



City of Richmond

Minutes

Land Use, Housing and Transportation Standing Committee

Tuesday, April 17, 2018

1:00 PM

Council Chamber, 2nd Floor - City Hall

Committee Members and Staff in Attendance

The Honorable Kim Gray – Vice Chair
The Honorable Kristen Larson – Committee member
The Honorable Parker Agelasto
Lou Brown, Ali, Council Chief of Staff
Bonnie Ashley, Deputy City Attorney
Lisa Braxton, Interim Deputy City Clerk
Bill Echelberger Jr., Council Budget Analyst
Pamela Nichols, Assistant City Clerk
Alexander Rawles, Boards and Commissions Administrator
Steve Taylor, Council Policy Analyst

Absent

The Honorable Ellen Robertson – Chair

Call to Order

Vice Chair Kim Gray called the meeting to order at 1:08 p.m.

Evacuation Announcement and Citizen Speaker Guidelines

Pamela Nichols, assistant city clerk, provided information on the appropriate manner in which the Council Chamber is to be evacuated in the event of an emergency along with citizen speaker guidelines.

Public Comment Period

There were no public comments.

Approval of Minutes

Member Kristen Larson moved to approve the meeting minutes of Tuesday, March 20, 2018, at 1:00 p.m., which was seconded and unanimously approved.

Board Vacancies

Alexander Rawles, boards and commissions administrator, reviewed board applications for consideration by the committee.

Member Larson moved to forward the following board applications to Council with the recommendation to approve and to continue consideration of the board applications for the Urban Forestry Commission to the May Land Use, Housing and Transportation Standing Committee meeting, which was seconded and unanimously approved:

Board Name	Criteria for Appointment	Applicant Name
Board of Building Code Appeals, Plumbing and Mechanical Division (5 members & 3 alternates)	Certified master plumber * (1 vacancy)	Anson Bell (reappointment)
Board of Directors of the Central Virginia Waste Management Authority (3 directors and 3 alternates appointed by the city)	Resident of the city of Richmond (1 vacancy)	Miles M. Jones, Jr.
Clean City Commission (15 members)	9 th District qualified voter (1 vacancy)	Nathan Tersteeg (reappointment)
Commission of Architectural Review (9 members)	Citizens of the city at-large (2 vacancies)	Ashleigh N. Brewer
	American Institute of Architects nominee * (1 vacancy)	Sanford Bond (reappointment)
Board of Commissioners of the Richmond Redevelopment and Housing Authority (12 members)	* (1 vacancy)	Heidi Abbott (reappointment)
Urban Design Committee (10 members)	Registered professional engineer * (1 vacancy)	Andrew Gould (reappointment)
	Member of the Commission of Architectural Review * (1 vacancy)	James W. Klaus

* Applicants must either reside or work in the city.

A copy of the material provided has been filed.

Presentations

There were no presentations.

Paper(s) for Consideration

Vice Chair Gray announced that, at the request of the patron, RES. 2018-R034 will be moved to the end of the agenda.

The following resolution was considered:

RES. 2017-R086

To request that the Chief Administrative Officer establish and implement a policy and methodology to require that any residential development agreement to which the City is a party or involving City financial incentives mandate that a minimum percentage of the new residential development's total units be designated as affordable housing.

Patron: Ms. Robertson

Vice Chair Gray advised the committee that the patron has asked that RES. 2017-R086 be continued to the May 22nd committee meeting.

There were no further comments or discussions and **Member Larson moved to continue RES. 2017-R086 to the May 22, 2018 Land Use, Housing and Transportation Standing Committee meeting, which was seconded and unanimously approved.**

The following resolution was considered:

RES. 2018-R024

To declare a public necessity to amend the zoning ordinance and to initiate an amendment to the City's zoning ordinance to make such changes as may be necessary to reduce or eliminate requirements concerning the minimum number of off-street parking spaces for business zoning districts within the city of Richmond.

Patron: Mr. Addison

Vice Chair Gray stated that RES. 2018-R024 will be continued to allow time for concerns to be addressed.

There were no further comments or discussions and **Member Larson moved to continue RES. 2018-R024 to the May 22, 2018 Land Use, Housing and Transportation Standing Committee meeting, which was seconded and unanimously approved.**

The following ordinance was considered:

ORD. 2018-115

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Right of Way Agreement between the City of Richmond and the Virginia Department of Transportation to allow temporary access to certain portions of Little John Park located at 1401 Little John Road in the city of Richmond for the purpose of constructing improvements to State Highway Route 95 east of its intersection with Hermitage Road.

Patron: Mayor Stoney

Chris Frelke, director – Parks, Recreation and Community Facilities, introduced ORD. 2018-115.

There were no further comments or discussions and **Member Larson moved to forward ORD. 2018-115 to Council with the recommendation to approve, which was seconded and unanimously approved.**

The following ordinance was considered:

ORD. 2018-117

To declare a public necessity for and to authorize the acquisition from the Commonwealth of Virginia, Department of General Services, of a perpetual, non-exclusive easement located in the southwest quadrant of the intersection of East Franklin Street and North 15th Street for the public purpose of providing for the location of a traffic signal and all equipment, accessories, and appurtenances necessary in connection therewith.

Patron: Mayor Stoney

Travis Bridewell, operations manager – Department of Public Works, introduced ORD. 2018-117.

There were no further comments or discussions and **Member Larson moved to forward ORD. 2018-117 to Council with the recommendation to approve, which was seconded and unanimously approved.**

The following ordinances were considered:

ORD. 2018-118

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2822 Purcell Street and to authorize the conveyance of such property for \$11,310.39 to the Richmond Redevelopment and Housing Authority for the purposes of eliminating blight and making such property available for redevelopment.

Patron: Mayor Stoney

ORD. 2018-119

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2820 Purcell Street and to authorize the conveyance of such property for \$11,455.00 to the Richmond Redevelopment and Housing Authority for the purposes of eliminating blight and making such property available for redevelopment.

Patron: Mayor Stoney

ORD. 2018-120

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2807 Newbourne Street and to authorize the conveyance of such property for \$17,009.89 to the Richmond Redevelopment and Housing Authority for the purposes of eliminating blight and making such property available for redevelopment.

Patron: Mayor Stoney

ORD. 2018-121

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2112 North 29th Street and to authorize the conveyance of such properties for \$20,476.63 to the Richmond Redevelopment and Housing Authority for the purposes of eliminating blight and making such property available for redevelopment.

Patron: Mayor Stoney

ORD. 2018-122

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2110 North 29th Street and to authorize the conveyance of such property for \$21,869.60 to the Richmond Redevelopment and Housing Authority for the purposes of eliminating blight and making such property available for redevelopment.

Patron: Mayor Stoney

ORD. 2018-123

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2106 North 29th Street and to authorize the conveyance of such property for \$30,434.10 to the Richmond Redevelopment and Housing Authority for the purposes of eliminating blight and making such property available for redevelopment.

Patron: Mayor Stoney

ORD. 2018-124

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2100 North 29th Street and to authorize the conveyance of such

property for \$10,461.71 to the Richmond Redevelopment and Housing Authority for the purposes of eliminating blight and making such property available for redevelopment.

Patron: Mayor Stoney

ORD. 2018-125

To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 2000 North 29th Street and to authorize the conveyance of such property for \$22,250.16 to the Richmond Redevelopment and Housing Authority for the purposes of eliminating blight and making such property available for redevelopment.

Patron: Mayor Stoney

Dan Cohen, senior project manager – Economic and Community Development, introduced ORD. 2018-118, ORD. 2018-119, ORD. 2018-120, ORD. 2018-121, ORD. 2018-122, ORD. 2018-123, ORD. 2018-124 and ORD. 2018-125 noting that the properties would be a part of the redevelopment of Creighton Court.

Lee Downey, deputy chief administrative officer – Economic and Community Development, was present to respond to questions.

Member Larson inquired about the East End Transformation project, and asked city administration to provide an update on the project at a future standing committee meeting.

There were no further comments or discussions and **Member Larson moved to forward ORD. 2018-118, ORD. 2018-119, ORD. 2018-120, ORD. 2018-121, ORD. 2018-122, ORD. 2018-123, ORD. 2018-124 and ORD. 2018-125 to Council with the recommendation to approve, which was seconded and unanimously approved.**

Staff Report

Steve Taylor, council policy analyst, and Bill Echelberger, council budget analyst, provided the committee with the April staff report.

A copy of the material provided has been filed.

Paper(s) for Consideration - Continued

RES. 2018-R034

To declare a public necessity to amend the zoning ordinance and to initiate an amendment to the City's zoning ordinance to rezone certain properties located in the West Cary Street area, generally bounded by West Main Street to the north, Cumberland Street to the south, South Belvidere Street to the east, and South Cherry Street to the west, from the B-3 General Business District to the UB-2 Urban Business District and the B-6 Mixed-Use Business District.

Patron: Mr. Agelasto

Mark Olinger, director – Planning and Development Review, explained there were concerns associated with a by-right project within the proposed rezoning area; therefore, city administration does not recommend zoning changes until matters were resolved.

Councilor Parker Agelasto arrived and was seated.

Councilor Parker Agelasto provided an overview of RES. 2018-R034, and a sequence of events dating back to 2005. Councilor Agelasto stated that, Council approved a resolution for a zoning study in 2013; however, the zoning classification for the subject area has not changed.

Support

Charles Pool, representing the Oregon Hill Home Improvement Council, stated that the Oregon Hill neighborhood is unique in character and the current zoning opens opportunities for developments that are not compatible with the neighborhood. Mr. Pool remarked that Carytown was largely rezoned in 2008; however, the subject parcels were not included in the rezoning.

Caroline Cox, Oregon Hill resident, commented that the community has been promised a zoning change since 2008 and the current B-3 General Business zoning is not appropriate for the neighborhood. Ms. Cox asked the committee to support the necessary steps for the zoning change.

Todd Woodson, president of the Oregon Hill Neighborhood Association, indicated that he has discussed the possibility of rezoning the Cary Street corridor with the last three Planning and Development Review's directors, and the city has promised to rezone the Cary Street corridor since 2008. He urged the committee to support the proposed resolution and explained that the resolution will provide an opportunity for more community discussions regarding the appropriate zoning classification.

Guy Blundon stated that the parcels needed to be rezoned to ensure that new developments were consistent with the existing neighborhood. Mr. Blundon asked the committee to support the proposed legislation.

Opposition

Andy Condlin, representative for the property owner at 805 West Group LLC, stated that the proposed resolution was an attempt to halt a specific development that has been vested and already confirmed by the city. Mr. Condlin explained the purchase and approval process for the parcel in question, and commented that approval of the rezoning will discourage investors and business leaders from doing business in the city.

Mercer May, Home Builders Association of Richmond, reported that the housing development in question, will provide housing for the city's growing population, as well as, individuals making less than the area median income. Mr. May highlighted some of the benefits of the by-right development that he described as a mirror to an existing twelve-story dormitory. He urged the committee to oppose RES. 2018-R034.

Lory Markham, representing 800 West Cary Street property owners, explained that a majority of the properties within the subject area were almost fully developed at the time of the rezoning consideration and many property owners within the area expressed concern that a new zoning classification would cause their properties to become nonconforming. Ms. Markham asked the committee not to support the proposed legislation.

The committee inquired about the number of lots that were not developed, whether the rezoning would create liability issues for the city and if the patron was willing to continue RES. 2018-R034 until after the Board of Zoning Appeals considered the active appeal.

Councilor Agelasto stated that he has taken steps to have the subject parcels rezoned since 2013 and that he would like to move forward with the proposed legislation because it may be another three years before the city's Master Plan is completed.

There were no further comments or discussions and **Member Larson moved to forward RES. 2018-R034 to Council with no recommendation, which was seconded and unanimously approved.**

Discussion Item(s)

Member Larson reported that she anticipates the staffing responsibility for the Urban Forestry Commission will be decided shortly and subsequently, the ordinance will be amended to reflect the changes; therefore, it has been decided that appointment application for that commission will not be considered at this time.

The committee asked Alexander Rawles, boards and commissions administrator, to inform the applicants for the commission of the committee's decision.

Member Larson moved to continue consideration of the board applications for the Urban Forestry Commission to the June Land Use, Housing and Transportation Standing Committee meeting, which was seconded and unanimously approved.

Adjournment

There being no further business, the meeting adjourned at 1:58 p.m.