



City of Richmond

City Hall
Richmond VA, 23219
(p) 804.646.6304
(f) 804.646.5789

Meeting Minutes Planning Commission

Tuesday, February 16, 2021

1:30 PM

5th Floor Conference Room

This meeting will be held through electronic participation means

This meeting will be held through electronic communication means pursuant to and in compliance with Ordinance No. 2020-093, adopted April 9, 2020, as amended. This meeting will be open to participation through electronic communication means by the public and closed to in-person participation by the public.

Most, if not all, Planning Commission members and other staff will participate in this meeting by teleconference/videoconference via Microsoft Teams. Those who may be assembling for this meeting will do so in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219.

Special Guidelines for Public Access and Citizen Participation:

To access or participate, or both, in the Planning Commission meeting on Tuesday, February 16, 2021, at 1:30 p.m., you have several options outlined in the following document:

[PDRPRES
2021.090](#)

Attachments: [Public Access and Participation Instructions - Planning Commission
2-16-2021](#)

Citizens are encouraged to provide their comments in writing to PDRLandUseAdmin@richmondgov.com in lieu of speaking through audio or video means during the meeting.

When submitting your comments by email, be sure to include in your email (i) your full legal name, (ii) any organizations you represent, and (iii) any economic or professional relationships that would be affected by the adoption of the legislation on which you are commenting.

The person responsible for receiving written comments is Matthew J. Ebinger, Secretary to the Planning Commission.

All written comments received via email prior to 10:00 a.m. on Tuesday, February 16, 2021, will be provided to all members of the Planning Commission prior to the beginning of the meeting and will be included in the record of the meeting.

Call To Order

Mr. Poole called the regular meeting of the Planning Commission to order at 1:30 p.m.

Roll Call

- Present 9 - * Commissioner David Johannas, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law, * Commissioner Rodney Poole, * Commissioner Vivek G. Murthy, and * Commissioner Andreas Addison

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

[PDRMIN](#)
[2021.027](#)

Attachments: [CPC Draft Minutes January 4, 2021 Meeting](#)

A motion was made by Commissioner Johannas, seconded by Commissioner Greenfield, that the January 4, 2021 Minutes be adopted. The motion carried by the following vote:

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

- Excused --** 1 - * Commissioner Andreas Addison

[PDRMIN](#)
[2021.028](#)

Attachments: [CPC Draft Minutes Dec 7, 2020](#)

A motion was made by Vice Chair Law, seconded by Commissioner Greenfield, that the December 7, 2020 Minutes be adopted. The motion carried by the following vote:

- Aye --** 7 - * Commissioner David Johannas, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Melvin Law, * Commissioner Rodney Poole and * Commissioner Vivek G. Murthy

- Excused --** 1 - * Commissioner Andreas Addison

- Abstain --** 1 - * Commissioner Lincoln Saunders

Director's Report

- Richmond 300 Update

Mr. Kevin Vonck provided an update on Richmond 300 and the Pulse Corridor Rezoning.

- Council Action Update

Mr. Matthew Ebinger provided an update on the actions taken by City Council at its

February 8, 2021 meeting.

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

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

Excused -- 1 - * Commissioner Andreas Addison

1. [ORD. 2021-017](#) To authorize the special use of the properties known as 2525 Belt Boulevard, 2613 Belt Boulevard, and 2701 Belt Boulevard for the purpose of up to 36 single-family attached dwellings, upon certain terms and conditions.

Attachments: [Ord. No. 2021-017](#)

[Staff Report](#)

[Application Form & Applicant's Report](#)

[Plans & Survey](#)

[Map](#)

[Letters of Support](#)

[Letters of Support](#)

[Letter of Opposition](#)

This Ordinance was recommended for approval to the City Council.

2. [ORD. 2021-018](#) To authorize the special use of the properties known as 5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road for the purpose of up to 65 single-family attached dwellings, upon certain terms and conditions.

Attachments: [Ord. No. 2021-018](#)

[Staff Report](#)

[Application Form & Applicant's Report](#)

[Plans & Survey](#)

[Map](#)

[Letter of Support](#)

[Letter of Support Greater Woodstock Area Civic Assoc](#)

This Ordinance was recommended for approval to the City Council.

3. [ORD. 2021-019](#) To rezone the property known as 470 Tredegar Street from the M-1 Light Industrial District to the DCC Downtown Civic and Cultural District.

Attachments: [Ord. No. 2021-019](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

4. [UDC 2021-03](#)

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

Item Title: Conceptual location, character, and extent review of a new Fire Station #12;
2223 W. Cary Street

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

5. [ORD. 2021-016](#) To authorize the special use of the property known as 321 West Grace Street for the purpose of a mixed-use building containing up to 16 stories and up to 177 dwelling units, upon certain terms and conditions.

Attachments: [Ord. No. 2021-016](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Inclined Plane Exhibit](#)
[Map](#)
[Letters of Opposition](#)
[Staff Presentation](#)
[Applicant's Presentation](#)

Mr. Matthew Ebinger provided staff's presentation.

Mr. Preston Lloyd provided the applicant's presentation.

Public Hearing: Ms. Cyane Crump, Historic Richmond Foundation, spoke in opposition.

Ms. Jordan spoke about one of the letters of opposition and asked how they came up with the number of parking.

Mr. Lloyd stated the primary theme of how Monroe Ward was approached in the Pulse Corridor Plan and the rezoning that followed was indicating policy preference away from over parking uses, so that was a major starting point in the land use policy standpoint. When we look at the parking requirement that currently applies to the property, the requirement is one parking space for every four units in excess of sixteen units.

Mr. Johannas stated, in terms of Monroe Ward we have previously had a lot of B-3 zoning which was automobile oriented. The devastation to the historic fabric to this area is because of the automobile culture, the primary goal was to change this so this could be a high density development area. One of the primary reasons for that is, we consider this to be part of the central downtown residential development district in terms of where it's located. Understanding that the Pulse Corridor was put in place, the goal is to make this a more pedestrian city oriented area. As we look at the Richmond 300, we're thinking about the three hundred thousand people and who are going to be here, and where we are going to put the seventy thousand or eighty thousand people within the not far future. We're hoping to create this as one of the pocketed areas for the high density development, thus the idea being decreasing this and not making this an automobile oriented neighborhood, making this a pedestrian oriented neighborhood.

Mr. Poole thanked the applicant and representatives for listening carefully to the most recent request for design changes. He stated it does not meet every single element that we were looking for which is why it's a special use permit as opposed to a by right process, but it's done more attention to detail than I've seen in most projects. He stated, I plan to support this project.

A motion was made by Commissioner Murthy, seconded by Commissioner Hepp-Buchanan, that this Ordinance be recommended for approval to City Council. The motion carried unanimously (9:0).

6. [CPCR.2021.01](#)

Attachments: [Staff Report](#)
[Resolution](#)
[Presentation](#)

Item Title: Resolution to declare an intent to amend the official zoning map for the purpose of rezoning certain properties in the area generally east of Arthur Ashe Boulevard, south of Interstate 64/95, west of Hermitage Road, and north of Leigh Street in accordance with the Richmond 300 Master Plan.

Ms. Maritza Pechin provided staff's presentation.

Public Hearing: No one spoke

Mr. Poole stated, this is exactly what was intended with Richmond 300 to start this process, I welcome it.

A motion was made by Commissioner Johannas, seconded by Commissioner

Greenfield, that this City Planning Commission Resolution be adopted. The motion carried by the following vote:

Aye -- 9 - * Commissioner David Johannas, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law, * Commissioner Rodney Poole, * Commissioner Vivek G. Murthy and * Commissioner Andreas Addison

7. [ORD. 2021-025](#) To direct the sale of the City-owned real estate located at 500 North 10th Street and known as the Public Safety Building to Capital City Partners, LLC, for \$3,520,456.00 for the purpose of facilitating the redevelopment thereof.

Attachments: [Ord. No. 2021-025](#)

[Staff Report](#)

[Exhibit](#)

[Map](#)

[Letters of Support](#)

[Letters of Support](#)

[Letter of Support](#)

[Staff Presentation](#)

Companion Paper to ORD. 2021-026.

Mr. Leonard Sledge provided staff's presentation.

Mr. Mark Kronenthal spoke for the applicant.

Public Hearing: Four individuals spoke in support:

Mr. Brian Shaw, Interim CEO, World Pediatric Project

Ms. Elizabeth Carr, Member of the Board, Ronald McDonald House

Mr. Elias Neujahr, CEO, Children's Hospital of Richmond at VCU

Mr. Henry Willett, Board Member, The Doorways

A motion was made by Commissioner Johannas, seconded by Commissioner Murthy, that this Ordinance be recommended for approval to City Council. The motion carried by the following vote:

Aye -- 7 - * Commissioner David Johannas, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law, * Commissioner Rodney Poole and * Commissioner Vivek G. Murthy

Excused -- 2 - * Commissioner Elizabeth Hancock Greenfield and * Commissioner Andreas Addison

8. [ORD. 2021-026](#) To declare a public necessity for and to authorize the Chief Administrative Officer to accept the dedication of right-of-way improvements consisting of 22,277± square feet and property consisting of 6,067± square feet for the purpose of facilitating the redevelopment of the property known as 500 North 10th Street.

Attachments: [Ord. No. 2021-026](#)

[Staff Report](#)

[Exhibit](#)

[Map](#)

[Letters of Support](#)

[Letters of Support](#)

[Letter of Support](#)

[Staff Presentation](#)

Companion Paper to ORD. 2021-025.

Mr. Leonard Sledge provided staff's presentation.

Mr. Mark Kronenthal spoke for the applicant.

Public Hearing: Four individuals spoke in support:

Mr. Brian Shaw, Interim CEO, World Pediatric Project

Ms. Elizabeth Carr, Member of the Board, Ronald McDonald House

Mr. Elias Neujahr, CEO, Children's Hospital of Richmond at VCU

Mr. Henry Willett, Board Member, The Doorways

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

Aye -- 7 - * Commissioner David Johannas, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law, * Commissioner Rodney Poole and * Commissioner Vivek G. Murthy

Excused -- 2 - * Commissioner Elizabeth Hancock Greenfield and * Commissioner Andreas Addison

Upcoming Items

Mr. Ebinger shared a list of items tentatively scheduled for the March 1, 2021 meeting of the Planning Commission.

Adjournment

Mr. Poole adjourned the meeting at 3:58 p.m.