



# City of Richmond

City Hall  
Richmond VA, 23219  
(p) 804.646.6304  
(f) 804.646.5789

## Meeting Minutes Planning Commission

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Monday, July 6, 2015

1:30 PM

5th Floor Conference Room

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### Call To Order

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

### Roll Call

**Present** 6 - Mr. Rodney Poole  
Mr. Melvin Law  
Mr. David Johannas  
Mr. Jeffrey Sadler  
Mr. Doug Cole  
Ms. Selena Cuffee-Glenn

**Absent** 3 - Ms. Amy Howard  
Ms. Lynn McAteer  
Ms. Ms. Robertson

### Chair's Comments

Mr. Poole welcomed everyone who was present.

### Approval of Minutes

[a2015 - 514](#) June 1, 2015 Meeting Minutes

**Attachments:** [Draft June 1, 2015 Meeting Minutes](#)

**A motion was made by Mr. Johannas, seconded by Mr. Law, that the June 1, 2015 meeting minutes be approved. The motion carried by a the following vote:**

**Aye:** 5 - Mr. Poole, Mr. Law, Mr. Johannas, Mr. Cole and Ms. Cuffee-Glenn

**Abstain:** 1 - Mr. Sadler

[a2015 - 515](#) June 15, 2015 Meeting Minutes

**Attachments:** [Draft June 15, 2015 Meeting Minutes](#)

**A motion was made by Mr. Johannas, seconded by Mr. Law, that the June 15, 2015 meeting minutes be approved. The motion carried by a unanimous vote.**

**Aye:** 6 - Mr. Poole, Mr. Law, Mr. Johannas, Mr. Sadler, Mr. Cole and Ms. Cuffee-Glenn

### Director's Report

Mr. Olinger introduced the Commission to Res. 2015-R42-47 related to internet lodging services. He stated that Council would like something in place prior to the bike races in

September, which may require a special meeting of the Commission in August. There are two interns working on research as to how it is working in Richmond. He stated that the effort will require a great deal of staff time from the Department of Planning & Development Review and the Department of Finance.

Mr. Poole stated that it seems like a tight timeframe.

Mr. Olinger stated that staff will be working on this the next few weeks to bring forward something as expeditiously as possible.

Mr. Poole stated this is an area of great concern for the City.

Mr. Olinger agreed and stated that on July 9, 2015 there will be a meeting to discuss the Service Agreement with RRPDC staff to do a land use analysis along the bus rapid transit route. He stated that the CPC should be involved and will get back to him with more information in the future.

Mr. Poole would like a better understanding so he can vote appropriately at the RRPDC meeting.

Mr. Sadler asked if there will be public outreach as part of the study.

Mr. Olinger stated that there would be.

Ms. Cuffee-Glenn stated that the Administration and GRTC understand how important public involvement is in the process and are working on a public outreach strategy for the bus rapid transit implementation.

[RES.  
2015-R042-4  
I](#)

To declare a public necessity to amend the zoning ordinance and to initiate an amendment to the City's zoning ordinance to make such changes as may be necessary to authorize short-term rentals of residential property through the use of internet lodging services or otherwise.

**Attachments:** [Res. No. 2015-R42-47 - Expedited](#)

#### **- Council Action Update**

There was no Council Action update.

#### **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 Ms. Cuffee-Glenn, seconded by Mr. Johannas, that this**

Location, Character and Extent Item be continued to the Commission's September 8, 2015 meeting. The motion carried by a unanimous vote.

## Consent Agenda

A motion was made by Mr. Law, seconded by Mr. Sadler, that the Consent Agenda be approved. The motion carried unanimously with the exception of item number 6, Subd. No. 2015-009, on which Mr. Johannas recused himself from voting.

2. [ORD. 2015-111-147](#) To authorize the special use of the property known as 425 North 25th Street for the purpose of authorizing a mixed use building with up to two dwelling units and uses permitted in the UB Urban Business District without any required provisions for parking, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[Application & Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Ord. No. 2015-111-147.pdf](#)

**This Ordinance was recommended for approval on the Consent Agenda.**

3. [ORD. 2015-137-149](#) To authorize the special use of the property known as 3022 3rd Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[Application & Applicant's Report](#)  
[Plans](#)  
[Ord. No. 2015-137-149.pdf](#)

**This Ordinance was recommended for approval on the Consent Agenda.**

4. [PCR 2015-009](#) Final Community Unit Plan approval for a drive-up automated teller machine at 9000 W. Huguenot Road, known as Map Section D of the Southern Portion of the Stony Point Community Unit Plan.

**Attachments:** [PCR 2015-009](#)  
[Staff Report](#)  
[Location Map](#)  
[Application & Applicant's Report](#)  
[Plans](#)

**This Resolution was approved on the Consent Agenda.**

5. [Subd. No. 2015-008](#) Preliminary approval of the subdivision of Map Section F of the Northern Portion of the Stony Point Community Unit Plan, at 9101 Stony Point Drive (2 Lots).

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[Application](#)  
[Tentative Plat](#)

**This Tentative Subdivision was approved on the Consent Agenda.**

6. [Subd. No. 2015-009](#) Preliminary approval of a subdivision located at 2317 to 2323 Venable Street (4 lots).

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[Preliminary Plat](#)  
[Application](#)  
[Exception Request](#)

**This Tentative Subdivision was approved on the Consent Agenda.**

## **Regular Agenda**

7. [ORD. 2014-221-2015-146](#) To authorize the special use of the property known as 1600 Monument Avenue for the purpose of authorizing outdoor dining for an existing restaurant, upon certain terms and conditions. (As Amended)

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[Plans](#)  
[Application & Applicant's Report](#)  
[Support Letters](#)  
[Opposition Letters](#)  
[Ord. No. 2014-221-2015-146.pdf](#)

Mr. Willy Thompson presented the staff's recommendation as outlined in the staff report.

The applicant declined to comment on the case.

Mr. Dennis Bussie, resident of 1 Monument Avenue and the leader of James River Hikers, stated that he is interested in the preservation of historic resources in the City and has taken hundreds of people to the restaurant to eat through his hiking group. He stated the current restaurant is very successful and the owner is a Richmond hero because he is making the City better and providing jobs. He stated that the outdoor dining would help make the restaurant more successful. He recommended that the Commission approve the request.

Mr. Linwood Lunde, resident at 1 Monument Avenue, stated that his condominium looks directly at the proposed outdoor dining area. He stated that his primary concern is noise. He continued that the hardscape will echo the noise and exacerbate it. He stated that his new neighbor, Viola Baskerville, is also opposed to this. He stated that parking is also a concern of his because it will be waived for the twenty-five customers in the outdoor dining area. He stated that the concrete slab that was poured for the outdoor dining has detracted from the historical integrity of the building and Monument Avenue. He requested an acoustical study and a parking study.

**A motion was made by Mr. Johannas, seconded by Mr. Law, that this Ordinance be recommended for approval. The motion carried by a unanimous vote.**

8. [PCR  
2015-008](#)

Resolution of Intent to amend Article VII and Article XII of Chapter 114 of the City Code for the purpose of establishing bicycle parking standards, amending the off-street parking and loading requirements in certain districts to promote effective shared parking provisions, and amending the screening and buffering requirements for new parking areas.

**Attachments:** [PCR 2015-008](#)

[Staff Report](#)

[Draft Ordinance Amendments](#)

Ms. Kathleen Onufer presented the staff recommendation on this item as outlined in the staff report.

Mr. Sadler asked what problem this proposal is trying to solve.

Ms. Onufer stated that there are a number of large apartment buildings coming forward, many of which are providing bicycle parking as an amenity. She stated that we have identified a need for bicycle parking in the area in consultation with some of the developers in town. It is easy to steal bicycles when they are all together and not adequately secured.

Mr. Sadler asked if the development community will provide the spaces without the requirement.

Ms. Onufer stated they think it is important that it exist across the level of developers who know their market. It is important in every building that people have an opportunity to have safe and secure parking.

Mr. Sadler questioned the number of spaces being required and why different localities were used for long-term vs. short-term.

Ms. Onufer stated they are being sensitive to the context of the unit scale in size of buildings within the City in that the mid-size and large size buildings are of a different scale and because of their requirement for short term parking.

Mr. Sadler asked how this would affect parking lots.

Ms. Onufer stated that there is not a requirement within this proposal. Ms. Onufer stated that we will bring guidelines back to Planning Commission.

Ms. Cuffee-Glenn asked will there be any flexibility if it is not being used and the developer wants to come back to remove it.

Ms. Onufer stated you are always able to apply for an amendment and go through the special use permit process.

Mr. Sadler asked if staff specifically talked to other localities.

Ms. Onufer stated yes.

Mr. Poole asked if the bicycle master plan identifies providing private bike spaces as a priority.

Ms. Onufer stated yes. The bicycle master plan identifies amending the ordinance to require bicycle parking long term and short term as envisioned for the multifamily properties as a key implementation strategy.

Mr. Poole asked if this is just a fad, what happens to the requirements.

Ms. Onufer stated the requirement could be amended or withdrawn.

Mr. Poole stated that the development community will be sensitive to this and that we should be following our Master Plan.

There was no public comment.

Mr. Poole stated that there is a balance.

Mr. Sadler stated that he is in support of the City supplying more on-street parking. He stated that he is concerned that the parking ratios are too low and the parking requirements are too high. Surface parking is a problem in the City and he is happy that this will be reducing the parking requirements with this resolution.

Ms. Markham asked Mr. Sadler where do you see the required parking as being a problem.

Mr. Sadler stated it is not necessary in new developments.

Ms. Markham stated there is no parking requirements in the Zoning Ordinance in B-4 or B5 for commercial or office uses. The multifamily requirements are 1 - 4. The problem on Grace Street is too much service parking lots but not of our requirements. The issue along Main Street could be a problem of our requirements.

Mr. Olinger stated that this will all be addressed in the Master Plan.

Mr. Poole stated that he is looking forward to it.

Ms. Cuffee-Glenn stated that it is a priority.

Mr. Olinger expressed frustration that there is not more underground parking in the City.

Mr. Poole stated that it is three times as expensive to build parking underground.

Mr. Olinger stated that it is being done in all other cities and it is the only way to create great vibrant places.

**A motion was made by Ms. Cuffee-Glenn, seconded by Mr. Johannas, that this Resolution be approved. The motion carried by a unanimous vote.**

## Upcoming Items

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

- Zoning Ordinance amendment related to posting of signs notifying the public of zoning cases.
  
- Resolution of intent to amend the zoning map for Brookland Park Boulevard and Meadowbridge/Six-Points commercial areas.

**Adjournment**

Mr. Poole adjourned the meeting at 2:38 p.m.

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Rodney M. Poole, Chair

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Lory P. Markham, Secretary