of the property known as 1400 Roseneath Road for the purpose of a multifamily dwelling with up to 364 dwelling units and commercial uses permitted in the B-6 Mixed-Use Business District, upon certain terms and conditions.

Attachments: [Ord. No. 2016-236](#)
[Staff Report](#)
[Plans](#)
[Map](#)
[Application & Applicant's Report](#)
[Traffic Analysis](#)
[Letter of Support](#)

This Ordinance was recommended for approval on the Consent Agenda.

2. [ORD. 2016-283](#) To authorize the Chief Administrative Officer to accept funds in the amount of \$26,988 from the Richmond Regional Planning District Commission and to appropriate the increase to the Fiscal Year 2016-2017 Capital Budget by increasing estimated revenues and the amount appropriated to the Riverfront Plan Implementation project in the Economic and Community Development category by \$26,988 for the purpose of funding the installation of plant material and educational signage at the T. Tyler Potterfield Memorial Bridge.

Attachments: [Ord. No. 2016-283](#)
[Staff Report](#)
[Map](#)

This Ordinance was recommended for approval on the Consent Agenda.

3. [ORD. 2016-284](#) To amend Ord. No. 2016-053, adopted May 13, 2016, which adopted a General Fund Budget for Fiscal Year 2016-2017 and made appropriations thereto, to transfer funds in the amounts of \$95,000 from the Department of Finance and \$5,000 from the Department of Public Works and to amend the Fiscal Year 2016-2017 Capital Improvement Program Budget by appropriating such transferred funds in the total amount of \$100,000 to the Major Building Renovations project in the City Facilities category by \$100,000 for the purpose of funding the insurance deductible for the repair of the roof of a City-owned building located at 1700 Commerce Road.

Attachments: [Ord. No. 2016-284](#)
[Staff Report](#)
[Map](#)

This Ordinance was recommended for approval on the Consent Agenda.

4. [ORD. 2016-285](#) To authorize the Chief Administrative Officer to accept funds in the amount of \$1,000,000 from the Virginia Department of Transportation; to amend the Fiscal Year 2016-2017 Capital Budget by establishing a new project in the Transportation Category called the I-95 and Broad Street Interchange Area project; and to appropriate the amount of \$1,000,000 to the Fiscal Year 2016-2017 Capital Budget by increasing estimated revenues and the amount appropriated to the new I-95 and Broad Street Interchange Area project by \$1,000,000 for the purpose of making certain improvements east of Interstate 95 in an area bounded generally by the Leigh Street Viaduct to the north, Mosby Street to the east, East Broad Street to the south, and Interstate 95 to the west.

Attachments: [Ord. No. 2016-285](#)
[Staff Report](#)
[Map](#)

This Ordinance was recommended for approval on the Consent Agenda.

5. [ORD. 2016-286](#) To authorize the Chief Administrative Officer to accept funds in the amount of \$1,085,372 from the Virginia Department of Transportation; to amend the Fiscal Year 2016-2017 Capital Budget by establishing a new project in the Transportation Category called the Broad Street Streetscape project; and to appropriate the amount of \$1,085,372 to the Fiscal Year 2016-2017 Capital Budget by increasing estimated revenues and the amount appropriated to the new Broad Street Streetscape project by \$1,085,372 for the purpose of installing sidewalk and landscaping on West Broad Street between North Hamilton Street and North Laurel Street.

Attachments: [Ord. No. 2016-286](#)
[Staff Report](#)
[Map](#)

This Ordinance was recommended for approval on the Consent Agenda.

6. [ORD. 2016-287](#) To direct the sale of City-owned real estate located at 1006 West Franklin Street for the price of \$291,500 to K and L Sales LLC as the winning bidder at an auction held pursuant to Res. No. 2016-R036, adopted May 23, 2016.

Attachments: [Ord. No. 2016-287](#)
[Staff Report](#)
[Purchase Agreement](#)
[Map](#)

This Ordinance was recommended for approval on the Consent Agenda.

7. [ORD. 2016-288](#) To direct the sale of City-owned real estate located at 1302 Floyd Avenue for the price of \$258,500 to Blackwood Investments, Inc. as the winning bidder at an auction held pursuant to Res. No. 2016-R037, adopted May 23, 2016.

Attachments: [Ord. No. 2016-288](#)
[Staff Report](#)
[Purchase Agreement](#)
[Map](#)

This Ordinance was recommended for approval on the Consent Agenda.

8. [ORD. 2016-289](#) To direct the sale of City-owned real estate located at 2308 Idlewood Avenue for the price of \$68,200 to Kurt Engleman as the winning bidder at an auction held pursuant to Res. No. 2015-R57-60, adopted Sept. 28, 2015.

Attachments: [Ord. No. 2016-289](#)
[Staff Report](#)
[Purchase Agreement](#)
[Map](#)

This Ordinance was recommended for approval on the Consent Agenda.

9. [ORD. 2016-290](#) To declare surplus and to direct the sale of City-owned real estate located at 500 Dove Street for nominal consideration to the Richmond Redevelopment and Housing Authority for the purpose of facilitating the redevelopment of the Dove Street Redevelopment Area.

Attachments: [Ord. No. 2016-290](#)
[Staff Report](#)
[Map](#)

This Ordinance was recommended for approval on the Consent Agenda.

10. [ORD. 2016-291](#) To declare surplus and to direct the sale of City-owned real estate located at 509 Dove Street for nominal consideration to the Richmond Redevelopment and Housing Authority for the purpose of facilitating the redevelopment of the Dove Street Redevelopment Area.

Attachments: [Ord. No. 2016-291](#)
[Staff Report](#)
[Map](#)

This Ordinance was recommended for approval on the Consent Agenda.

11. [ORD. 2016-292](#) To authorize the Chief Administrative Officer, on behalf of the City of Richmond, to accept the donation of (i) a fee simple interest in a portion of the property known as 390 South 11th Street from North Falls

Acquisition, LLC and (ii) a fee simple interest in and a temporary construction easement on portions of the property known as 330 South 11th Street from North Falls Apartments II, LLC, all for the purpose of the construction of the Canal Walk Phase 2 project.

Attachments: [Ord. No. 2016-292](#)

[Staff Report](#)

[Map](#)

[Plat](#)

This Ordinance was recommended for approval on the Consent Agenda.

12. [ORD. 2016-293](#) To authorize Cellco Partnership, doing business as Verizon Wireless, to encroach upon the City of Richmond's rights-of-way with cell antennas and related equipment to be mounted on designated utility poles approximately located at 3545 West Cary Street, 3025 Parkwood Avenue, 1920 West Cary Street, 1520 Lakeview Avenue, 1928 Rosewood Avenue, 3336 Cutshaw Avenue, and 3101 Grove Avenue, respectively, upon certain terms and conditions.

Attachments: [Ord. No. 2016-293](#)

[Staff Report](#)

[Map](#)

This Ordinance was recommended for approval on the Consent Agenda.

13. [ORD. 2016-294](#) To rezone the property known as 3022 West Broad Street from the B-3 General Business District to the B-7 Mixed-Use Business District.

Attachments: [Ord. No. 2016-294](#)

[Staff Report](#)

[Application & Applicant's Report](#)

[Map](#)

This Ordinance was recommended for approval on the Consent Agenda.

14. [ORD. 2016-296](#) To amend and reordain Ord. No. 2009-101-110, adopted Jun. 8, 2009, which authorized the special use of 6278 Old Warwick Road, for the purpose of permitting up to 30 single-family attached dwellings, upon certain terms and conditions.

Attachments: [Ord. No. 2016-296](#)

[Staff Report](#)

[Plans](#)

[Plat](#)

[Application & Applicant's Report](#)

[Map](#)

This Ordinance was recommended for approval on the Consent Agenda.

- 15. [ORD. 2016-297](#) To repeal Ord. No. 84-19-28, adopted Feb. 27, 1984, and to authorize the special use of the property known as 3003 Parkwood Avenue for the purpose of permitting up to 32 multifamily dwelling units, upon certain terms and conditions.

Attachments: [Ord. No. 2016-297](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Plat](#)
[Letter of Support](#)
[Letter of Opposition](#)
[Map](#)

This Ordinance was recommended for approval on the Consent Agenda.

Regular Agenda

- 16. [ORD. 2016-270](#) To declare surplus and to direct the sale of City-owned real estate located at 101 North 6th Street, 603, 609, 611, 615 and 619 East Grace Street, 612 East Franklin Street, and 112, 114 and 116 North 7th Street, for \$3,950,000 to City Center Development, LLC, for the purpose of the construction of a mixed-use development including commercial and residential space.

Attachments: [Ord. No. 2016-270](#)
[Staff Report](#)
[Map](#)
[12/5/2016 Presentation to Planning Commission](#)

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

- 17. [ORD. 2016-295](#) To authorize the special use of the property known as 500 West Marshall Street for the purpose of a two-family dwelling and a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions.

Attachments: [Ord. No. 2016-295](#)
[Staff Report](#)
[Plans & Plat](#)
[Application & Applicant's Report](#)
[Letter of Support](#)
[Map](#)

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

- 18. [PDRPRES 2016-11](#) Pulse Corridor Plan

Attachments: [10/3/2016 Update & Status of the Pulse Corridor Plan](#)
[12/5/2016 Pulse Corridor Plan Presentation](#)
[Pulse Corridor Plan DRAFT](#)

- 19. [CPCR 2016-89](#) To declare an intent to amend the official zoning ordinance for the purpose of removing parking lots and parking areas as a principal use and reducing the off-street parking requirements for dwelling, hotel and motel uses within the B-4 and B-5 Central Business Districts.

Attachments: [CPCR 2016-89](#)
[Staff Report](#)
[Draft Amendments](#)
[12/5/2016 Presentation](#)

A motion was made by Commissioner Murthy, seconded by Commissioner Hepp-Buchanan, that this City Planning Commission Resolution be approved. The motion carried unanimously.

Upcoming Items

Adjournment

Mr. Poole adjourned the meeting at 3:35 p.m.

Rodney M. Poole, Chair

Lory P. Markham, Secretary

