



# City of Richmond

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

## Meeting Minutes Planning Commission

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Monday, July 17, 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 1:30 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  
2017.017](#)

**Attachments:** [Draft June 19, 2017 Meeting Minutes](#)

**A motion was made by Vice Chair Melvin Law, seconded by Commissioner Ellen Roberts, that the June 19, 2017 Meeting Minutes be adopted. 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 John Thompson and \* Committee Member Ellen Robertson

**Abstain --** 1 - \* Commissioner Max Hepp-Buchanan

### Director's Report

#### - Update on the Master Plan Update

Ms. Maritza Pechin provided an update on the Master Plan Update.

#### - Council Action Update

#### - Vote to cancel the August 7 and August 21 meetings of the Planning Commission

**A motion was made by Commissioner Cuffee-Glenn, seconded by**

Commissioner Robertson, that the regular August 2017 meetings of the City Planning Commission be cancelled. The motion carried by a unanimous vote.

## Consideration of Continuances and Deletions from Agenda

### 12. [UDC 2017-24](#)

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

A motion was made by Vice Chair Melvin Law, seconded by Commissioner David Johannas to continue Item No. 12 to the Planning Commission's September 5, 2017 meeting. The motion carried by a unanimous vote.

## Consent Agenda

A motion was made by Commissioner Selena Cuffee-Glenn, seconded by Commissioner Vivek Murthy, that the Consent Agenda be approved. The motion carried unanimously, with Commissioner David Johannas abstaining on Item Number 9.

### 2. [ORD. 2017-124](#)

To authorize Cellco Partnership, doing business as Verizon Wireless, to encroach upon the City of Richmond's rights-of-way with cell antennas and related equipment to be mounted on designated utility poles approximately located at 5201 Patterson Avenue, in the alley behind 336 Lexington Road, in the alley behind 4601 Leonard Parkway, at 4700 Hanover Avenue, and at 3407 Floyd Avenue, respectively, upon certain terms and conditions.

**Attachments:** [Ord. No. 2017-124](#)  
[Staff Report](#)  
[Map](#)

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

### 3. [ORD. 2017-125](#)

To conditionally rezone the property known as 2213 East Franklin Street from the M-1 Light Industrial District to the B-5C Central Business District, upon certain proffered conditions.

- Attachments:** [Ord. No. 2017-125](#)  
[Staff Report](#)  
[Proffer Statement](#)  
[Application Form & Applicant's Report](#)  
[Survey](#)  
[Map](#)  
[Letter of Support](#)  
[Letter of Support](#)

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

4. [ORD. 2017-126](#)

To authorize the special use of the property known as 1717 East Cary Street for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-126](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans](#)  
[Map](#)

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

5. [ORD. 2017-128](#)

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 2113 Warwick Avenue and to authorize the Chief Administrative Officer or the designee thereof to accept title to such property for the purpose of implementing a stormwater best management practice on the property and permanently maintaining the property in accordance with such practice.

- Attachments:** [Ord. No. 2017-128](#)  
[Staff Report](#)  
[Map](#)

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

6. [ORD. 2017-130](#)

To authorize the special use of the property known as 2515 East Main Street for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-130](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of Support](#)  
[Letter of Support](#)

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

7. [ORD. 2017-131](#)

To authorize the special use of the property known as 2901 Monument Avenue for the purpose of three single-family attached dwellings, upon certain terms and conditions.

- Attachments:** [Ord. No. 2017-131](#)  
[Staff Report](#)  
[Plans](#)  
[Application Form & Applicant's Report](#)  
[Survey](#)  
[Map](#)  
[Letters of No Opposition](#)

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

8. [ORD. 2017-132](#)

To authorize the special use of the property known as 3200 West Broad Street for the purpose of a mixed-use development with up to 210 dwelling units, commercial space, and up to 325 structured parking spaces, upon certain terms and conditions.

- Attachments:** [Applicant's Report](#)  
[Application Form](#)  
[Letters of Support](#)  
[Map](#)  
[Ord. No. 2017-132](#)  
[Plans](#)  
[Staff Report](#)  
[Survey](#)

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

9. [ORD. 2017-133](#)

To repeal Ord. No. 96-148-137, adopted Jun. 10, 1996, and to authorize the special use of the property known as 932 West Franklin Street for the purpose of a dwelling

unit to be constructed within a proposed accessory building, upon certain terms and conditions.

**Attachments:** [Ord. No. 2017-133](#)  
[Staff Report](#)  
[Plans](#)  
[Application Form & Applicant's Report](#)  
[Map](#)  
[Letter of No Opposition](#)  
[Letter of Support](#)

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

10. [RES.](#)  
[2017-R046](#)

To declare surplus, and to authorize and request the Chief Administrative Officer to dispose of the property located at 816 Riverside Park at public auction and to authorize the Chief Administrative Officer to convey the property to the successful bidder with certain development requirements.

**Attachments:** [Res. No. 2017-R046](#)  
[Staff Report](#)  
[Map](#)

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

11. [CPCR.2017.0](#)  
[57](#)

**Attachments:** [Staff Report](#)  
[Amended Map](#)  
[Resolution](#)

**This City Planning Commission Resolution was approved.**

13. [UDC 2017-25](#)

**Attachments:** [UDC Report to CPC](#)  
[Staff Report to UDC](#)  
[Location & Plans](#)  
[DRPCF Approval Letter](#)

**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.  
2017-129](#)

To authorize the special use of the property known as 1704 Arlington Road for the purpose of an illuminated canopy with canopy signage, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2017-129](#)  
[Plans](#)  
[Application Form & Applicant's Report](#)  
[Map](#)

Mr. Jonathan Brown provided a presentation.

**A motion was made by Commissioner Selena Cuffee-Glenn, seconded by Commissioner David Johannas, that this Item be denied. The motion carried unanimously.**

15. [CPCR.2017.0  
56](#)

**Attachments:** [Staff Report](#)  
[Resolution](#)  
[Draft Ordinance Amendment](#)

Mr. Mark Olinger provided a presentation.

**A motion was made by Commissioner Murthy, seconded by Commissioner Robertson, that this City Planning Commission Resolution be approved. The motion carried unanimously.**

16. [PDRPRES  
2017.009](#)

**Attachments:** [Presentation Handout](#)  
[Presentation to CPC](#)

Ms. Kathleen Onufer provided a presentation.

## Upcoming Items

### Adjournment

Mr. Poole adjourned the meeting at 2:48 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