



City of Richmond

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Meeting Minutes Planning Commission

Monday, October 20, 2014

1:30 PM

5th Floor Conference Room

Call To Order

Mr. Poole called the meeting to order at 1:30p.m.

Roll Call

Present 8 - Mr. Rodney Poole
Mr. Melvin Law
Ms. Kathy Graziano
Mr. David Johannas
Ms. Jane Ferrara
Ms. Lynn McAteer
Mr. Jeffrey Sadler
Mr. Doug Cole

Absent 1 - Ms. Amy Howard

Chair's Comments

Mr. Poole welcomed everyone who was present.

Director's Report

Mr. Olinger spoke briefly about the conceptual plan of the Low Line.

Consideration of Continuances and Deletions from Agenda

10. [ORD. 2014-203](#) To declare surplus and to direct the sale of City-owned real estate located at 313 North 24th Street and 2407 East Marshall Street for \$250,000 to Sterling Bilder, LLC, for the purpose of the construction of a mixed-use development including commercial, residential and civic space.

Attachments: [Staff Report](#)
[Location Map](#)
[ORD. 2014-203](#)
[Purchase, Sale and Development Agreement](#)
[Schematic Plans](#)
[Church Hill Association Letter of Support](#)

A motion was made by Ms. Graziano, seconded by Mr. Law, that this Ordinance be recommended to be continued to the Commission's meeting on November 3, 2014. The motion passed unanimously.

Consent Agenda

A motion was made by Ms. Graziano, seconded by Mr. Law, that the Consent Agenda be approved. The motion passed unanimously.

1. [ORD. 2014-200](#) To authorize the Chief Administrative Officer to accept funds in the amount of \$323,248 from the Virginia Department of Transportation and to appropriate the increase to the Fiscal Year 2014-2015 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' TEA 21 Safety Improvements project in the Infrastructure Construction and Maintenance category by \$323,248 for the purpose of funding the construction of a roundabout at the intersection of Brookland Park Boulevard, Dill Avenue, 2nd Avenue and Meadowbridge Road.

Attachments: [Staff Report](#)
[Location Map](#)
[ORD. 2014-200](#)
[Appendix A-1 \(Revision #1\)](#)

This Ordinance was recommended for approval on the Consent Agenda.

2. [ORD. 2014-201](#) To authorize the Chief Administrative Officer to accept funds in the amount of \$617,037 from the Virginia Department of Transportation and to appropriate the increase to the Fiscal Year 2014-2015 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' Virginia Capital Trail – Phase II project in the Transportation category by \$617,037 for the purpose of funding the construction of Segment 2 of the Virginia Capital Trail.

Attachments: [Staff Report](#)
[Location Map](#)
[ORD. 2014-201](#)

This Ordinance was recommended for approval on the Consent Agenda.

3. [ORD. 2014-202](#) To authorize the Chief Administrative Officer to accept funds in the amount of \$2,027,729 from the Virginia Department of Transportation and to appropriate the increase to the Fiscal Year 2014-2015 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' Midlothian Turnpike U.S. 60/Belt Boulevard Bridge/Interchange Improvement - RSTP project in the Infrastructure Construction and Maintenance category by \$2,027,729 for the purpose of funding the rehabilitation of the bridge carrying Midlothian Turnpike over Belt Boulevard.

- Attachments:** [Staff Report](#)
[Location Map](#)
[ORD. 2014-202](#)

This Ordinance was recommended for approval on the Consent Agenda.

4. [UDC No. 2014-32](#) Final Location, Character and Extent Review of streetscape improvements to Brookland Park Boulevard, between Montrose Avenue and Woodrow Avenue

- 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 conditions recommended by the Urban Design Committee:

- (1) That the applicant continues to work with property owners through the completion of the plans and construction to close, narrow, or relocate vehicular access to the side streets in order to provide curb and sidewalk on Brookland Park Boulevard.
- (2) That the applicant considers additional vertical landscaping in those curb extensions where the presence of overhead or underground utilities or sight line issues prevents the planting of street trees.
- (3) That the landscape palette be modified to add one evergreen species to each curb extension, to replace one of the other plants.
- (4) That the proposed trash can matches the existing can used on the corridor, which does not have a center lid.

5. [UDC No. 2014-33](#) Conceptual Location, Character and Extent Review of an athletic field and associated improvements at Hickory Hill Community Center, 3000 Belt Boulevard

- 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 conditions recommended by the Urban Design Committee:

- (1) That the final plans show any trees that are to be removed as part of the project, indicating the species type and caliper size for any tree larger than 4" in caliper that is proposed to be removed.
- (2) That the final plans include a landscape plan, including plant species, quantity, and size at the time of installation; and that the plans include new trees across the vacated Platinum Road adjacent to the CSX rail line, to continue the existing vegetative buffer.
- (3) That the final plans provide details on the lighting, proposed scoreboard, any proposed benches/bleachers and trash receptacles.

- (4) That the applicant receives Board of Zoning Appeals or other necessary approval for the field lighting prior to submission for final review.
- (5) That the final plans indicate how the playing fields will be connected to the parking areas.
- (6) That the applicant considers burying the overhead power lines that are to be relocated as part of the construction.

6. [UDC No. 2014-35](#) Final Location, Character and Extent Review of modifications to Monument Avenue at its intersection with N. Allen Avenue

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location Map](#)
[Application & Plans](#)
[CAR Advisory Statement to UDC and PC](#)

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

- (1) That the Committee is not in favor, at the present time, of providing structured pedestrian access to the central island of the roundabout.
- (2) That the innermost eastbound and westbound lanes on Monument Avenue are marked with the “fish hook” arrows on the approach to the roundabout.
- (3) That the location and orientation of the proposed crosswalks respect the symmetry of the original plan and strong geometrical relationship to the central circle; specifically, that the applicant relocate the sidewalk in the northwestern curb extension island as far east as possible to provide symmetry.

7. [UDC No. 2014-36](#) Final Location, Character and Extent Review of landscaping improvements along Dock Street between S. 21st Street and Pear Street

- 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.

8. [UDC No. 2014-37](#) Final Section 17.05 Review of additions to the set of City-standard bike racks

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

This Section 17.05 Review was approved on the Consent Agenda.

9. [UDC No. 2014-38](#) Final Location, Character and Extent Review of traffic calming modifications in the vicinity of Mary Munford Elementary School, 211 Westmoreland Street

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 traffic circles are enlarged to the maximum possible dimensions.

Regular Agenda

11. [UDC No. 2014-34](#) Conceptual Location, Character and Extent Review of a facility for the Richmond Police Department K-9 division, 500 Forest Lawn Drive

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

Mr. Jeff Eastman provided a presentation as outlined in the staff report.

Mr. Johannas stated the roofing is a membrane roof and asked if the color is black, white, or grey.

Mr. Dennis Craig stated it is a membrane roof, the color is white.

Mr. Johannas stated the south elevation seems to be the primary view as one would arrive, is there anything that can be done to enhance the southern façade.

Mr. Craig stated there are lockers rooms along that area and storage, for security reasons they do not have administration there, it is just the back part of the building.

Mr. Johannas stated it is primary elevation on arrival.

Mr. Craig asked can if landscaping would enhance the view.

Mr. Johannas stated there needs to be a better arrival to the building.

Mr. Craig stated they are looking at the main entrance when driving in. This is a non-public building. It is not in the budget to make it better. They would like to have the entrance as is.

Mr. Johannas stated he is still concerned.

Mr. Craig stated they do not want doors to the mechanical rooms on that façade to stand out.

Mr. Johannas stated the north elevation is more successful.

Mr. Poole opened the public hearing and asked if anyone would like to speak in favor of or in opposition to this item on the regular agenda.

There was no public comment.

Mr. William Friday stated the budget for the facility is \$1.1 million. They have to December 2015 to complete and are within their budget.

Mr. Sadler asked what is the urgency for the facility.

Sgt. Mike Bohannon stated the need is great. The building that they are in now does not have space for the handlers. It doesn't have space for caring for their dogs or storage. They do not have indoor/outdoor kennels to put their dogs in; now everything is within the building. The new building has everything they need.

Mr. Cole asked if there was any objection to looking at skylights.

Mr. Craig stated they are looking into it.

Mr. Cole asked Mr. Johannas is there a preference between skylights or elevation.

Mr. Johannas stated the building does not portray the image of the City, it should not be a big budget item.

A motion was made by Mr. Law, seconded by Ms. Graziano, that this Location, Character and Extent Item be approved with the conditions recommended by the Urban Design Committee. The motion was amended several times to include additional conditions that ultimately included the following:

- (1) That the applicant receives approval from the Board of Zoning Appeals to locate on the site prior to final review.**
- (2) That the applicant modifies the building design to make the front entrance more prominent.**
- (3) That the applicant replaces the standard concrete block walls in the kennel portion of the building with split-faced block.**
- (4) That the applicant considers incorporating sustainability measures such as skylights and a rainwater retention system.**
- (5) That the final plans include color elevation renderings.**
- (6) That the final plans include building material samples, or pictures showing the proposed building materials.**
- (7) That the final plans provide a landscape plan, to include plant species, location, quantity, and size at the time of installation.**
- (8) That the final plans provide details on the proposed parking lot lighting, to include pole and fixture model, height, color, finish and light source.**
- (9) That the architect explore options to break up the scale of the proposed metal siding along the south elevation while being mindful of the project's budget.**

The motion passed unanimously.

Upcoming Items

Ms. Markham gave an overview of the following upcoming items.

- Special use permit for 1650 Overbrook Road

- Special use permit for funeral home chapel at 116 Brookland Park Boulevard
- Special use permit for outdoor dining at 1600 Monument Avenue
- Special use permit for day nursery expansion at 2319 Grove Avenue
- Special use permit for day nursery at 3200 Utah Place
- Special use permit for day nursery at 5204 Clarence Street
- Special use permit for roof signs at 707 East Main Street
- Special use permit for two-family detached at 2319 M Street

Adjournment

Mr. Poole adjourned the meeting at 2:09 p.m.

Rodney M. Poole, Chair

Lory P. Markham, Secretary