



City of Richmond

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Meeting Minutes - Draft Planning Commission

Monday, July 2, 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 2018.011

Attachments: [Draft June 18, 2018 Meeting Minutes](#)

A motion was made by Commissioner Cuffee-Glenn, seconded by Commissioner Thompson, that the June 18, 2018 Meeting Minutes be approved. 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 Max Hepp-Buchanan, * Commissioner John Thompson and * Committee Member Ellen Robertson

Excused -- 1 - * Commissioner Elizabeth Hancock Greenfield

Abstain -- 1 - * Commissioner David Johannas

Director's Report

- Richmond 300 Update

Ms. Maritza Pechin provided an update on Richmond 300 (City Master Plan update).

- Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its June 25, 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 during the Consent Agenda public hearing.

A motion was made by Commissioner Cuffee-Glenn, seconded by Commissioner Murthy, 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. 2018-180** To close, to public use and travel, a portion of Railroad Avenue located between West 13th Street and West 14th Street, a portion of the west side of West 13th Street located between Riverview Parkway and Railroad Avenue, and a portion of the south side of Riverview Parkway near West 14th Street Extended, together consisting of 13,198± square feet, upon certain terms and conditions, and to authorize the Chief Administrative Officer to accept a dedication of right-of-way improvements and property, consisting of 11,510± square feet, in connection with the closing of such portion of Railroad Avenue.

Attachments: [Staff Report](#)
[Ord. No. 2018-180](#)
[Map](#)
[Public Response Form](#)

This Ordinance was recommended for approval to the City Council.

3. **ORD. 2018-182** To rezone the properties known as 4910, 4920, and 4930 Forest Hill Avenue from the B-2 Community Business District and the POD-1 Plan of Development Overlay District to the UB-2 Urban Business District.

Attachments: [Staff Report](#)
[Ord. No. 2018-182](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)
[Letter of Support](#)

This Ordinance was recommended for approval to the City Council.

4. **ORD. 2018-184** To authorize the conditional use of the property known as 939 Myers Street for the purpose of authorizing a nightclub, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2018-184](#)
[Floor Plan](#)
[Management Plan](#)
[Survey](#)
[Application Form & Applicant's Report](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

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

- 5. ORD. 2018-158** To conditionally rezone a portion of the property known as 5800 Patterson Avenue and the properties known as 5800, 5802, 5804, 5806, 5808, 5810, and 5812 Park Avenue; and 5801, 5803, and 5805 Pratt Street from the R-4 Single-Family Residential District to the B-7C Mixed-Use Business District (Conditional).

Attachments: [Staff Report July 2, 2018 Meeting](#)
[Staff Report June 18, 2018 Meeting](#)
[Ord. No. 2018-158](#)
[Proffered Conditions](#)
[Application Form & Applicant's Report](#)
[Letter of Intent](#)
[Surveys](#)
[Map](#)
[Letters of Support](#)
[Letter of Support Provided at 6 18 Planning Commission Meeting](#)
[Public Response Form Support 7 2 Planning Commission Meeting](#)
[Public Response Form Support 6 18 Planning Commission Meeting](#)
[Letters of Opposition](#)
[Letter of Opposition Provided at 7 2 Planning Commission Meeting](#)
[Letters of Opposition Provided at 6 18 Planning Commission Meeting](#)
[Public Response Form Opposition 6 18 Planning Commission Meeting](#)
[Public Response Form Opposition 7 2 Planning Commission Meeting](#)
[Public Response Form Undecided 7 2 Planning Commission Meeting](#)

Mr. Ebinger informed the Commission that the staff presentation is same as the previous

meeting. The applicant is available to provide an updated presentation.

Mr. Johannas asked what happens to the agreements with the City if this doesn't go through.

Mr. Ebinger stated termination of the Ground Lease would end the rights and obligations between Bon Secours and the EDA set forth in that document. It would also affect the deed conveying the Westhampton School property to the EDA, the Performance Agreement between the EDA and Bon Secours (assuming Bon Secours elects to terminate), and Bon Secours' lease of the Redskins Training Facility (assuming Bon Secours elects to terminate).

Mr. Johannas asked what was the intensity of the Westhampton School in terms of the number of students or number of classrooms.

Mr. Ebinger stated staff does not have that information.

Mr. Jim Theobald provided applicant's presentation. Since the last meeting Bon Secours, committed to contribute \$50,000 to Westhampton community traffic study.

Mr. Johannas asked is the 1917 building guaranteed to stay.

Mr. Theobald stated no.

Mr. Johannas asked how large is the office building.

Mr. Theobald stated approximately 55,000 SF.

Mr. Johannas asked what is planned for the remainder.

Mr. Theobald stated, on the 6 acre parcel, most likely reuse of the 1917 building, possibly a new office building and structured parking.

Mr. Johannas stated so 30-60,000 SF of development.

Mr. Theobald stated yes.

Mr. Johannas stated so possibly up to the intensity of historic use of the school.

Mr. Theobald stated yes.

Mr. Johannas stated historic property has great intangible value in terms of social justice. Has Bon Secours had any ideas about including elements on site to commemorate the historic importance of the property if the school building is lost.

Mr. Theobald stated yes. They intend to do that with input from community groups and stakeholders.

Mr. Johannas asked, you will work diligently with the Director of Planning and Development Review regarding architecture.

Mr. Theobald stated yes, through the Plan of Development process.

Mr. Murthy asked what results do you anticipate from the traffic study.

Mr. Theobald stated there are constraints, but are still options, such as restriping lanes or turn lanes, working comprehensively to time traffic lights could also be an option.

Mr. Murthy asked will pedestrian activity be considered.

Mr. Theobald stated he believes so. Ultimately, this will be the city's study and the city will set parameters.

Mr. Murthy asked would parking onsite be open to the public.

Mr. Theobald stated he does not have an answer to that question. If there is surplus parking, it may be made available to the public.

Mr. Murthy stated regarding the Plan of Development process, buildings have been demolished while a POD was still under review.

Mr. Theobald stated yes. There is commitment to not tearing down buildings if POD is under review.

Mr. Murthy stated are you able to commit to a higher standard of materials.

Mr. Theobald stated yes. High quality materials will be used.

Mr. Murthy stated if historic building is to remain, the medical office building should complement the historic building.

Mr. Theobald stated development of the school site will most likely convene at once.

Mr. Thompson asked how tall is the historic building.

Mr. Theobald stated approximately fifty one feet. The medical office building will be approximately sixty six feet.

Mr. Rhoades Ritenour, Bon Secours, stated the 1917 building is fifty one feet from ground level, it sits sixty one feet from street level.

Mr. Hepp-Buchanan stated regarding the traffic study, a strategy to determine how employees are getting to the site from the region is needed. It is important to also look into options that are not single-occupancy vehicles.

Mr. Poole asked will you consult with Desmond, the group working on the parking study for the City's Master Plan update.

Mr. Theobald stated they are willing to look into this.

Public Hearing:

Opposition:

Greg Lucyk
Julie Dreschler -- Save Libbie/Grove
Debbie Lacey
Stewart Carter -- Westview Civic Association

Bella Landron
Danielle Porter -- Historic Richmond Foundation

Support:

No one spoke in support

Undecided:

Maria Holperin Terrell -- President of Westwood Civic Association of Henrico County

Mr. Thompson asked what assurance do we have that the height is based on Patterson Avenue frontage.

Mr. Theobald stated it is stated in the proffers.

Ms. Cuffee-Glenn asked, the \$50,000 is for the large area traffic study in addition to the small area traffic study the applicant will conduct for the development of the site.

Mr. Theobald stated yes.

A motion was made by Commissioner Selena Cuffee-Glenn, seconded by Commissioner Elizabeth Hancock Greenfield, that this Ordinance be recommended for approval to the City Council.

Mr. Law stated he appreciates the concern of those who spoke in opposition. Richmond has lost many medical facilities. Access to quality healthcare is measure of strength of a neighborhood. Bon Secours will provide quality healthcare development.

Mr. Thompson stated he maintains concerns regarding lack of traffic study and most importantly preservation of Westhampton School.

Ms. Cuffee-Glenn stated the need for medical services is just as important as historic preservation.

Ms. Robertson stated she is pleased with information shown on the RFQ/RFP standards for the development proposals. Would like critical lense to include economic development of the site and acknowledge the history of inclusion of the site.

Mr. Johannas stated he wants to see continued support of development the East End. This will encourage additional growth within the City. He has great concerns regarding the historic value of the site, though he sees the applicant is putting measures in place.

Mr. Poole reminds the developer to make every effort to preserve this property.

A motion was made by Commissioner Selena Cuffee-Glenn, seconded by Commissioner Elizabeth Hancock Greenfield, that this Ordinance be recommended for approval to the City Council. 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 Max Hepp-Buchanan and * Committee Member Ellen Robertson

No -- 1 - * Commissioner John Thompson

6. **ORD. 2018-181** To amend and reordain City Code § 30-930.5 to modify the White House of the Confederacy Old and Historic District (1201 East Clay Street).

Attachments: [CAR Report to CPC](#)
[Staff Report to CAR](#)
[Ord. No. 2018-181](#)
[Request Letters and Exhibit Plats](#)
[Map](#)
[Letter of Opposition](#)

Ms. Kim Chen provided staff's presentation.

Mr. Poole asked is this the only Old & Historic District for one building.

Ms. Chen stated no, there are seventeen.

Mr. Poole asked is it your professional opinion that this should not be removed.

Ms. Chen stated yes.

Ms. Robertson asked what is the reason for this request.

Ms. Chen stated the portion to be removed has sold to Virginia Commonwealth University Health Systems.

Ms. Greenfield asked has property ever been removed from a City Old & Historic District before.

Ms. Chen stated no.

Mr. Rob Benaicha provided applicant's presentation.

Ms. Coleman provided applicant's presentation.

Public Hearing:

Support:

Don King, Member of application team

Opposition:

Jim Klaus -- Upcoming Chair of the Commission of Architectural Review
Danielle Porter -- Historic Richmond Foundation

A motion was made by Committee Member Ellen Robertson, seconded by Commissioner Vivek G. Murthy, that this Ordinance be recommended for approval to the City Council. The motion carried by the following vote:

(6;2;1) with Commissioners Johannas and Poole voting in opposition and Commissioner Cuffee-Glenn excused from the vote.

- 7. ORD. 2018-183** To amend and reordain Ord. No. 84-77-67, adopted Apr. 24, 1984, which authorized the use of the property known as 5901 Patterson Avenue and 804 Maple Avenue for the purpose of medical office use, to authorize the use of the property for office and personal service uses, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2018-183](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Westhampton Planning and Advisory Committee Correspondence](#)

Mr. Jonathan Brown provided staff's presentation.

Ms. Lory Markham provided applicant's presentation.

Public Hearing: No one spoke during the public hearing.

A motion was made by Vice Chair Melvin Law, seconded by Commissioner Vivek G. Murthy, that this Ordinance be recommended for approval to the City Council. The motion carried by the following vote:

(7;1;1) with Commissioner Johannas voting in opposition and Commissioner Cuffee-Glenn excused from the vote.

Upcoming Items

The following is a list of items tentatively scheduled for the July 16, 2018 meeting of the Planning Commission:

3117 West Cary St - SUP
6100 Jahnke Rd - SUP Amendment
800-806 North 32nd St - SUP
110 West Marshall St - SUP Amendment
1000-1100 Jefferson Davis Hwy - Proffer Amendment
210 Brinser St et als - Rezoning
1715 Rear Hanover Ave - SUP

Adjournment

Mr. Poole adjourned the meeting at 4:38 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.