



City of Richmond

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Meeting Minutes - Final Planning Commission

Monday, October 19, 2015

1:30 PM

5th Floor Conference Room

Call To Order

Roll Call

Present 7 - Mr. Rodney Poole
Mr. Melvin Law
Mr. David Johannas
Ms. Lynn McAteer
Mr. Jeffrey Sadler
Mr. Doug Cole
Mr. Vivek Murthy
Ms. Jane Ferrara for Ms. Selena Cuffee-Glenn

Absent 1 - Ms. Ellen Robertson

Chair's Comments

Mr. Poole welcomed everyone who was present.

Approval of Minutes

a2015 - 1369 October 5, 2015 Meeting Minutes

Attachments: [Draft October 5, 2015 Meeting Minutes](#)

A motion was made by Mr. Law, seconded by Ms. McAteer, that the minutes from the Commission's October 5, 2015 meeting be approved. The motion carried unanimously.

Director's Report

Mr. Olinger informed the Commission of the following three sets of upcoming meetings on the proposed Bus Rapid Transit (BRT):

- (1) GRTC sponsored final alignment of the BRT - October 26 at 6pm at the Library of Virginia and October 27 at 12pm at the Main Branch of the Richmond Public Library. Final plans of the proposal were distributed to the Commission last week;
- (2) Virginia Department of Rail and Public Transportation sponsored shared vision for transit for the region – three meetings November 4 through November 9; and
- (3) City sponsored Land Use and Economic Development Plan for the Broad and E. Main Street Corridors - November 19 at 5:30 at the Department of Motor Vehicles on Broad Street.

- Council Action Update

Ms. Markham stated that City Council approved the items recommended by the Commission, including the two rezonings along Brookland Park Boulevard and Meadowbridge Avenue, the rezoning of the Hoffheimer building on West Broad Street and the special use permit for mini-storage at 4300 W. Broad Street. Two items were continued per the Commission's recommendation, special use permits at 311 Stockton Lane and 2519 Mandy Lane.

Consideration of Continuances and Deletions from Agenda

Ms. Markham stated that there were no continuances or deletions from today's agenda.

Consent Agenda

There was no public comment.

A motion was made by Mr. Johannas, seconded by Mr. Law, that the Consent Agenda be approved. The motion carried unanimously.

Aye: 8 - Mr. Poole, Mr. Law, Mr. Johannas, Ms. McAteer, Mr. Sadler, Mr. Cole, Ms. Ferrara and Mr. Murthy

- 1. UDC No. 2015-20** Final Location, Character and Extent Review of a proposed road narrowing along N. 12th Street between E. Broad and E. Marshall Streets

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

This Location, Character and Extent Item was approved on the Consent Agenda with the following condition recommended by the Urban Design Committee:

(1) That the concrete crosswalk islands be relocated so as not to constrict the flow of pedestrians along the crosswalk.

- 2. UDC No. 2015-26** Final Location, Character and Extent Review of an athletic field and associated improvements at Hickory Hill Community Center

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

This Location, Character and Extent Item was approved on the Consent Agenda.

Regular Agenda

- 3. a2015 - 562** Presentation on Short Term Rentals

Attachments: [Cover Memo to Planning Commission](#)
[Short Term Rentals Report](#)
[October 19, 2015 Presentation](#)

Mr. Olinger presented the report that was distributed to the Planning Commission. He outlined the next steps for meeting with stakeholder groups over the next 45 to 60 days and the development of an ordinance in the spring of 2016.

Mr. Johannas asked if the majority of the units available are in the highest density areas of the City where there is the least serviced areas in terms of available lodging.

Mr. Olinger agreed.

Mr. Johannas asked where the public outcry is located.

Mr. Olinger stated that one condo building generated most of the complaints. He stated that there have not been a lot of complaints around the units that have the highest number of reviews.

Ms. McAteer asked how many of the listings are unhosted?

Mr. Olinger stated that 56% are unhosted.

Mr. Murthy stated that this could cause an increase in rental prices.

Mr. Olinger stated that this has become an issue in cities that have a short supply of housing, but this is something that needs to be considered. He continued that there are two ends of the spectrum when it comes to concerns; one where the property becomes a boutique hotel and the other is where the property becomes a rooming house in a less desirable area of the City.

Mr. Murthy asked if staff was reaching out to the hotel industry.

Mr. Olinger stated that they are and that they are also reaching out to hosts, with information being provided by Airbnb.

Mr. Cole stated that if the people staying in these units could not stay there, would they stay in hotels. If not, there are other taxes/revenues that would be lost.

Mr. Olinger stated that they will follow up with the hosts on that question.

Mr. Cole asked about the demographics of the hosts and hostesses.

Mr. Olinger stated that there is lots of data that is not available to the City from the website companies.

Mr. Olinger presented this report to the Commission.

4. a2015 - 1312 Presentation on a proposed City Master Plan Amendment that would incorporate the Chamberlayne/VUU Neighborhood Plan

Attachments: [Staff Report](#)
[Chamberlayne/VUU Neighborhood Plan](#)

Ms. Onufer presented the plan and the public engagement process to the Commission.

Mr. Johannas complimented the plan and stated that UB height is too limited for the town center area. He also stated that the density needs to be increased in order to support retail. He also expressed concern about what happens to the public housing wedged between this area and Downtown.

Mr. Murthy stated that family considerations should be considered in this and other plans.

Mr. Cole stated that the implementation of the plan is not clear who is implementing it in terms of private versus public investment. He stated that the City needs to invest in the infrastructure, in order to entice the private investment.

Ms. Onufer stated that this will lead to rezonings.

Mr. Cole asked where are the gas stations. He stated they should be addressed in the plan.

Mr. Poole asked if there was consideration given to looking at the Union Seminary property just north of the study area.

Ms. Onufer deferred to Mr. Olinger.

Ms. Onufer presented this report to the Commission.

Upcoming Items

- Special use permit for 1712 Bellevue Avenue to allow commercial events.
- Special use permit for 1800 Highpoint Avenue to allow a mixed-use development.
- Special use permit for 3508 East Broad Street for a dwelling unit in an existing accessory building.

Adjournment