



# City of Richmond

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## Meeting Minutes Planning Commission

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Monday, July 21, 2014

1:30 PM

5th Floor Conference Room

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### Call To Order

*Mr. Poole called the meeting to order at 1:31 p.m.*

### Roll Call

**Present** 9 - Mr. Rodney Poole  
Mr. Melvin Law  
Ms. Kathy Graziano  
Ms. Amy Howard  
Mr. David Johannas  
Ms. Jane Ferrara  
Ms. Lynn McAteer  
Mr. Jeffrey Sadler  
Mr. Doug Cole

### Staff Present

*Mark Olinger, Director, Planning and Development Review  
Lory Markham, Secretary to the City Planning Commission  
Matthew Ebinger, Planning and Development Review  
Leigh V. Kelley, Planning and Development Review  
Willy Thompson, Planning and Development Review  
Jeff Eastman, Planning and Development Review  
Matthew Welch, Assistant City Attorney  
Jeannie Welliver, Economic and Community Development  
Tim Hamnett, Consultant for Economic and Community Development*

### Chair's Comments

*Mr. Poole welcomed everyone who was present.*

### Approval of Minutes

**ID 14-032** July 7, 2014 Minutes

**Attachments:** [July 7, 2014 Draft Minutes](#)

**A motion was made by Ms. Graziano, seconded by Mr. Johannas, that the minutes be approved. The motion carried by the following vote:**

**Aye:** 6 - Mr. Poole, Mr. Law, Ms. Graziano, Mr. Johannas, Mr. Sadler and Mr. Cole

**Abstain:** 3 - Ms. Howard, Ms. Ferrara and Ms. McAteer

### Director's Report

*There was no Director's Report.*

### **- Council Action Update**

*Ms. Markham stated there are a few items that went to Council that the Commission made recommendations on:*

- (1) The project in Scott's Addition, 3200 West Clay Street and the property across the street 3210 West Leigh Street were both approved per the Planning Commission's recommendation.*
- (2) The Pear Street special use permit at Pear and East Main Street was continued until Council's September 8th meeting.*
- (3) The signage for Chippenham Hospital was approved per the Planning Commission's recommendation.*

### **Consideration of Continuances and Deletions from Agenda**

*There were no continuances or deletions from the agenda.*

### **Consent Agenda**

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

**Aye:** 9 - Mr. Poole, Mr. Law, Ms. Graziano, Ms. Howard, Mr. Johannas, Ms. Ferrara, Ms. McAteer, Mr. Sadler and Mr. Cole

- 1. Subd. No. 2014-04** Preliminary approval for Jefferson Davis Subdivision at 4725 Jefferson Davis Highway (2 lots).

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[Plat Sheet 1](#)  
[Plat Sheet 2](#)

*Mr. Poole asked whether there are any questions from the Commission regarding items on the Consent Agenda.*

*Mr. Poole asked what they are planning there; it looks like a by-right use.*

*Ms. Markham stated it is a subdivision approval, just to divide the property so they are not required to say what they are using it for as long as they meet the requirements from Zoning.*

*Mr. Kelley stated they want to take the southern part of the building and sell it separately from the northern portion.*

*Mr. Sadler asked is there any plan for this area that would help direct what future use the City would like in the area other than what is currently in the Master Plan. Mr. Sadler was concerned with the loss of industrial and commercial property within the City.*

*Ms. Markham acknowledge Mr. Sadler's concern as very valid; however, she stated the current Master Plan is all there is have in terms of future land use for this area of the City. She also indicated that the property would continue to be used for industrial purposes after being subdivided.*

Mr. Sadler asked does the staff see any issue if it meets all these requirements.

Ms. Markham stated it is standard language for approval of a subdivision; it basically has to meet all other code provisions in order for there to be any further development of the property.

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 Consent Agenda.

There was no public comment.

**This Tentative Subdivision was approved on the Consent Agenda.**

## **Regular Agenda**

2. **UDC No. 2014-25** Conceptual Location, Character and Extent Review of the redesign of the 17th Street Farmer's Market

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

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

Mr. Poole asked whether there are any questions from the Commission regarding this item on the regular agenda.

Mr. Poole asked should they know going in whether they meet zoning.

Mr. Eastman stated closing of the streets takes away the frontage – the streets are to be closed to vehicular use and travel but will not be closed, they will remain right-of-way.

Mr. Poole asked will the fifteen foot strip for outdoor dining be exclusive for businesses.

Mr. Eastman stated yes, but it is still owned by the City.

Ms. Howard asked for more detail on design to include commemoration of streets.

Mr. Eastman explains.

Ms. Graziano asked where are they going to park.

Mr. Cole asked does the Downtown Master Plan reference street closings.

Mr. Eastman stated not specific to this, but generally it is not supportive of street closing to avoid superblocks.

Mr. Cole stated it is \$1 million over budget and questioned if this is a plan that could be built.

Ms. Jeannie Welliver provided a presentation. Ms. Welliver gave a transportation overview of the master planning and how they will start connecting linkages to Capital

*Bike Trail, Canal Walk, back to Main Street Station and Bus Rapid Transit. MegaBus operates across from the Main Street Station at the plaza, it was built to take on the Motor Coach Industry to give riders a better welcome to Richmond. They should know in September whether they are receiving funding for the construction of Bus Rapid Transit. The City controls all the parking lots on the west side of Main Street Station, has control over the Plaza at Main Street Station and the ones to the north and east. The State deck has 1,450 spaces within the deck and is not used by state employees nights and weekends. It was constructed with 350 parking spaces with separate egress/ingress; it was built that way for the City of Richmond to use for the Main Street Station. She stated they have had many conversations for this to be a parking solution for nights and weekends for Shockoe, Shockoe Bottom, Shockoe Slip and trying to unlock those 1,450 spaces that are not used in the evening. They are trying to get level three electric vehicle charging stations. The Virginia Capital Bike Trail and Canal Walk terminate across from Bottoms Up Pizza; they will put a flasher stop there for safer road crossing. They will open up Franklin Street to be a Welcome Center, a Bike Welcome Center, a place to get a bike, store a bike, rent a bike, get trail/ tourism information, take RVA Trolley, Segway, etc., then on to the Capital. Fourteen Motor Coach Bays will be added around Main Street Station.*

*Ms. Welliver gave an overview of the bigger vision of Main Street Station as a multi-function welcome center, transit center, bike center, cultural center, job creation project and a "world for children". She discusses the public input process for the market project and stated that there was an overwhelming desire was to turn the existing space into an "urban living room". The engineering will have to coordinate with overall redevelopment plans for Shockoe Bottom. Existing farmers' market sheds have been approved to be given to EnRichmond Foundation. They will lose about 22 – 23 on-street parking spaces. Trash/recycling would happen behind Havana and the old YMCA building. Deliveries have been worked out as well as access for emergency services.*

*Mr. Poole asked how large is this compared to the Charlottesville Downtown Mall.*

*Ms. Welliver stated 1/4 to 1/5 the size, it was used as model and managed very well.*

*Mr. Poole stated dining will be essential.*

*Ms. Welliver agreed.*

*Mr. Poole asked about the management of Charlottesville.*

*Ms. Welliver stated they are home grown, local.*

*Mr. Johannas commented regarding the sense of space. A sense of enclosure is not there with buildings, will have to do it with trees.*

*Ms. Welliver stated she is working with the company that is growing trees, but the shade it is not going to be continuous.*

*Mr. Johannas stated they would like to have a little bit of control in terms of the canopy.*

*Mr. Cole stated trees grow and what is shown is a tree when it is almost planted; over five years the Oaks will be continuous.*

*Ms. Welliver stated six inch caliper is the largest they can plant; there is a silver cell system that will allow them to be one hundred year trees.*

*Mr. Johannas stated it is not good to block off store front with fencing.*

*Ms. Welliver stated if a store front does not want to have a fence or something in front they do not have to. This will be a reserved area to do any type of activity. The Havana side of the street is pretty tight, when the telephone poles are removed it will give a little bit of breadth.*

*Mr. Johannas stated tightness is OK, not worried about breadth.*

*Ms. Welliver stated it is pretty tight on the Havana side, but you will have that curve to maneuver, the plane will not be flat but it will drain.*

*Mr. Johannas asked how many people will it hold.*

*Ms. Welliver stated 30,000 to 40,000, they want both gigantic and intimate events.*

*Mr. Johannas referenced Jeff Speck and the importance of not shutting down streets; plazas do not work in the United States. Auto access is harder and harder as fewer streets are available for travel. A huge area will not be connected due to the redevelopment plans.*

*Ms. Welliver stated they are working on connections beyond the vehicle, with pedestrians, bikes, etc. It is the community's desire to have this area be a useable plaza space. They can always reverse street closings if necessary. She compares this project to be more like Savannah's City Market than Charlottesville's Downtown Mall.*

*Mr. Johannas asked what are other success stories besides Savannah.*

*Ms. Welliver stated she will get back to the Commission on that. She stated they have retail consultants.*

*Mr. Johannas asked Mr. Olinger for his opinion on street closings.*

*Mr. Olinger spoke about the ball park and conversion of streets to two-way. He is most concerned about trash and deliveries, grease makes people slip on pavers. A BRT stop will be key.*

*Ms. Graziano stated if you have a restaurant that serves alcohol there will have to be a fence; how wide will the area be.*

*Mr. Tim Hamnett stated twelve feet six inches; two-top table and four-top table with ADA accessible aisle in between.*

*Mr. Sadler stated for clarification, that is where the delineation would be but there is the opportunity for them to expand.*

*Ms. Welliver stated they will not all be restaurants. It is easier to manage when it is delineated and they have been working with EnRichmond.*

*Ms. Graziano asked, in terms of funding there is \$1.8 million available.*

*Ms. Welliver stated yes for construction, but it may be more expensive. Ms. Welliver expanded on Dominion and the cost to underground utilities.*

*Ms. Graziano asked about the timeframe.*

*Ms. Welliver stated it depends on funding and the 2015 bike race.*

*Mr. Cole stated he warmed up to closing the streets. Twelve feet six inches might not be wide enough – trees should be out of street bed.*

*Ms. Welliver stated they want to keep the scheme the same, this is now a street that is more about people than cars.*

*Mr. Cole stated he likes the old design better; he hates to close off streets.*

*Ms. Welliver stated this is always evolving.*

*Ms. Howard stated she wants to be clear, the train shed is moving forward in 2016, regardless of what happens with the baseball stadium this will happen.*

*Ms. Welliver stated yes; however, Dominion needs to have the big picture before they start underground utilities.*

*Mr. Johannas stated he does not like trees in the street either. They could have an active street that could also be closed. Getting rid of transformers will be a huge improvement. He believes this is a good bang for the buck. He wants a connectivity plan and wants to understand future shade growth. He is not concerned with trash or deliveries but keeping street open would help.*

*Ms. Graziano stated she is worried about ADA and having to walk too far with groceries.*

*Ms. Welliver stated they will have a valet.*

*Mr. Sadler stated he is really concerned about trash and deliveries. It is odd to take out a bunch of power lines to replace with lights with electrical power lines that will look like clutter during the day.*

*Mr. Cole stated they have something very similar at Willow Lawn that looks ok in the daytime.*

*Ms. Welliver stated it is an ever changing public art placeholder.*

*Mr. Cole stated trash and deliveries create chaos.*

*Ms. McAteer stated the alley system could handle the deliveries and trash pick-up.*

*Mr. Olinger stated they do not have a solid alley system, trash is a challenge.*

*Ms. Howard asked how do we get assurances of these things as a body.*

*Ms. Welliver stated management plan is evolving, it will come as full package.*

*Mr. Poole stated the director should continue to be involved.*

*Mr. Cole asked how many buildings could be built upon infill.*

*Ms. Welliver stated none on Market Square.*

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

*There was no public comment.*

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:

- (1) That, prior to final review, the applicant provides evidence that the plans meet all applicable zoning regulations.
- (2) That the applicant considers going through the ordinance process to close North and South 17th Streets prior to submitting for final UDC review.
- (3) That the final plans more physically represent the history of the streets and the market within the paving patterns of the new streetscape.
- (4) That information is provided in the applicant's report detailing how many onstreet parking spaces will be removed through this proposal, and what measures can be taken to mitigate the loss.
- (5) That information is provided in the applicant's report detailing how services such as delivery and trash pickup will be handled for the businesses affected by the proposed closing of North and South 17th Streets.
- (6) That the applicant considers having the City provide vendor tents and outdoor dining furniture and enclosures, or that a set of design standards is established for such amenities specific to this space.
- (7) That the final plans detail how stormwater drainage will be accommodated for the site.
- (8) That the final plans include a photometric lighting diagram.
- (9) That the applicant provides details on the proposed kiosk, including dimensions and exterior materials.
- (10) That the final plans include a landscaping schedule, to include plant species, quantity, and size at the time of installation.
- (11) That the understory landscaping be kept low as to not obscure sight lines.
- (12) That the applicant provides details on all proposed hardscaping, to include material samples.
- (13) That the applicant provides details on the proposed masonry benches, including dimensions and materials, and that the applicant considers designing the benches to discourage overnight sleeping.
- (14) That the applicant provides details on the proposed bollards and bike racks.
- (15) That the applicant considers providing two additional trash receptacles, one at each end of the plaza.
- (16) That the applicant considers using angled granite curb for the curb cut on E. Main Street, in place of the proposed mountable concrete curb.

Mr. Johannas stated his desire to add conditions that would require the applicant to provide a connectivity plan, a growth/shade plan, a trash/delivery plan, and a management/programmatic plan.

Mr. Law agreed to amend his motion to include the conditions suggested by Mr. Johannas in addition to the conditions recommended by the Urban Design Committee. Ms. Graziano seconded the amendment to the motion. The amended motion carried by a unanimous vote.

**Aye:** 9 - Mr. Poole, Mr. Law, Ms. Graziano, Ms. Howard, Mr. Johannas, Ms. Ferrara, Ms. McAteer, Mr. Sadler and Mr. Cole

## Upcoming Items

*A motion was made by Ms. Graziano, seconded by Ms. Howard, that the regular meeting of the Planning Commission falling on August 4, 2014 would be cancelled. The motion passed unanimously. The Commission discussed holding their meeting on August 18, 2014 for a work session on updating the City's Master Plan.*

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

- To authorize the special use of the property known as 122 West Leigh Street for the purpose of a private museum, upon certain terms and conditions.
- To rezone the properties known as 1308 Sherwood Avenue and 1213, 1215, 1217, 1219, 1221 and 1223 Brookland Parkway from the R-3 Single-Family Residential District to the I Institutional District.
- To conditionally rezone a portion of the property known as 6508 Jahnke Road (also known as the Bliley Property) from the R-2 Single-Family Residential District to the R-53 Multifamily Residential District (Conditional) and the remaining portion of such property from the R-2 Single-Family Residential District to the R-7 Single- and Two-Family Urban Residential District (Conditional), upon certain proffered conditions.
- To authorize the special use of the property known as 6400 Jahnke Road for the purpose of authorizing certain identification signage, upon certain terms and conditions.
- To authorize the special use of the property known as 4900 Augusta Avenue for the purpose of certain identification signage, upon certain terms and conditions.
- To amend Ord. No. 2012-85-85, adopted June 11, 2012, which authorized a special use of the property known as 25 and 27 North Belmont Avenue, to permit the use of the property as a restaurant, upon certain terms and conditions.
- To authorize a Preliminary Community Unit Plan permitting the development of a residential community not to exceed four hundred (400) single-family detached and single-family attached dwelling units on approximately 117.88 acres of land located at 6903 Midlothian Turnpike, upon certain terms and conditions.
- To authorize the special use of the property known as 613 North Lombardy Street for the purpose of permitting up to thirteen (13) dwelling units, upon certain terms and conditions.

## **Adjournment**

*Mr. Poole adjourned the meeting at 3:10 p.m.*

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*Rodney M. Poole, Chair*

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*Lory P. Markham, Secretary*