



City of Richmond

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Meeting Minutes Planning Commission

Monday, May 18, 2015

1:30 PM

5th Floor Conference Room

Call To Order

Roll Call

Present 9 - Mr. Rodney Poole
Mr. Melvin Law
Ms. Amy Howard
Mr. David Johannas
Ms. Lynn McAteer
Mr. Jeffrey Sadler
Mr. Doug Cole
Ms. Ellen Robertson
Ms. Selena Cuffee-Glenn

Chair's Comments

Mr. Poole welcomed all those who were present and introduced and welcomed Ms. Selena Cuffee-Glenn, Chief Administrative Officer, to the Commission.

Approval of Minutes

[a2015 - 183](#) May 4, 2015 Meeting Minutes

Attachments: [Draft May 4, 2015 Meeting Minutes](#)

A motion was made by Mr. Johannas, seconded by Ms. Robertson, that the May 4, 2015 Meeting Minutes be approved. The motion carried by the following vote:

Aye: 7 - Mr. Poole, Mr. Law, Mr. Johannas, Ms. McAteer, Mr. Sadler, Mr. Cole and Ms. Robertson

Abstain: 2 - Ms. Howard and Ms. Cuffee-Glenn

Director's Report

Mr. Olinger gave the Commission an update on the Budget approved by Council last week. He stated that it included money for Riverfront Plan implementation; an additional \$250,000 for the Master Plan update; \$100,000 for land use study along the Bus Rapid Transit corridor that with a match from the State and the Richmond Regional Planning District Commission will be close to \$150,000. He stated that the Department is filling as many vacancies as possible, and at this point there are less than 18 vacancies.

Mr. Poole stated that he looks forward to moving forward on Master Plan.

- Council Action Update

Ms. Markham updated the Commission on the Council approval of the special use permit for a mixed-use building at 1817 East Main Street and the zoning text amendments related to small cell telecommunication devices. She also informed the Commission the the Resolution to appoint a replacement for Ms. Howard's seat on the Commission was continued at the previous Council meeting.

Consideration of Continuances and Deletions from Agenda

1. [UDC No. 2015-13](#) Conceptual Location, Character and Extent Review of a new building for the Horticulture, Maintenance and Public Safety Departments at Maymont, 800 Swan Lake Drive

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

A motion was made by Mr. Johannas, seconded by Ms. McAteer, that this Location, Character and Extent item be continued to the June 15, 2015 Commission meeting. The motion carried unanimously.

Consent Agenda

Mr. Donald Wayne Corker stated that the City buses stink like poll cats and something needs to done about the buses. He continued by stating that Ms. Robinson is the best and he hopes she runs for mayor one day.

Mr. Bobby Junes, member of the Byrd Park Civic League, stated that he has the tax documents filed by the Maymont Foundations, which he reads and argues that the money being spent on the improvements is not proper because it is not being spent on preservation.

Mr. Johannas stated that there are several values in Maymont's mission, not just preservation.

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

2. [ORD. 2015-098-11](#)
[1](#) To authorize the special use of the property known as 320 North 32nd Street for the purpose of a mixed-use development, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Application & Applicants's Report](#)
[Location Map](#)
[Letter of Support](#)
[Plans & Survey](#)
[Ord. No. 2015-98-111.pdf](#)

This Ordinance was recommended for approval on the Consent Agenda.

3. [ORD. 2015-100-112](#) To amend and reordain City Code § 114-910.3, concerning the Main Street/Uptown parking overlay district PO-3, to modify the boundaries of such district and establish new parking standards.

Attachments: [Staff Report](#)
[Resolution of Intent](#)
[Letters of Support](#)
[Ord. No. 2015-100-112.pdf](#)

This Ordinance was recommended for approval on the Consent Agenda.

4. [ORD. 2015-101-113](#) To amend the official zoning map for the purpose of rezoning certain properties along West Main and West Cary Streets between Harrison and Meadow Streets and including certain properties in the PO-3 Main Street/Uptown Parking Overlay District.

Attachments: [Staff Report](#)
[Existing Zoning](#)
[Proposed Zoning](#)
[Resolution of Intent](#)
[Letters of Support](#)
[Ord. No. 2015-101-113.pdf](#)

This Ordinance was recommended for approval on the Consent Agenda.

5. [UDC No. 2015-11](#) Conceptual Location, Character and Extent Review of an addition to the Emergency Communications Center and associated site improvements at 3516 N. Hopkins Road

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

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

6. [UDC No. 2015-12](#) Conceptual Location, Character and Extent Review of a new Animal Care building, a new classroom building and associated site improvements in the vicinity of the Maymont Children's Farm, 800 Swan Lake Drive

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

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

Regular Agenda

7. [UDC No. 2015-03\(2\)](#) Final Location, Character and Extent Review of Phase 1A of the renovations to Kanawha Plaza, 701 E. Canal Street

Attachments: [KEi Revised Application Plans 04202015](#)

[UDC Report to CPC](#)

[Staff Report to UDC](#)

[Location Map](#)

[UDC Subcommittee Report to CPC on Revised Plans](#)

[Revised Plans for 4-20-15 CPC Meeting](#)

[Application & Plans](#)

[Public Comment](#)

Ms. Debra Gardner, Deputy Chief Administrative Officer for Human Services, reintroduced the proposal and explained why they did not return to the Urban Design Committee.

Mr. Robert Easter, Kei Architects, presented the proposal and the background on the process used to develop the proposal to the Commission.

Mr. Johannas stated that he is concerned about the lack of shade proposed in the park. He stated that the Master Plan states that there should be different types of areas for use within parks and this plan focuses too much on the stage.

Mr. Easter stated that there are shaded seatwalls proposed within the park and around the perimeter of the site. He also stated that there will be movable seats.

Mr. Cole stated that shade does not concern him as much and that there will be more shade than it appears on the plans. He appreciated the background provided to the Commission. He questioned the pedestrian connectivity proposed to the park.

Mr. Easter stated that there is a bump-out at the terminus at 8th Street.

Ms. Diane Linderman, VHB, stated that Traffic Engineering supports the plan to provide better pedestrian access to the site.

Mr. Cole asked Mr. Easter if the fountain will remain.

Mr. Easter responded that it would.

Mr. Cole stated that the UDC has not seen the subcommittee's report to endorse the report or the plans.

Mr. Poole stated that some of the aspects will go back to the UDC, which will give the UDC an opportunity review the plans.

Mr. Cole asked for clarification of what will go back to the UDC.

Ms. Gardner stated that they have incorporated all of the UDC recommendations into

the plan and they will go back with the furnishing, shelter/canopy/stage, lighting, bike racks, and plantings. Those things not scheduled to be completed by September will go back to UDC.

Ms. Howard clarified that the plan itself will not go back to the UDC, just features of the plan.

Mr. Sadler stated that this approval is just for the first phase of the plans.

Ms. Markham confirmed that this is just for phase 1A.

Mr. Johannas asked about public art.

Ms. Gardner confirmed that there would be public art in a future phase and that there is irrigation for the park.

Mr. Johannas had questions regarding the landscaping connecting the fountain to the Gateway Plaza.

Mr. Easter stated that the landscaping will bring people into the site to view the fountain.

Ms. Robertson questioned what the plans were for phase 2.

Mr. Easter stated that phase 2 could include the infill of the holes over the interstate that could include restaurants or other structures.

Ms. Gardner stated that the RMA is supportive, but it would be a major expense.

Mr. Johannas question the schedule for the final review by the UDC.

Mr. Easter stated that the submittal of the final materials could happen within the next two UDC review cycles.

Mr. Johannas asked about the structure for the stage being in phase 1A.

Mr. Easter stated that the platform and footings would be approved.

Mr. Johannas asked if the stage is flexible.

Mr. Easter stated yes.

Ms. Linderman stated that the viewing area is a little less than an acre.

Mr. Johannas asked if there could be a special meeting of the UDC.

Mr. Cole stated that UDC was ok with the plan, just not the details.

Ms. Cuffee-Glenn suggested moving forward with a commitment to work with UDC on details discussed with the Commission.

Mr. Sadler questioned who the target user is.

Mr. Easter stated the workers and residents around the site.

Mr. Sadler questioned the cost.

Mr. Easter stated \$6 million.

Mr. Sadler asked how much the City is contributing.

Ms. Gardner stated just under \$1 million, with Dominion and other corporate sponsors who will contribute only with an approved plan. They will have the money before beginning, but it cannot be left in its current state.

Mr. Sadler expressed concern over the access to the site and asked for a commitment from the City to improve the access with crosswalks and lights.

Mr. Olinger stated that the on-street parking proposed will help. He stated that he has spoken with Mike Sawyer, City Traffic Engineer, about improving the site. He committed to allocating appropriate resources to improving access.

Mr. Sadler asked how the park plan compliments the Riverfront Plan.

Mr. Olinger stated that there is a connection from the site to Gateway plaza and the river. He stated that there is a plethora of public parking surrounding the park and that will lead them to the river.

Mr. Sadler asked if there is anything in the plan that would preclude items from being added or deleted in the future.

Mr. Easter stated that there is not.

Ms. McAteer asked about the general timeline for improvements.

Ms. Gardner hoped to be able to start by the end of June.

Mr. Poole stated that the Mayor is fully supportive of the proposal.

Ms. Cuffee-Glenn stated that this is important to send a clear message to the City's corporate partners that the City is committed to the park's improvements.

Ms. Robertson stated that she is glad that Mr. Olinger will follow-up with the traffic engineers to improve access to the site. She stated that the proposal will be great for the City and will be well used. She stated that she is supportive of it moving forward and offered that she will make a motion to that effect once they have heard from the public.

Ms. Howard stated that this is a disjointed process and there has been little public participation. She urged the Commission to encourage real public participation in the design.

Mr. Cole asked about maintenance of the park.

Ms. Gardner stated that there will be a maintenance plan in place with the corporate funders.

Mr. Johannas stated that he hopes the Commission will meet with the UDC. He stated that the open space is excessive.

Mr. Poole opened the public hearing.

Ms. Andrea Almond, Chair of Urban Design Committee, stated that a joint session of the Planning Commission and the Urban Design Committee would be very helpful. She encouraged more public input into the process. She also stated that the plan should include more elements of sustainability.

Mr. Parker Agelasto, speaking as a citizen, stated that the Monroe Park plan has been fully vetted but this plan is only conceptual. He questioned the prioritization of this park over Monroe Park. He stated that the Monroe Park project could be jeopardized by this proposal.

A motion was made by Ms. Robertson, seconded by Mr. Law, that this Location, Character and Extent Item be approved as presented with the condition that the details, including lighting, final plantings, the stage, canopy, furnishings, and bike racks, be reviewed by the Urban Design Committee at one of their regular meetings.

A motion was made by Mr. Sadler, seconded by Ms. McAteer, to amend Ms. Robertson's motion to add a condition that requires that the applicant work closely with the Department of Public Works and the Department of Planning & Development Review to design appropriate, pedestrian access that prioritizes pedestrian safety. The Commission voted (9-0) to accept Mr. Sadler's amendment to the original motion.

A second motion was made by Mr. Sadler, seconded by Ms. Howard, to amend Ms. Robertson's motion to encourage the Applicant to approach phase 2 of the proposal in a more inclusive manner that includes broad public input and taking full advantage of Kanawha Plaza's potential role as a hub park connecting Manchester, by way of the riverfront and especially the Dam Walk, to downtown, as well as a rare green oasis between the Western and more Eastern parts of the City. The Commission voted (8-1, Mr. Law against) to accept Mr. Sadler's further amendment to the original motion.

The final amended motion was to approve the plan as presented with the following conditions:

- (1) That the details, including lighting, final plantings, the stage, canopy, furnishings, and bike racks, be reviewed by the Urban Design Committee at one of their regular meetings.**
- (2) That the applicant work closely with the Department of Public Works and the Department of Planning & Development Review to design appropriate, pedestrian access that prioritizes pedestrian safety. The Commission voted (9-0) to accept Mr. Sadler's amendment to the original motion.**
- (3) That the Applicant is encouraged to approach phase 2 of the proposal in a more inclusive manner that includes broad public input and taking full advantage of Kanawha Plaza's potential role as a hub park connecting Manchester, by way of the riverfront and especially the Dam Walk, to downtown, as well as a rare green oasis between the Western and more Eastern parts of the City.**

The motion carried by the following vote:

- Aye:** 8 - Mr. Poole, Mr. Law, Ms. Howard, Ms. McAteer, Mr. Sadler, Mr. Cole, Ms. Robertson and Ms. Cuffee-Glenn
- No:** 1 - Mr. Johannas

8. [ORD.](#) To amend Ord. No. 91-243-232, adopted Jul. 22, 1992, which
[2015-099-12](#) authorized the use of real estate, property known as 501 N. 2nd Street,
[3](#) for the purposes of constructing a four-story office building, together with accessory parking, to permit medical office uses, upon certain terms and

conditions. (As Amended)

Attachments: [Staff Report](#)
[Location Map](#)
[Survey](#)
[Application & Applicant's Report](#)
[Letter of Support](#)
[Ord. No. 2015-99-123.pdf](#)

Mr. Willy Thompson presented staff's recommendation of approval with amendments as outlined in the staff report.

Mr. Preston Loyd, representing the applicant, addressed the Commission and requested their support for the proposed amendments.

Mr. Sadler stated that the parking requirements for the building are excessive, but he is supportive of the proposal.

There was no public comment on this item.

A motion was made by Mr. Law, seconded by Ms. Robertson, that this Ordinance be recommended for approval with the following amendments:

- (1) That the off-premises general office parking spaces be located within 1,000 foot radius from the front door of the building.**
- (2) That for all medical office uses the required parking will be provided on-site, not to exceed 34 spaces, and if more spaces are required, they shall be provided within a 350-foot radius.**

The motion carried unanimously.

Upcoming Items

Ms. Markham gave a brief overview of the following upcoming items.

- Special use permit for outdoor dining at 1600 Monument Avenue
- Rezoning and special use permit at 1031 Fourquarean Lane
- Special use permit for a mixed-use building at 425 North 25th Street

Adjournment

Mr. Poole adjourned the meeting at 3:23 p.m.

Rodney M. Poole, Chair

Lory P. Markham, Secretary