



City of Richmond

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Meeting Minutes Planning Commission

Monday, October 21, 2019

1:30 PM

5th Floor Conference Room

Call To Order

Mr. Poole called the regular meeting of the Planning Commission to order at 1:30 p.m.

Roll Call

- Present 8 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, and * Commissioner Lenora Reid
- Absent 1 - * Commissioner Vivek G. Murthy

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

1. [PDRMIN 2019.021](#)

Attachments: [DRAFT CPC Minutes_Sep 10, 2019 Special Meeting](#)

A motion was made by Commissioner Johannas, seconded by Commissioner Greenfield, that the September 10, 2019 Meeting Minutes be approved. The motion carried by the following vote:

- Aye --** 8 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Commissioner Lenora Reid

Director's Report

- Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its October 14, 2019 meeting.

- Richmond 300 Update

Mr. Olinger provided an update on the ongoing Richmond 300 public meetings.

Consideration of Continuances and Deletions from Agenda

There were no continuances or deletions from the agenda.

Consent Agenda

Public Hearing:

Item 2: Cathy Berry spoke in support.

No one spoke in opposition to the Consent Agenda items.

A motion was made by Commissioner Robertson, seconded by Vice Chair Law, that the Consent Agenda be approved. The motion carried by the following vote:

Aye -- 8 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Commissioner Lenora Reid

- 2. [ORD. 2019-271](#) To authorize the special use of the property known as 1301 Bellevue Avenue for the purpose of a dwelling unit within an existing accessory building, upon certain terms and conditions.

Attachments: [Ord. No. 2019-271](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Petition of Support](#)

This Ordinance was recommended for approval to the City Council.

- 3. [ORD. 2019-277](#) To declare surplus and direct the conveyance of a portion of City-owned real estate on Brown’s Island, located at the south end of the South 5th Street footbridge and consisting of 1,256± square feet in the form of a circle with a diameter of 40 feet, for nominal consideration to the Commonwealth of Virginia for the purpose of facilitating the installation and maintenance of the Emancipation Proclamation and Freedom Monument by the Commonwealth of Virginia, and to repeal Ord. No. 2017-005, adopted Feb. 13, 2017.

Attachments: [Ord. No. 2019-277](#)
[Staff Report](#)
[Map](#)
[Survey](#)

This Ordinance was recommended for approval to the City Council.

- 4. [CPCR.2019.103](#)

- Attachments:** [Staff Report](#)
[Plan](#)
[Application Form](#)
[Resolution](#)
[Map](#)

This Final Community Unit Plan was approved.

5. [UDC 2019-27](#)

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

This Location, Character and Extent Item was approved.

6. [SUBD 2019.008](#)

- Attachments:** [Staff Report](#)
[Exception Request Letter](#)
[Survey](#)
[Map](#)

This Subdivision Exception Request was approved.

The consent agenda consists of items that appear relatively non-controversial in nature and for which there was no known opposition at the time this agenda was set. The Consent Agenda items will be considered by the Commission as a group, and there will be a single combined staff presentation and a single combined public hearing held for all items listed on the Consent Agenda.

Regular Agenda

7. [ORD. 2019-270](#) To authorize the special use of the property known as 1 East Main Street for the purpose of up to 20 single-family attached dwellings and one single-family detached dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2019-270](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Map](#)
[Plans & Survey](#)
[Letter of Support](#)
[Letter of Opposition](#)
[Public Response Form 1](#)
[Public Response Form 2](#)

Mr. Jonathan Brown provided staff's presentation.

Ms. Lory Markham provided the applicant's presentation.

Public Hearing:

Support:

Cyane Crump, Historic Richmond Foundation, spoke in support of the infill development of the parking lot. It meets their vision for the area.

Opposition:

Mike Gregerson, owner of 21 East Main Street, spoke in opposition, stated concerns with parking and future expansion of VCU into the area.

Elizabeth Rourke, Windswept Investments, LLC, spoke in support of the work being done to replace surface parking in the area. However, stated concerns with the lack of communication with the applicant, grade of property not being shown on the plans, and loss of parking for the adjacent properties.

Mr. Johannas asked as the elevations are developed and as the stoops are put in is that something that will impact the special use.

Mr. Ebinger stated the special use is a conceptual approval with the understanding that the building permit plans will be substantially in conformance with the plans attached to the special use permit ordinance, so the Zoning Administrator makes that determination as part of the review of the permit plans.

Mr. Johannas stated in terms of some of the detailing he would like to see them refined around the front porches and how the columns and the front porches relate to one another.

Ms. Robertson stated it is wise to revisit the level of surface parking lots in this area, what kind of revisions we may need to think more strategically about as it relates to parking. She stated we would like to see all of those surface parking lots turned into a more productive use for the City but thinks it should be a more thought out process.

Ms. Robertson stated she supports that this is a market rate development, one of the challenges that we should do is ask for consideration to be given to creating an equity overlay zone for the area.

Mr. Olinger asked when you talk about thinking about parking, is it for the new projects coming forward or the existing parking that is affected.

Ms. Robertson stated she is thinking about it from the perspective of looking at what they think would be projected development for the Monroe Ward area and the anticipation of what that capacity of development could be and thinking about parking from that perspective.

A motion was made by Commissioner Elizabeth Hancock Greenfield, seconded by Vice Chair Melvin Law, that this Ordinance be recommended for approval to the City Council on 11/12/2019. The motion carried unanimously.

8. [CPCR.2019.1
04](#)

Attachments: [Staff Report](#)
[DRAFT Map](#)
[Resolution of Intent](#)

Ms. Anne Darby provided staff's presentation.

Mr. Johannas spoke about the vision for the City and where the vision is going and how well we are doing it moving forward. This is exciting, it is exciting to see the whole development that is responding to it and the development community responding to it. One of his concerns is he is going to bring in the Navy Hill Project, the Commission is doing a very careful job at looking at the numbers but what he is seeing in the industry in general is people who look at spreadsheets are a little different than people who actually walk the streets and look at the level of development., look at the amount of infrastructure that needs to be done and look at the division of what is being built. He is not sure that the Navy Hill Commission that is going to be recommending to Council understands the depth of that nor do they understand the depth of what they are doing as a City.

Mr. Olinger stated their goal as part of the plan is the corridors are the real place to add that value to the City so, either we go into lower density areas or we create the environment, Broad Street should help establish its own character. It is not the northern extension of West Grace Street, it is not other things, it is West Broad Street. It can be a good neighbor, it can be a great neighbor, when we had the Pulse discussions lots of people said you are driving away our business. If we do this well and continue to build a high quality environment, we will get the revenues that we need to support our services and we will get the market to support the businesses.

Mr. Hepp-Buchanan asked in the pulse corridor plan a lot of this area has a hatching for opportunity area, what does that exactly mean in relation to the rezonings that we are looking at.

Mr. Olinger stated getting it out of M-1 and into something else is the first start. The second is as you think about some of these M-1 to B-4 areas, we have had some initial conversations with the Sauer interest, they own 40 acres east of the Department of Motor Vehicles building, we are getting CarMax and Whole Foods. The idea is how do we think of these areas particularly where there is significant acreage. With the Sauer Center we agreed to vacate West Marshall Street west of Hermitage in exchange for a permanent access easement on Alison extended and West Marshall Street, so what we did is while not creating a true public right of way grid, we have created the opportunity that there is a grid internal to that site where buildings, as they come forward will feed off of that and then we will have a small little neighborhood there. He stated he would expect to do the same thing east of Hermitage.

Mr. Poole stated he agrees with Mr. Johannas that we need to look at this holistically up and down Broad Street including the Navy Hill Project. It is important that everyone understand that the goal of this commission and the staff is to do a comprehensive rezoning along the entire pulse corridor which we have already designated and now we are doing the rezoning so it has to be done in conjunction with one another. He stated I totally agree with you that that is an important aspect that the Navy Hill project, just understand where this is headed as we are going forward because it is all one piece of a revitalization of the entire corridor of the city.

Ms. Robertson stated one of the things that she wants to be sure of as it relates to the Navy Hill Commission and the charge of the Navy Hill Commission, to look at the development proposal that is before us and to give us feedback and recommendation as it relates to that. She stated she wants to be clear that the commission has established a specific purpose and we want them to invest the time and energy in making sure that they state the task as it relates to that. I say that as a backup to when we were looking at the papers we had for our duty and our responsibility as the planning commission that there is so much energy in the room as it relates to what is happening in downtown Richmond which is fabulous, because we have seen what is happening in Manchester, Church Hill, Scotts Addition where these community neighborhood areas are really coming together and rebuilding the city.

Public Hearing: No one spoke.

A motion was made by Commissioner Robertson, seconded by Commissioner Johannas, that this City Planning Commission Resolution be approved. The motion carried by the following vote:

Aye -- 8 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Commissioner Lenora Reid

Upcoming Items

Mr. Ebinger stated October 30, 2019 is a Special Meeting of the Planning Commission, a retreat to discuss Richmond 300. The meeting will be at 2:00 pm in the 7th Floor conference room.

November 4, 2019 is our regularly scheduled meeting, we will have:

- Resolution of Intent, regarding assessory dwelling units
- James River Park System Master Plan
- A few ordinances
- Closing a portion of Greenville Avenue
- Special Use Permit Amendment at 407 South Cherry Street
- Amendment at 1208 McDonough Street
- Amendment at 2919 Griffin Avenue
- A new Special Use Permit at 1101 Bainbridge
- A Special Use Permit at:
 - 1200 North 28th Street
 - 1217 West Leigh Street
 - 126 West Brookland Park Boulevard
 - 1620 Park Avenue
 - 3200 West Broad Street
- Conditional Rezoning at 6400 Jahnke Road

Adjournment

Mr. Poole adjourned the meeting at 2:43 p.m.

All persons attending the meeting are requested to register on the attendance sheets that have been placed on the chairs and are also available at the table by the conference room entrance. Once you have completed an attendance sheet, it should be provided to the Commission staff.

Rodney M. Poole, Chair

Matthew J. Ebinger, Secretary