



# City of Richmond

City Hall  
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## Meeting Minutes - Draft Planning Commission

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Monday, May 17, 2021

1:30 PM

5th Floor Conference Room

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### **This meeting will be held through electronic participation means**

This meeting will be held through electronic communication means pursuant to and in compliance with Ordinance No. 2020-093, adopted April 9, 2020, as amended. This meeting will be open to participation through electronic communication means by the public and closed to in-person participation by the public.

Most, if not all, Planning Commission members and other staff will participate in this meeting by teleconference/videoconference via Microsoft Teams. Those who may be assembling for this meeting will do so in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219.

Special Guidelines for Public Access and Citizen Participation:

To access or participate, or both, in this Planning Commission meeting you have several options outlined in the following document:

1. [PDRPRES  
2021.125](#)

**Attachments:** [Public Access and Participation Instructions - Planning Commission  
5-17-21](#)

Citizens are encouraged to provide their comments in writing to [PDRLandUseAdmin@richmondgov.com](mailto:PDRLandUseAdmin@richmondgov.com) in lieu of speaking through audio or video means during the meeting.

When submitting your comments by email, be sure to include in your email (i) your full legal name, (ii) any organizations you represent, and (iii) any economic or professional relationships that would be affected by the adoption of the legislation on which you are commenting.

The person responsible for receiving written comments is Matthew J. Ebinger, Secretary to the Planning Commission.

All written comments received via email prior to 10:00 a.m. on the day of this meeting will be provided to all members of the Planning Commission prior to the beginning of the meeting and will be included in the record of the meeting.

### **Call To Order**

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

### **Roll Call**

- Present 9 - \* Commissioner David Johannas, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson, \* Commissioner Lincoln Saunders, \* Commissioner Melvin Law, \* Commissioner Rodney Poole, \* Commissioner Vivek G. Murthy, and \* Commissioner Andreas Addison

### Chair's Comments

Mr. Poole welcomed all who were present.

### Approval of Minutes

No minutes to approve.

### Director's Report

#### - Richmond 300 Implementation

Mr. Kevin Vonck provided an update.

#### - Council Action Update

Mr. Matthew Ebinger provided an update on the actions taken by City Council at its May 10, 2021 meeting.

### Consideration of Continuances and Deletions from Agenda

There were no continuances or deletions from the agenda.

### Consent Agenda

Mr. Ebinger presented the Consent Agenda.

Public Hearing: No one spoke.

**A motion was made by Commissioner Johannas, seconded by Commissioner Greenfield, that the Consent Agenda be adopted. The motion carried by the following vote, with Commissioner Thompson abstaining on Item 6 and Commissioner Hepp-Buchanan abstaining on Items 10 and 13:**

- Aye -- 9 - \* Commissioner David Johannas, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson, \* Commissioner Lincoln Saunders, \* Commissioner Melvin Law, \* Commissioner Rodney Poole, \* Commissioner Vivek G. Murthy and \* Commissioner Andreas Addison

2. [ORD. 2021-108](#) To close, to public use and travel, a portion of an alley bounded by Hampton Street, Colorado Avenue, South Meadow Street, and Dakota Avenue, consisting of 2,296± square feet, upon certain terms and conditions. (5th District)

**Attachments:** [Ord. No. 2021-108](#)

[Staff Report](#)

[Map](#)

**This Ordinance was recommended for approval to the City Council.**

3. [ORD. 2021-109](#) To authorize the special use of the property known as 415 North 35th Street for the purpose of two single-family attached dwellings, upon certain terms and conditions. (7th District)

**Attachments:** [Ord. No. 2021-109](#)

[Staff Report](#)

[Application Form](#)

[Applicant's Report](#)

[Plans](#)

[Survey](#)

[Map](#)

**This Ordinance was recommended for approval to the City Council.**

4. [ORD. 2021-110](#) To authorize the special use of the property known as 513 Northside Avenue for the purpose of a dwelling unit within an accessory building to an existing single-family dwelling, upon certain terms and conditions. (6th District)

**Attachments:** [Ord. No. 2021-110](#)

[Staff Report](#)

[Application Form & Applicant's Report](#)

[Plans & Survey](#)

[Map](#)

[Letters of Support](#)

**This Ordinance was recommended for approval to the City Council.**

5. [ORD. 2021-112](#) To authorize the special use of the property known as 1402 Roseneath Road for the purpose of an automated teller machine accessible from the exterior of a building, upon certain terms and conditions. (2nd District)

**Attachments:** [Ord. No. 2021-112](#)

[Staff Report](#)

[Application Form & Applicant's Report](#)

[Plans](#)

[Map](#)

[Letter of No Opposition - SABA](#)

**This Ordinance was recommended for approval to the City Council.**

6. [ORD. 2021-113](#) To authorize the special use of the property known as 2006 Carver Street for the purpose of two single-family attached dwellings, upon certain terms and conditions. (7th District)

- Attachments:** [Ord. No. 2021-113](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)

**This Ordinance was recommended for approval to the City Council.**

7. [ORD. 2021-114](#) To authorize the special use of the property known as 3017 Forest Hill Avenue for the purpose of a day nursery for up to 12 children, upon certain terms and conditions. (5th District)

- Attachments:** [Ord. No. 2021-114](#)  
[Staff Report](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Plans](#)  
[Map](#)

**This Ordinance was recommended for approval to the City Council.**

8. [ORD. 2021-116](#) To rezone the property known 4401 East Main Street from the RF-2 Riverfront District to the TOD-1 Transit-Oriented Nodal District. (7th District)

- Attachments:** [Ord. No. 2021-116](#)  
[Staff Report](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Survey](#)  
[Map](#)

**This Ordinance was recommended for approval to the City Council.**

9. [ORD. 2021-126](#) To amend Ord. No. 2020-051, adopted May 11, 2020, which accepted a program of proposed Capital Improvements Projects for Fiscal Year 2020-2021 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2020-2021, and determined a means of financing the same, by (i) establishing a new project for the Department of Social Services in the City Facilities category called the "DSS Marshall Plaza" project and by (ii) transferring \$3,607,410.44 from the Reserve Fund for Permanent Public Improvements and appropriating \$3,607,410.44 of transferred funds to the Capital Budget for Fiscal Year 2020-2021 for the new DSS Marshall Plaza project in the City Facilities category for the purpose of renovating the Marshall Plaza Building located at 900 East Marshall Street for use by the Department of Social Services. (6th District)

- Attachments:** [Ord. No. 2021-126](#)  
[Staff Report](#)  
[Map](#)

**This Ordinance was recommended for approval to the City Council.**

**10. [UDC 2021-15](#)**

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

Item Title: Final review of a pedestrian plaza and a parklet at the intersection of Brook Road and W. Marshall Street.

**This Location, Character and Extent Item was approved.**

**11. [UDC 2021-17](#)**

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

Item Title: Conceptual location, character, and extent review of Whitehead Road drainage and sidewalk improvements; 1615 Whitehead Road.

**This Location, Character and Extent Item was approved.**

**12. [UDC 2021-18](#)**

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

Item Title: Final location, character, and extent review of the Byrd Park Tanks roof replacement; 600 S. Arthur Ashe Boulevard

**This Location, Character and Extent Item was approved.**

**13. [UDC 2021-19](#)**

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

Item Title: Final location, character, and extent review of Tidewater Lock stairs

replacement; Canal Walk between 12th Street and Virginia Street.

**This Location, Character and Extent Item was approved.**

**14. [UDC 2021-20](#)**

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

Item Title: Final location, character, and extent review of Gillie’s Creek Park Picnic Shelters; 4425 Williamsburg Road

**This Location, Character and Extent Item was approved.**

**15. [UDC 2021-21](#)**

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

Item Title: Final location, character, and extent review of Pump House Park ADA accessibility improvements; 1500 Pump House Drive

**This Location, Character and Extent Item was approved.**

*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**

**16. [ORD. 2021-085](#)**

To conditionally rezone the property known as 1801 East Main Street from the M-1 Light Industrial District to the TOD-1C Transit-Oriented Nodal District (Conditional), upon certain proffered conditions. (7th District)

**Attachments:** [Ord. No. 2021-085 - Amended 20210524](#)[Staff Report](#)[Original Proffers \(Feb 8, 2021\)](#)[Amended Proffers \(May 17, 2021\)](#)[Application Form](#)[Applicant's Report](#)[Survey](#)[Map](#)[Letter of Support - Shockoe Partnership](#)[Letter of Opposition - HRF](#)[Letter of Opposition - CHA](#)[Letter of Opposition](#)[Staff Presentation](#)[Applicant Presentation](#)[20210524 Amendment of Ord. No. 2021-085](#)

Mr. Richard Saunders provided staff's presentation.

Mr. Rob Benaicha, Hirschler Fleischer, provided the applicant's presentation.

Public Hearing: Two individuals spoke in opposition during the public hearing:

Ms. Elizabeth Price, Historic Richmond Foundation

Mr. Stewart Schwartz, Partnership for Smarter Growth

Mr. Thompson stated unfortunately I will not be able to support this paper. I find myself in line with the opinion of Historic Richmond, I don't feel that the height provided gives the proper respect to the historic context to the surrounding blocks. He stated I feel that eight stories would be a more appropriate height.

Mr. Johannas stated I started out requesting fairly strong setbacks on the three to five range so that the height of the building would be hidden and understanding the difficulties of construction to accomplish that. He stated, the request to rezone is reasonable. From my perspective we try to communicate as many of our concerns and have gotten reasonable response from the applicant.

Mr. Murthy stated what gives me confidence is the responsiveness of the applicant and the conversations that they share in their intent. It's their first project together but not their first project in real estate development.

Mr. Poole stated I have worked with the staff, Mr. Johannas, the applicant and their attorney, I have found them to be very responsive to what I think is an important aspect to the Richmond 300 and that is to provide density particularly in the vacant lots. I think we've been asked for a reasonable zone on this particular piece of property, they have shown flexibility even up to today. He stated, I intend to support this project, I intend to support the rezoning and I would urge the Commission to pass this paper.

**A motion was made by Commissioner Vivek G. Murthy, seconded by Commissioner Melvin Law, that this Ordinance be recommended for approval to**

the City Council with an amendment to incorporate the proffers dated May 17, 2021. The motion carried by the following vote: (8,1) with Commissioner Thompson voting in opposition.

- 17. [ORD. 2021-111](#) To authorize the special use of the property known as 1005 Westover Hills Boulevard for the purpose of a mixed-use building, containing up to twelve dwelling units and commercial space, upon certain terms and conditions. (4th District)

- Attachments:** [Ord. No. 2021-111](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of No Opposition - Westover Hills Neighborhood Assoc](#)  
[Letter of Support - Forest Hill Neighborhood Assoc](#)  
[Letters of Support](#)  
[Additional Letters of Support](#)  
[Letters of Opposition](#)  
[Staff Presentation](#)

Mr. Jonathan Brown provided staff's presentation.

Mr. Zach Kennedy, the applicant, spoke.

Public Hearing: Three individuals spoke during the public hearing:

Support:

Mr. Chris Barnhardt

Opposition:

Ms. Ashley Nollen

Mr. Keith Byrnes

**A motion was made by Commissioner Saunders, seconded by Commissioner Johannas, that this Ordinance be recommended for approval to the City Council. The motion carried by the following vote: (8,0) with Commissioner Addison excused from the vote.**

- 18. [ORD. 2021-115](#) To conditionally rezone the properties known as 2 Manchester Road and 4 Manchester Road from the RF-1 Riverfront District to the B-4 Central Business District (Conditional), upon certain terms and conditions. (6th District)



**Attachments:** [Ord. No. 2021-115 - Amended 20210607](#)  
[20210607 Amendment of Ord. No. 2021-115](#)  
[Staff Report](#)  
[Old Proffer Statement](#)  
[Application Form & Applicant's Report](#)  
[Survey](#)  
[Map](#)  
[Manchester Alliance Letter of Support](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)

Mr. Jonathan Brown provided staff's presentation.

Mr. Preston Lloyd provided the applicant's presentation.

Public Hearing:

Mr. Brian Copple, Department of Public Works, spoke regarding the proffers.

Mr. Poole stated you've got a major project for the City of Richmond to develop a piece of property that is essentially a barren site, they're taking all the risks of expenses, they're taking all the risks of permits or at least certificates of occupancy. He stated I think it's time to move this paper along, they've been working on it for a very long time, I think we should support the movement of this paper to the City Council.

Mr. Murthy stated I agree with your comments. Here's an opportunity, one of the few developments we have in the city where the developer/applicant is taking on the brunt of doing infrastructure to access property and improve a neighborhood, one that has a phenomenal record within the City and the region. I feel comfortable being able to support this and changing an iconic site in the city.

Mr. Poole stated I'd like to recommend to the commission it has the support of the city staff. I like to try to support city staff virtually every time I can.

**A motion was made by Commissioner Johannas, seconded by Commissioner Vivek, that this Ordinance be recommended for approval to the City Council. The motion carried by the following vote: (6,0) with Commissioners Addison, Saunders, and Greenfield being excused from the vote.**

19. [PDRPRES](#)  
[2021.123](#)

**Attachments:** [Staff Presentation](#)

Item Title: Presentation: Science Museum/Allison Street/VCU&VUU Station Areas Rezoning

Mr. Kevin Vonck and Mr. William Palmquist provided staff's presentation.

## **Upcoming Items**

Mr. Ebinger shared a list of items tentatively scheduled for the June 7, 2021 meeting of

the Planning Commission.

## **Adjournment**

Mr. Poole adjourned the meeting at 4:45 p.m.