



City of Richmond

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Meeting Minutes Planning Commission

Tuesday, February 18, 2020

1:30 PM

5th Floor Conference Room

Call To Order

Mr. Poole called the regular meeting of the Planning Commission to order at 1:33 p.m.

Roll Call

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

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

Director's Report

- Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its February 10, 2020 meeting.

- Richmond 300 Update

Mr. Mark Olinger and Ms. Maritza Pechin provided an update on Richmond 300.

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 Commissioner Murthy, seconded by Vice Chair Law, that the Consent Agenda be approved. The motion carried by the following vote:

- Aye -- 8 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Commissioner Lenora Reid

1. [ORD. 2020-029](#) To authorize the special use of the property known as 1301 North Hamilton Street for the purpose of a retail use accessory to an existing office use, upon certain terms and conditions.

Attachments: [Ord. No. 2020-029](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

2. [ORD. 2020-031](#) To authorize the special use of the property known as 3114 Grayland Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.

Attachments: [Ord. No. 2020-031](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

3. [ORD. 2020-032](#) To amend and reordain Ord. No. 2006-130-115, adopted May 22, 2006, which authorized the special use of the property known as 3011 Meadow Bridge Road for the purpose of authorizing commercial uses, which may be operated on a social service delivery basis, and an accessory parking area, to modify the permitted uses, upon certain terms and conditions.

Attachments: [Ord. No. 2020-032](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letters of Support](#)

This Ordinance was recommended for approval to the City Council.

4. [ORD. 2020-033](#) To authorize the special use of the property known as 2007 Cedar Street for the purpose of a multifamily dwelling containing up to five dwelling units, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-033](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Letters of Support](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

5. [ORD. 2020-034](#) To rezone the property known as 2408 Ownby Lane from the M-2 Heavy Industrial District to the B-5 Central Business District.

- Attachments:** [Ord. No. 2020-034](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Survey](#)
[Map](#)
[Letters of Support](#)

This Ordinance was recommended for approval to the City Council.

6. [ORD. 2020-035](#) To rezone the property known as 2413 Ownby Lane from the M-2 Heavy Industrial District to the B-5 Central Business District.

- Attachments:** [Ord. No. 2020-035](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Survey](#)
[Map](#)
[Letters of Support](#)

This Ordinance was recommended for approval to the City Council.

7. [ORD. 2020-036](#) To rezone the properties known as 1601 Overbrook Road and 1611 Overbrook Road from the M-2 Heavy Industrial District to the B-5 Central Business District.

- Attachments:** [Ord. No. 2020-036](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Survey](#)
[Map](#)
[Letters of Support](#)

This Ordinance was recommended for approval to the City Council.

- 8. [ORD. 2020-040](#) To amend Ord. No. 2019-084, adopted Apr. 8, 2019, which declared that a public necessity exists and to authorize the acquisition of certain fee simple interests and easements for the public purpose of constructing multimodal transportation and drainage improvements along Hull Street Road between its intersection with Hey Road and its intersection with Warwick Road, to authorize the acquisition of additional fee simple and easement interests for the project.

Attachments: [Ord. No. 2020-040](#)
[Staff Report](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

- 9. [CPCR.2020.003](#)

Attachments: [Staff Report](#)
[Resolution](#)
[Application Form](#)
[Final Community Unit Plan](#)
[Map](#)

This Final Community Unit Plan was approved.

- 10. [CPCR.2020.005](#)

Attachments: [Staff Report](#)
[Resolution](#)
[Application Form](#)
[Applicant's Report](#)
[Final Community Unit Plan](#)
[Survey](#)
[Map](#)

This Final Community Unit Plan was approved.

- 11. [UDC 2020-03](#)

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

This Location, Character and Extent Item was approved.

- 12. [UDC 2020-04](#)

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

13. [ORD. 2020-030](#) To authorize the special use of the properties known as 1600 West Broad Street and 1606 West Broad Street for the purpose of a mixed-use building containing up to 168 dwelling units, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-030](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of Opposition FDA](#)
[Sun Studies 1600 W Broad](#)
[20200224 Formal 2020-030-Public Hearing Handout Applicant](#)
[Staff Presentation to Planning Commission](#)
[Applicant's Presentation to Planning Commission](#)

Mr. Jonathan Brown provided staff's presentation.

Mr. Johannas asked for a reminder on the difference between corridor mixed use and nodal mixed use.

Mr. Ebinger stated nodal is for key intersections whereas corridor is corridor wide, both are higher density.

Mr. Poole stated when you were talking about the potential for rezonings along this area, you did not mention TOD, although you mention it later in your report, was that a slip of the tongue.

Mr. Brown stated no, in the Pulse Corridor Plan there are different zoning districts that can. The ones that are in the plan right now does not list TOD-1.

Ms. Anne Darby stated the nodal mixed use category, the pulse corridor plan recommends zoning districts that could achieve that future land use. The nodal mixed use recommends B-4 or a new district. The TOD-1 was created to be that new district. For the most part, both the B-4 and the TOD-1 meet a measure of the future of land use recommendations.

Mr. Johannas stated there has been a lot of negotiations over zoning with plan district associations correct, in terms of those discussions what were we looking at for the south side of Broad.

Ms. Darby stated for the south side of Broad we would not recommend B-4, we are currently in discussion about the best zoning district to recommend. The TOD-1 district was created for that type of situation, where you have a high density commercial corridor backing up to an alley with residential on the other side.

Ms. Reid stated you mentioned that the Fan District sent letters of opposition but the other organizations, have they not responded.

Mr. Brown stated I have not heard a response.

Mr. Mark Kronenthal, Mr. Dean Newins, and Mr. Ben Angelo provided the applicant's presentation.

Mr. Thompson asked, the four bedroom unit type, all the individual bedrooms are lockable, so each of those bedrooms is under a separate lease or are they all in a four bedroom lease.

Mr. Kronenthal stated they may be under a lease that would be related to that unit and that person so that if there is a problem with that particular one of four they could be removed and the other three could stay in place. This is consistent with the two bedroom properties that are operated in the City under this guidance.

Mr. Murthy asked what is the percentage mix of the four unit type.

Mr. Angelo stated just over forty percent, 30% of our units are studios and one bedroom, two bedroom are a smaller percentage and four bedrooms make up the balance.

Mr. Murthy asked do you see any transitions from not just students but an affordable product for young college graduates.

Mr. Angelo stated yes.

Mr. Johannas stated someone I spoke with expressed concern about management and if it will be well managed; he asked for a little background as far as properties they own, etc.

Mr. Angelo stated Opus does not have a management company, they rely on third party management companies, they go to the best in the industry. They take a lot of steps and measures, they have access controls, security cameras, off hours, if the management office is closed, security is controlling the building, they hire people that live in the building to serve as assistants. As far as ownership, this is a large project, an expensive project, it is an institutional investment. If it is sold, it will be sold to another quality institutional investor.

Mr. Hepp-Buchanan stated there are two issues that were touched on very briefly, the pedestrian rail along Lombardy. He stated he is not a fan of that type of installation, it is very suburban and not what Lombardy Street needs, there was talk of potentially replacing it with bike racks or something like that, what Lombardy on that corner needs the most is tree plantings and other types of greenery. The pedestrian and bicycle safety along Lombardy, not necessarily Broad, he would like to see what type of follow up is

being done with the Department of Public Works to protect the bike lane, potentially remove the left turn lane if that is feasible to add more space for cyclists and protection.

Mr. Angelo stated in our special use permit submittal package we focused on the landscaping along Broad Street, we want to continue that streetscape along Lombardy and add more trees. The bike racks will become a good barrier.

Public Hearing:

Two individuals spoke in support of the ordinance.

Four individuals spoke in opposition to the ordinance, including Jonathan Marcus representing the West Grace Street Association.

Mr. Kronenthal made a three minute rebuttal.

Mr. Olinger stated many times when we put together plans we often identify places we call significant nodes, all that ever ends up being is a dot on a map; we get a convenience store, a double drive thru, Starbucks, we do not get a lantern for the crossroads of the City. He stated Lombardy and Broad is a significant east, west, north, south link.

A motion was made by Commissioner Murthy, seconded by Vice Chair Law, that this Ordinance be recommended for approval to City Council. The motion carried unanimously (Commissioner Reid was not present for the vote).

Upcoming Items

Mr. Ebinger provided a list of upcoming items for the March 2, 2020 meeting and reminded the Commissioners of the Special Meeting on March 6, 2020.

Adjournment

Mr. Poole adjourned the meeting at 3:44 p.m.