



# City of Richmond

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## Meeting Minutes City Planning Commission

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Monday, May 19, 2014

1:30 PM

5th Floor Conference Room

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### Call To Order

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

### Roll Call

**Present** 7 - Kathy Graziano  
Amy Howard  
David Johannas  
Melvin Law  
Lynn McAteer  
Jeffrey Sadler  
Doug Cole

**Absent** 2 - Jane Ferrara  
Rodney Poole

### Chair's Comments

*Mr. Law welcomed everyone who was present.*

### Approval of Minutes

**ID 14-023** May 5, 2014 Meeting Minutes

**Attachments:** [Draft Meeting Minutes](#)

**A motion was made by Mr. Cole, seconded by Ms. Howard, that the Minutes be approved as presented. The motion carried by the following vote:**

**Aye:** 6 - Ms. Howard, Mr. Johannas, Mr. Law, Ms. McAteer, Mr. Sadler and Mr. Cole

**Excused:** 1 - Ms. Graziano

### Director's Report

#### - Council Action Update

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

- *A special use permit for 1110 Grove Avenue for an additional dwelling unit was approved by City Council.*
- *The Adam's Park rezoning was approved with the recommendations that the Planning Commission recommended for the amendments to the proffers.*
- *The signage at Retreat Hospital which the Planning Commission recommended approval of was not approved by City Council.*

*Mr. Johannas asked what were the specific reasons for not approving the signage.*

*Ms. Markham stated it was on the consent agenda and there was no discussion on the reasons for not approving it at City Council.*

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

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

## **Consent Agenda**

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

*Mr. Cole stated the tree talked about for the RMA is a birch tree , it is not pedestrian friendly. He asked is there another tree that could substitute the river birch.*

*Ms. Andrea Almond stated after hearing those comments at UDC they were looking at the Jefferson Greenway project which is a greenway proposed for 10th Street, they are using black fruitless gums, which are medium-sized trees; they are also looking at the Honey Locust.*

*Mr. Law opened the public hearing and asked if anyone would like to speak in favor of or in opposition to any item on the consent agenda.*

*Ms. Chin Henshaw stated she is a neighbor of 3350 Broad Rock Boulevard, Item No. 8, and would like to know how it will lay out and how approval would affect the area. The creek goes through her property too. She also wants to know the new owner.*

*Mr. Platt stated the original mapping showed RPA, but the stream has been piped and there is no longer RPA on the property. The map needs to be updated.*

*Ms. Graziano made a motion to approve the consent agenda.*

*Mr. Johannas asked about the tree alternative for Item No. 4.*

*Mr. Cole made an amendment to the motion to substitute River Birch with Black Gum.*

*Mr. Johannas asked are there any more concerns on Item No. 8.*

*There were none.*

**A motion was made by Ms. Graziano, seconded by Mr. Johannas, that the Consent Agenda be approved. The motion carried by a unanimous vote.**

- 1. Ord. No. 2014-76** To authorize the special use of the property known as 933 German School Road for the purpose of permitting a greenhouse, a plant nursery and the sale of yard and garden materials, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[Ord. No. 2014-76](#)

**This Ordinance was recommended for approval and forwarded to City Council on the Consent Agenda.**

2. **Ord. No. 2014-106** To authorize the special use of the property known as 404 North 23rd Street for the purposes of office use and one (1) single-family dwelling, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[Ord. No. 2014-106](#)  
[Plans](#)  
[Application](#)  
[CAR Approval](#)  
[Public Response](#)

**This Ordinance was recommended for approval and forwarded to City Council on the Consent Agenda.**

3. **UDC No. 2014-04(2)** Final Location, Character and Extent review of the site and building plans associated with the renovation of 1801 Commerce Road for use by the Department of Public Utilities.

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

*The Planning Commission concurred with the following condition of approval recommended by the Urban Design Committee:*

*That the applicant considers providing an outdoor break area for employees and is considerate of providing separate spaces for smokers and non-smokers.*

**This item was approved with conditions on the Consent Agenda.**

4. **UDC No. 2014-16(2)** Final Location, Character and Extent review of renovations to the RMA Plaza, 210 S. 10th Street.

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

*The Planning Commission approved this item with the following condition:*

*That the proposed reiver birch trees be replaced with black gums.*

**This item was approved with conditions on the Consent Agenda.**

5. **UDC No. 2014-17** Final Location, Character and Extent review of improvements to Ancarrow's Landing following soil remediation, 1308 & 1308A Brander Street.

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

*The Planning Commission concurred with the following conditions of approval recommended by the Urban Design Committee:*

*That, at such time as plans are finalized to locate the Winfree Cottage on the site, said plans will be presented for review by the Urban Design Committee and Planning Commission to ensure that the cottage can be safely located on site with regards to protection from flood.*

*That the applicant considers lowering the color temperature of the proposed lights to 3500k or 4100k.*

**This UDC item was approved with conditions on the Consent Agenda.**

6. **PCR No. 2014-002** To amend and reordain Ordinance No. 2010-98-81, adopted May 10, 2010, pertaining to the "Gresham Woods Preliminary Community Unit Plan", which permitted 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 extend the deadline for initial Final Plan submittal to July 1, 2017.

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[PCR. No. 2014-002](#)  
[Draft Ordinance](#)  
[Application & Applicant's Report](#)

**This City Planning Commission Resolution was approved and forwarded to City Council on the Consent Agenda. Mr. Cole abstained from voting on this item due to a conflict of interest.**

7. **PCR No. 2014-003** To approve temporary art installation at the Oregon Hill Overlook, as reviewed by the Public Art Commission, and at other city-owned locations.

**Attachments:** [PCR. No. 2014-003](#)  
[Location Map](#)  
[Images](#)  
[Letter of Support](#)

This Resolution was approved on the Consent Agenda.

8. **PCR No. 2014-004** To authorize an exception to §50-332(d)(1)c. of the Code of the City of Richmond for the property known as 3350 Broad Rock Boulevard pursuant to §50-340(c) of the Code of the City of Richmond.

Attachments: [Staff Report](#)  
[Location Map](#)  
[PCR No. 2014-004](#)  
[Plans](#)  
[Application & Applicant's Report](#)

This Resolution was approved on the Consent Agenda.

9. **PCR No. 2014-005** To allow for the administrative approval of the final location of the repurposed 17th Street Farmer's Market shelters, which are going to be installed by the Enrichmond Foundation at various locations in the City to benefit public schools, parks or other cultural or recreational aspects of life.

Attachments: [Staff Report](#)  
[PCR No. 2014-005](#)  
[Letter of Support](#)

This Resolution was approved on the Consent Agenda.

## Regular Agenda

10. **Ord. No. 2014-102** To amend Ord. No. 96-168-162, adopted Jun. 24, 1996, as previously amended by Ord. No. 2003-323-313, adopted Nov. 10, 2003, which authorized the special use of the properties known as 7101 Jahnke Road and 500 Hioaks Road, for the purpose of authorizing additional identification and directional signage, upon certain terms and conditions.

Attachments: [Staff Report](#)  
[Location Map](#)  
[Ord. No. 2014-102](#)  
[Plans](#)  
[Application & Applicant's Report](#)

*Mr. Willy Thompson provided a presentation as outlined in the staff report.*

*Ms. McAteer asked has applicant discussed making sign smaller.*

*Mr. Thompson stated yes. They were just informed that they would make it smaller.*

*Mr. Cole asked is it the design or just the size.*

*Mr. Thompson stated primarily the size.*

*Ms. Howard would 32 be ok.*

*Mr. Thompson stated they would have to see the proposal to comment on it.*

*Ms. Gloria Freye, representing the applicant provided a presentation.*

*Ms. Freye stated the hospital is located in an R-73 district which is a multifamily district, which does not allow enough signage for large scale institutional facilities. There is so much frontage on Chippenham. She proposed smaller signs, reducing the height from 16' to 14' and the width from 12' to 10'. She points out that B-2 and B-3 permits excessive signage. There are billboards on Chippenham in Chesterfield – no opposition. She stated the hospital would be amenable to a deferral.*

*The Commission generally agreed that the proposed Ordinance should be amended to reflect the revised plans.*

*Mr. Law asked staff for their reaction to the proposal.*

*Mr. Thompson stated they would need to look at it closer.*

*Mr. Cole stated it deserves signage because it is a hospital. He asked why do hospitals have Average Emergency Room wait time.*

*Mr. Kennedy stated there were 9,300 Emergency Room visits to Chippenham Hospital last year which is the 2nd largest number of emergency room visits in the Commonwealth of Virginia – 2nd only to Fairfax. The wait time is an HCA Campaign across the U.S. He stated wait time provide more of an interaction between the hospital and their patients. He stated Ms. Mosby wants what they presented today. If it is too low, foliage would cover it.*

*Ms. Freye stated Emergency Room wait time manages expectations and holds hospital/staff accountable.*

*Ms. Howard asked is the Average Emergency Room wait time a mandate from HCA.*

*Mr. Kennedy stated not necessarily, but we are committed.*

*Mr. Olinger asked why is name subordinate to Emergency Room wait time.*

*Mr. Kennedy stated it is a balance, they have no signage on Chippenham; the value is having it all together.*

*Ms. McAteer asked would you be willing to switch the two panels out.*

*Mr. Kennedy stated yes except for foliage.*

*Mr. McAteer asked are you responsible for foliage.*

*Mr. Kennedy stated yes, mostly.*

*Ms. Graziano stated the sign would be a six lane highway – no impact on residential.*

*Mr. Law 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. Johannas stated he is concerned about the size of the sign and the billboard approach to signage. Chippenham is really nice because there are no billboards. He stated he supported the signage on Grove Avenue because it was informing people in that neighborhood that there was an Emergency Room in Retreat Hospital. He stated he does not like billboards/too commercial. He would like to see a decrease.*

**A motion was made by Ms. Graziano, seconded by Ms. McAteer, that this Ordinance be continued for 30-days to the Commission's June 16, 2014 meeting. The motion carried by a unanimous vote.**

- 11. Ord. No. 2014-109** To declare that a public necessity exists and to authorize the acquisition of certain fee simple interests, permanent drainage easements, and temporary construction easements for the public purpose of constructing multimodal transportation and drainage improvements along Jahnke Road between its intersection with Blakemore Road and its intersection with Forest Hill Avenue.

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[Ord. No. 201-109](#)  
[Plats](#)

*Ms. Markham stated this item is improvements to Jahnke Road property acquisition for improvements to Jahnke Road that have been approved by the Planning Commission for Location, Character and Extent review. This is the paper that will go to City Council to acquire the easements to make those improvements.*

*Mr. Law 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.*

**A motion was made by Ms. Graziano, seconded by Ms. McAteer, that this Ordinance be recommended for approval and forwarded to City Council. The motion carried by a unanimous vote.**

- 12. PCR No. 2014-001** Resolution of Respect and Recognition for T. Tyler Potterfield.

**Attachments:** [PCR No. 2014-001](#)

*Ms. Markham stated Mr. Potterfield worked in the Planning Department for over 20 years and recently passed away unexpectedly.*

*Ms. Markham read the resolution for T. Tyler Potterfield.*

**A motion was made by Ms. Howard, seconded by Ms. McAteer, that this Resolution be approved. The motion carried by a unanimous vote.**

## **Upcoming Items**

*Ms. Markham stated that the following item will be on the next Planning Commission agenda.*

- Special use permit for 101 dwelling units at 3200 West Clay Street
- Special use permit amendment for a nightclub use at 1619 and 1621 West Broad Street
- Special use permit for a drive-thru bank at 705 and 709 Libbie Avenue

## Adjournment

*Mr. Law adjourned the meeting at 2:19 p.m.*

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*Rodney M. Poole, Chair*

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*Lory P. Markham, Secretary*