



# City of Richmond

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## Meeting Minutes - Final Planning Commission

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Monday, October 2, 2017

1:30 PM

5th Floor Conference Room

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### Call To Order

Mr. Poole called the regular meeting of the Planning Commission to order at 1:31 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

1. [PDRMIN](#)  
[2017.020](#)

**A motion was made by Commissioner Murthy, seconded by Commissioner Thompson, that the September 18, 2017 Meeting Minutes be approved. The motion carried by the following vote:**

- Aye --** 7 - \* Chair Rodney Poole, \* Commissioner David Johannas, \* Commissioner Selena Cuffee-Glenn, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner John Thompson and \* Committee Member Ellen Robertson

- Excused --** 1 - \* Vice Chair Melvin Law

### Director's Report

There was no Director's Report

### - Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its September 25, 2017 meeting.

### Consideration of Continuances and Deletions from Agenda

There were no continuances or deletions from the agenda.

**Consent Agenda**

**A motion was made by Commissioner Johannas, seconded by Committee Member Robertson, to approve the Consent Agenda. The motion carried unanimously, with Commissioner John Thompson abstaining on Item Number 4.**

2. [ORD. 2017-177](#) To amend and reordain Ord. No. 2016-232, adopted Oct. 10, 2016, which closed, to public use and travel, a portion of an alley and a turnaround bounded by Brookland Parkway, Brook Road, Sherwood Avenue, I-95/I-64, and Robin Hood Road, consisting of 6,557± square feet, upon certain terms and conditions, and authorized the Chief Administrative Officer to accept a dedication of property, consisting of 443± square feet, for a new turnaround for right-of-way purposes in the block bounded by Brookland Parkway, Brook Road, Sherwood Avenue, I-95/I-64, and Robin Hood Road, to modify the ordinance's indemnification provisions in recognition that the Virginia Commonwealth University Health System Authority is a state institution.

**Attachments:** [Staff Report](#)  
[Ord. No. 2017-177](#)  
[Map](#)

**This Ordinance was recommended for approval to the City Council.**

3. [ORD. 2017-178](#) To close, to public use and travel, a portion of East Cary Street, located on the east side of Pear Street between its intersection with East Main Street and its intersection with East Dock Street, consisting of 1,973± square feet, upon certain terms and conditions.

**Attachments:** [Ord. No. 2017-178](#)  
[Staff Report](#)  
[Map](#)

**This Ordinance was recommended for approval to the City Council.**

4. [ORD. 2017-180](#) To authorize the special use of the properties known as 3801 Seminary Avenue (and alternatively as 1010 West Laburnum Avenue), 3800 Chamberlayne Avenue, and 3802 ½ Chamberlayne Avenue for the purpose of a vocational school accessory to a church, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-180](#)  
[Staff Report](#)  
[Floor Plan](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Map](#)  
[Support Notice](#)

**This Ordinance was recommended for approval to the City Council.**

5. [ORD. 2017-181](#)

To authorize the special use of the property known as 211 West 11th Street for the purpose of a dwelling unit to be constructed within an accessory building, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-181](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of Support](#)

**This Ordinance was recommended for approval to the City Council.**

6. [ORD. 2017-182](#)

To authorize the special use of the properties known as 2911 Ellwood Avenue and 2917 Ellwood Avenue for the purpose of permitting five single-family attached dwellings and one single-family detached dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-182](#)  
[Staff Report](#)  
[Plans & Survey](#)  
[Application Form & Applicant's Report](#)  
[Map](#)  
[Letter of No Opposition](#)  
[Support Notice](#)

**This Ordinance was recommended for approval to the City Council.**

7. [ORD. 2017-183](#)

To authorize the special use of the properties known as 3000 East Franklin, 3004 East Franklin, and 3006 East Franklin Street for the purpose of three single-family attached dwellings, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-183](#)  
[Staff Report](#)  
[Plans & Survey](#)  
[Application Form & Applicant's Report](#)  
[Map](#)  
[Letter of Support](#)

**This Ordinance was recommended for approval to the City Council.**

8. [ORD. 2017-184](#)

To authorize the special use of the property known as 3005 East Franklin Street for the purpose of allowing one or more multifamily dwellings containing a total of no more than 12 dwelling units, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-184](#)  
[Staff Report](#)  
[Plans](#)  
[Survey](#)  
[Application Form & Applicant's Report](#)  
[Map](#)  
[Letter of Support](#)

**This Ordinance was recommended for approval to the City Council.**

9. [ORD. 2017-185](#)

To authorize the special use of the properties known as 305 Plazaview Road and 309 Plazaview Road for the purpose of permitting two single-family detached dwellings, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-185](#)  
[Staff Report](#)  
[Plans](#)  
[Survey](#)  
[Application Form & Applicant's Report](#)  
[Map](#)

**This Ordinance was recommended for approval to the City Council .**

10. [ORD. 2017-186](#)

To authorize the special use of the property known as 3200 Utah Place for the purpose of a day nursery for up to 12 children, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-186](#)  
[Staff Report](#)  
[Survey](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Map](#)

**This Ordinance was recommended for approval to the City Council.**

**11. [ORD. 2017-187](#)**

To amend Ord. No. 2014-226-207, adopted Nov. 10, 2014, which authorized the special use of the property known as 707 East Main Street for two signs, to permit instead the installation of one new roof sign, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-187](#)  
[Staff Report](#)  
[Plans](#)  
[Application Form & Applicant's Report](#)  
[Map](#)  
[Letters of Support](#)  
[Letters of No Opposition](#)

**This Ordinance was recommended for approval to the City Council.**

**12. [ORD. 2017-188](#)**

To amend Ord. No. 2003-374-336, adopted Dec. 8, 2003, which authorized the special use of the property known as 718-720 Cleveland Street, to authorize a retail space for the sale of juices and bakery items with a walk up window, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-188](#)  
[Staff Report](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Final Plans](#)  
[Map](#)

**This Ordinance was recommended for approval to the City Council.**

**13. [UDC 2017-34](#)**

- 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**

**14. [ORD. 2017-179](#)**

To conditionally rezone the property known as 5720 Bliley Road from the R-3 Single-Family Residential District to the R-6C Single-Family Attached Residential District (Conditional), upon certain proffered conditions. (As Amended)

- Attachments:** [20171009 Amendment of 2017-179](#)  
[Ord. No. 2017-179 - Amended 20171009](#)  
[Staff Report](#)  
[Proffer Statement 8-23-2017](#)  
[Proffered Plans](#)  
[Proffered Building Elevations](#)  
[Survey](#)  
[Application Form & Applicant's Report](#)  
[Map](#)  
[Letters of Opposition](#)  
[Letter of Support](#)

Mr. Jonathan Brown provided a presentation.

Ms. Anne Durkin, representing the applicant, informed the Commission of the applicant's intent to install fencing/buffering along adjacent properties, which would be approved by the Planning Commission as part of preliminary subdivision and landscape plan approval.

One individual spoke in opposition to the item during the public hearing.

Mr. Ebinger informed the Commission that the ordinance would have to be amended. The date of the proffer statement referenced in the ordinance should be August 23, 2017, not August 17, 2017.

**A motion was made by Committee Member Robertson, seconded by Vice Chair Law, that this Ordinance be recommended for approval with an amendment to the City Council, to change the date of the proffer statement referenced in the ordinance to August 23, 2017. The motion carried by the following vote:**

**Aye --** 7 - \* Chair Rodney Poole, \* Vice Chair Melvin Law, \* Commissioner Selena Cuffee-Glenn, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner John Thompson and \* Committee Member Ellen Robertson

**Abstain --** 1 - \* Commissioner David Johannas

**15. [UDC 2017-33](#)**

- Attachments:** [UDC Report to CPC](#)  
[Staff Report to UDC](#)  
[DPW Comments](#)  
[Location & Plans for UDC](#)  
[Revised Location & Plans for CPC](#)  
[Letter of Opposition](#)

Mr. Josh Son provided a presentation.

Mr. Khara informed the Commission that the Department of Public Works is opposed to the proposed location of the "Portland Loo" within City right of way along West Franklin Street.

Ms. Alice Massie informed the Commission she has no preference regarding the location of the "Portland Loo".

No one spoke during the public hearing.

**A motion was made by Commissioner Cuffee-Glenn, seconded by Vice Chair Law, that this Location, Character and Extent Item be approved, with the condition that the 'Portland Loo' be located within Monroe Park at the corner of Laurel and West Franklin Streets, as presented to the Urban Design Committee on September 7, 2017.**

**A motion was made by Commissioner Murthy to amend the first motion to state that the "Portland Loo" be located at a third location, between the proposed location within Monroe Park and the proposed location within City right of way along West Franklin Street. The motion failed for lack of a second.**

**The first motion to approve this Location, Character and Extent Item, with the condition that the 'Portland Loo' be located within Monroe Park at the corner of Laurel and West Franklin Streets, as presented to the Urban Design Committee on September 7, 2017, carried by the following vote:**

- Aye --** 5 - \* Chair Rodney Poole, \* Vice Chair Melvin Law, \* Commissioner Selena Cuffee-Glenn, \* Commissioner Elizabeth Hancock Greenfield and \* Committee Member Ellen Robertson
- No --** 2 - \* Commissioner David Johannas and \* Commissioner Vivek G. Murthy
- Abstain --** 1 - \* Commissioner John Thompson

**16. [PDRPRES](#)  
[2017.010](#)**

- Attachments:** [Presentation](#)  
[Land Use Housing and Demographic Analysis Report Draft](#)

Ms. Maritza Pechin provided a presentation on the Land Use Housing and Demographic Analysis Report Draft.

**Upcoming Items**

Mr. Ebinger provided an update on upcoming items.

Commissioner Murthy requested an update on the status, timeline, and budget of the Pulse BRT construction project.

**Adjournment**

Mr. Poole adjourned the meeting at 2:46 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.*

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Rodney M. Poole, Chair

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Matthew J. Ebinger, Secretary