



City of Richmond

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Meeting Minutes Planning Commission

Monday, June 17, 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 9 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner John Thompson, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, and * Commissioner Max Hepp-Buchanan

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

1. [PDRMIN
2019.013](#)

Attachments: [DRAFT CPC Minutes June 3, 2019](#)

A motion was made by Commissioner Cuffee-Glenn, seconded by Commissioner Robertson, that the June 3, 2019 Meeting Minutes be adopted. The motion carried by the following vote:

Aye -- 7 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Selena Cuffee-Glenn, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield and * Commissioner Max Hepp-Buchanan

Excused -- 1 - * Commissioner Vivek G. Murthy

Abstain -- 1 - * Commissioner John Thompson

Director's Report

- Richmond 300 Update

Mr. Olinger stated there is a Transportation Working Group meeting on Tuesday. They also released a request for assistance to do outreach.

- Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its June 10, 2019 meeting.

Consideration of Continuances and Deletions from Agenda

There were no continuances or deletions from the agenda.

Consent Agenda

Mr. Ebinger stated the civic aMr. Ebingerssociety is supportive of Item 2.

Mr. Ebinger stated the Woodland Heights Civic Association is supportive of Item 8.

Public Hearing: No one spoke.

A motion was made by Commissioner Selena Cuffee-Glenn, seconded by Vice Chair Melvin Law, that the Consent Agenda be approved. The motion carried by the following vote, with Commissioner Johannas abstaining on Item 6:

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

Excused -- 1 - * Commissioner Vivek G. Murthy

- 2. [ORD. 2019-140](#) To authorize the special use of the property known as 319½ South Pine Street for the purpose of a dwelling unit within an accessory building, upon certain terms and conditions.

Attachments: [Ord. No. 2019-140](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of Support](#)

This Ordinance was recommended for approval to the City Council.

- 3. [ORD. 2019-141](#) To amend and reordain Ord. No. 2009-224-224, adopted Dec. 14, 2009, which authorized the special use of the property known as 410 Hancock Street for the purpose of converting the existing building for commercial uses or residential uses or both, for the purpose of removing the off-street parking requirement, upon certain terms and conditions.

Attachments: [Ord. No. 2019-141](#)
[Staff Report](#)
[Application Form, Applicant's Report & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

4. [ORD. 2019-142](#) To amend and reordain Ord. No. 2009-225-225, adopted Dec. 14, 2009, which authorized the special use of the property known as 703 North Harrison Street for the purpose of converting the existing building for commercial uses or residential uses or both, for the purpose of removing the off-street parking requirement, upon certain terms and conditions.

Attachments: [Ord. No. 2019-142](#)
[Staff Report](#)
[Application Form, Applicant's Report & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

5. [ORD. 2019-143](#) To rezone the properties known as 10, 14 and 18 East Canal Street and 108½, 110, 112, 112½, 114, 114½, 116, 118 and 120 South 1st Street from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District, and the property known as 108 South 1st Street from the B-3 General Business District to the TOD-1 Transit-Oriented Nodal District.

Attachments: [Ord. No. 2019-143](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

6. [SUBD 2019.006](#)

Attachments: [Staff Report](#)
[Application Form](#)
[Exception Request Letter](#)
[Plat](#)
[Map](#)

This Tentative Subdivision was approved with conditions.

7. [UDC 2019-17](#)

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

This Location, Character and Extent Item was approved with conditions.

8. [UDC 2019-16](#)

Attachments: [Staff Report](#)
[Application Form](#)
[Plans](#)
[Map](#)
[Letter of Support - Dept. of Parks, Recreation and Community Facilities](#)

This Location, Character and Extent Item was approved with conditions.

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

9. [UDC 2019-18](#)

Attachments: [UDC Report to CPC](#)
[Staff Report to UDC](#)
[2019-18 Location & Plans](#)
[Supplement \(Public Meeting Feedback\)](#)
[Supplement \(Renderings\)](#)

Mr. Josh Son provided staff's presentation.

Mr. Murthy asked has VDOT reviewed this.

Mr. Son stated yes.

Mr. Poole asked is this funding State and Federal only?

Mr. Son stated correct.

Ms. Greenfield asked is this fully funded?

Mr. Son stated yes.

Mr. Adel Edward provided staff's presentation for the Department of Public Works.

Mr. Poole asked do any of UDC's conditions change the plans?

Mr. Edward stated no.

Ms. Cuffee-Glenn asked or the cost?

Mr. Edward stated no.

Mr. Law asked have you received any opposition?

Mr. Adel stated people always need to learn more about riding in roundabouts. There's a

big difference between roundabouts and traffic circles. People do not like circles. Roundabouts are safer.

Mr. Murthy asked can you explain how the traffic flow works.

Mr. Edward stated RK&K will explain.

Mr. Owen Perry, RK&K Engineers, provided additional information.

Mr. Thompson asked will turning Oliver Hill Way and 18th Street into two way streets help the congestion along South Broad Street.

Mr. Perry stated there is a high rate of on street parking that seem to have vehicles parked there all day. The City has an improved project that should take some of the relief off of 18th Street, Oliver Hill Way and Broad Street.

Mr. Law asked have there been any studies to determine if two-way streets are safer than one-way? Are we compromising safety?

Mr. Perry stated one-way streets can be designed to be safer, but can often become streets that people drive too fast on.

Ms. Robertson asked how far does two-way traffic go on Oliver Hill.

Mr. Perry stated two-way traffic south of Broad Street and two-way traffic north on Oliver Hill with existing two-way traffic on Oliver Hill Way.

Ms. Robertson asked will parking be allowed on those streets.

Mr. Perry stated they are showing parking on Oliver Hill Way.

Ms. Robertson stated when you get to Hospital Street are there trails or bike lanes?

Mr. Khara stated that is part of Cannon Creek Phase IV Project.

Ms. Robertson asked about connectivity in the community.

Mr. Khara stated this project has limits. They are looking into future plans to be able to connect adjacent neighborhoods.

Ms. Robertson stated plan appears to isolate communities.

Mr. Perry stated the bike way on Mosby Street is a project that will be implemented before this project.

Ms. Cuffee-Glenn stated we should convey to the Housing Authority that transportation should be a critical element for redevelopment plans.

Mr. Khara stated yes.

Mr. Murthy asked will the property surrounding the roundabout off of the highway be vacated?

Mr. Khara stated there are options for retaining greenspace and vacating for development.

Mr. Murthy asked how do we maximize the property surrounding the roundabout?

Ms. Cuffee-Glenn stated we should set-up expectations and keep that in mind.

Mr. Khara stated we can accommodate electricity and water hookup.

Ms. Robertson asked about Genesis Development, if there is a close in the street at 18th what kind of

Public Hearing:

Ed Solarz, Genesis Properties, stated their properties are affected by the roundabouts at 5 corners. One project is being approved through a plan of development process and there is also a townhouse project. They are willing to discuss integrating this plan with their projects but they do not know enough about this project to know how it will impact their projects. He does not believe this project is ready to move forward.

Ms. Robertson stated, please elaborate.

Mr. Solarz stated plans at 1900 Venable are done and tax credits are in place. He is not sure of how changes to the plans would affect this development. More discussion is needed.

Mr. Poole asked are you saying that you have ownership up to that roundabout.

Mr. Solarz stated yes.

Mr. Poole stated so it would have to be condemnation if you were not able to agree.

Mr. Solarz stated yes.

Ms. Robertson asked when were you notified of these changes.

Mr. Solarz stated he is not sure they were ever notified by mail about the proposal. They found out about this project about two months ago through a plan of development process.

Mr. Khara stated they are open to working with Mr. Solarz and his team.

Mr. Khara stated the intent is, once the Planning Commission approves conceptual design, the Department of Public Works will reach out to adjacent properties to determine the effects.

Ms. Cuffee Glenn stated this is a conceptual plan that still has to go to council. There are other things that will have to happen as far as timeline before we can get into a construction time period. We acknowledge the concerns coming from the property owner and that has to be part of the conversation. There are legal things that we need to have a separate discussion on.

Mr. Khara stated formal action from the Planning Commission could include condition of discussing with surrounding land owners.

Mr. Poole asked Mr. Khara, would you be comfortable if the Planning Commission added

to the recommendations from the Urban Design Committee that the City work with surrounding land owners to work through this process.

Mr. Khara stated he does not have a problem with that. We agree with UDC.

Mr. Poole stated I see a developer here who is saying I want to work with you but don't pin me in on a project that is two thirds, maybe three quarter of the way finished.

Mr. Solarz stated yes, the design is finished. We could move on construction in the next couple of months, so we are willing to work with you.

Ms. Cuffee-Glenn stated it is clear, we are willing to work with the property owners.

Mr. Poole stated these plans were discussed by the Department of Transportation.

Mr. Khara stated initiated by VDOT.

Mr. Poole asked can the plans change.

Mr. Khara stated funding could be affected by major changes.

Ms. Cuffee Glenn stated it will be the funding that is in jeopardy for the project.

Mr. Thompson is concerned that written notice was not given to the adjacent property owners.

Mr. Khara stated a Public Information meeting was held in May.

Mr. Poole asked have you had any discussions with adjacent property owners.

Mr. Khara stated we had a Public Information meeting, some property owners did stop by.

Mr. Hepp-Buchanan stated there were other property owners at the Urban Design Committee meeting.

Mr. Hepp-Buchanan stated he plans to support this project. Slower speeds and roundabouts make two way streets safer.

Ms. Robertson asked the roundabout at Leigh Street viaduct between the Mosby Pre-School and Elementary School, one of the advantages of a traffic signal is that the traffic stops, her concern is have the traffic engineers taken this into consideration. She would like to know what is being done, that is currently a problem, there are no signals there.

Mr. Poole stated in his perspective a real concern for him is this project seems to be driven by state and federal approval than it does local approval. He plans to support this project.

Ms Cuffee-Glen stated we are not going to put burden on the Commonwealth of Virginia, for us as a staff we have to be sensitive as well when it comes to major projects.

A motion was made by Commissioner Robertson, seconded by Commissioner Cuffee-Glenn, that this Location, Character and Extent Item be adopted with the following conditions:

-Provide plans for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas and areas of future expansion.

- Provide a landscaping plan that includes a complete plant schedule, the precise location of all plant materials, and a landscape maintenance analysis. The plant schedule must show number, size and type of each planting proposed. If existing trees are to be removed, their size, type and location must be noted on the landscape plan.

-Provide the location of all lighting units, including wall-mounted, site and parking lot lighting. Other site details, such as benches, trash containers and special paving materials, should also be located. Include specification sheets for each item.

-Provide samples of all proposed exterior materials such as sidewalk and multiuse path materials, if samples cannot be provided, photos or specification sheets will suffice

-Demonstrate there was consideration for street tree enhancing technology (i.e. silva cell, structure soils, etc.) and why they may or may not be included in the project

-Provide locations for the installation of shade trees and tree lawns when space allows

-Maintain existing sidewalks/paths along sections of Venable and 18th Streets that are segmented by the new roundabouts to allow for enhanced permeability until future development takes place or until the land becomes privatized

-Provide a study on the purpose and design of the residual land created by the roundabouts

-The applicant will discuss the right-of-way changes with affected property owners

-The Plan of Development for 1900 Venable Street will be approved in its current form

-Assure that means for safe pedestrian crossings, particularly for students, are incorporated into the design of the plans in the vicinity of the roundabout at the Leigh Street viaduct.

The motion carried by the following vote:

- Aye --** 6 - * Chair Rodney Poole, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner John Thompson, * Commissioner Ellen Robertson and * Commissioner Max Hepp-Buchanan
- Excused --** 2 - * Vice Chair Melvin Law and * Commissioner Elizabeth Hancock Greenfield
- Abstain --** 1 - * Commissioner David Johannas

Upcoming Items

Mr. Ebinger provided a list of tentative items for the July 1, 2019 Planning Commission meeting:

- 1802 Semmes Avenue, Preliminary Subdivision
- 1515 Hull - Artist Woodworking Studio, Special Use Permit
- 2711 East Broad - Dwelling in Accessory Building, Special Use Permit
- 1039 West Grace - R-73 to B-5, Rezoning

Adjournment

Mr. Poole adjourned the meeting at 3:36 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.