



City of Richmond

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Meeting Minutes Planning Commission

Monday, October 5, 2015

1:30 PM

5th Floor Conference Room

Call To Order

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

Roll Call

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

Chair's Comments

Mr. Poole welcomed everyone who was present.

Approval of Minutes

[a2015 - 1262](#) September 21, 2015 Meeting Minutes

Attachments: [Draft September 21, 2015 Meeting Minutes](#)

A motion was made by Ms. Cuffee-Glenn, seconded by Ms. Robertson, that the minutes from the Commission's September 21, 2015 meeting be approved. The motion carried by the following vote:

Aye: 7 - Mr. Poole, Ms. McAteer, Mr. Sadler, Mr. Cole, Ms. Robertson, Ms. Cuffee-Glenn and Mr. Murthy

Excused: 1 - Mr. Law

Abstain: 1 - Mr. Johannas

Director's Report

Mr. Olinger informed the Commission about an upcoming lecture at VCU from 7 to 9:30 at University Commons on October 8, 2015.

Mr. Olinger also informed the Commission about the Land Use and Economic Development study under way along BRT corridor. He stated a public meeting will be scheduled for later this fall.

Mr. Olinger continued stating that VHB is holding a meeting about access to Kanawha Plaza later in the month in order to get comments and input from folks about how to improve access to the park.

- Council Action Update

Ms. Markham informed the Commission that Council had approved all the items that they recommended at their previous meeting.

Consideration of Continuances and Deletions from Agenda

A motion was made by Mr. Sadler, seconded by Mr. Johannas, that item number 4 on the Consent Agenda, ORD. 2015-201, be moved to the Regular Agenda. The motion carried unanimously.

1. [ORD. 2015-156](#) To authorize the special use of the property known as address 311 Stockton Lane for the purpose of authorizing two accessory dwelling units, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2015-156](#)
[Location Map](#)
[Plat](#)
[Plans](#)
[Application & Applicant's Report](#)

A motion was made by Ms. Roberston, seconded by Mrs. McAteer, that this Ordinance be recommended for a continuance to the Commission's November 2, 2015 meeting. The motion carried unanimously.

Consent Agenda

A motion was made by Mr. Johannas, seconded by Ms. Cuffee-Glenn, that the Consent Agenda be approved. The motion carried unanimously, with the exception of Ms. McAteer's abstention on item number 5, ORD. 2015-209.

Aye: 9 - Mr. Poole, Mr. Law, Mr. Johannas, Ms. McAteer, Mr. Sadler, Mr. Cole, Ms. Robertson, Ms. Cuffee-Glenn and Mr. Murthy

2. [ORD. 2015-179-194](#) To rezone the property known as 2816 West Broad Street from the B-3 General Business District to the B-7 Mixed-Use Business District.

Attachments: [Staff Report](#)
[Location Map](#)
[Application & Applicant's Report](#)
[Ord. No. 2015-179-194](#)

This Ordinance was recommended for approval on the Consent Agenda.

- 3. [ORD. 2015-195-19](#)
[5](#) To authorize the special use of the property known as 4300 West Broad Street for the purpose of a warehouse use with an excess of 20,000 square feet in area dedicated to storage of goods, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Location Map](#)
[Plans](#)
[Application & Applicant's Report](#)
[Civic Association Response Letter](#)
[Ord. No. 2015-195-195](#)

This Ordinance was recommended for approval on the Consent Agenda.

- 5. [ORD. 2015-209-19](#)
[8](#) To declare surplus and to direct the sale of City-owned real estate located at 2238 Venable Street for \$5,000.00 to the Better Housing Coalition for the purpose of enabling the redevelopment of the property.

Attachments: [Staff Report](#)
[Location Map](#)
[Block Development Plan](#)
[Ord. No. 2015-209-198](#)

This Ordinance was recommended for approval on the Consent Agenda.

- 6. [ORD. 2015-210-19](#)
[9](#) To declare that the purpose and scope of the Eastview Initiative project, identified in the Capital Budgets for Fiscal Years 2011-2012 and 2012-2013, excludes renovations and improvements to the former Seven Hills Health Care Center at 1900 Cool Lane and includes costs related to the acquisition, improvement, and renovation of the former Conrad Center at 1400 Oliver Hill Way and associated demolition, improvements, and site improvements at other locations in the area of the Eastview community.

Attachments: [Staff Report](#)
[Ord. No. 2015-210-199](#)

This Ordinance was recommended for approval on the Consent Agenda.

Regular Agenda

- 4. [ORD. 2015-201](#) To authorize the special use of the property known as 2519 Mandy Lane for the purpose of a family day home for up to 12 children located within an existing single-family dwelling, upon certain terms and conditions.

- Attachments:** [Staff Report](#)
[Ord. No. 2015-201](#)
[Location Map](#)
[Application & Applicant's Report](#)

Mr. Sadler stated that he has issues with at home day care centers in general and would like to continue this item until the operator is available. He stated that Virginia is ranked as one of the worst states for childcare oversight. He requested a review of all day homes in the City to see if they are operating legally. He expressed his concern with at-home day care centers in general. He also stated that there 4 convicted sex offenders within a 4 block radius of this day-home in particular.

The applicant was not present to address the Commission's concerns.

Mr. Poole asked staff to do an interim report on the legality of special use permits for family-day homes in 60-day.

Ms. Cuffe-Glenn suggested cross-referencing addresses with the department of Social Services.

Mr. Law suggested that Commissioners relay concerns prior to the meeting, so the petitioner can be alerted to any opposition.

Mr. Poole agreed with Mr. Law and clarified that staff requests that the applicants be present at the meeting regardless of where the item falls on the agenda.

A motion was made by Mr. Sadler, seconded by Mr. Johannas, that this Ordinance be recommended for a continuance to the Commission's November 2, 2015 meeting. The motion carried by the following vote:

8. [ORD. 2015-202-197](#) To rezone certain properties along Meadowbridge Road, East Brookland Park Boulevard, Second Avenue, and Dill Avenue to the UB and UB-2 Urban Business Districts and to designate the PE-8 Meadowbridge Road and Six Points Parking Exempt Overlay District.

- Attachments:** [Staff Report](#)
[PCR 2015-012](#)
[Existing Zoning](#)
[Proposed Zoning](#)
[Ord. No. 2015-202-197](#)

Mr. Willy Thompson presented this item as outlined in the staff report.

Ms. Robertson asked about the uses that are permitted now, but would not be permitted under the proposed.

Mr. Thompson stated that they would become nonconforming and would be allowed to continue, but not to expand.

Ms. Robertson asked about the difference in the permitted height between UB and UB-2.

Mr. Thompson stated that the UB district permits 28' of height and that the UB-2 district permits 3-stories.

Ms. Robertson questioned the proposed parking changes.

Mr. Olinger stated that the proposed parking changes would remove a regulatory hurdle for new business coming into the area.

Mr. Johannas expressed concern about the 2-story limit inhibiting investment in the area. He explained the limits of fair housing requirements not being compatible with the proposed 2-story limitation. He stated that providing housing along the corridors would be beneficial to the revitalization of the corridor. He stated that he is more concerned about this along Brookland Park Boulevard.

Mr. Butch Johnson, Northside Outreach Center, owns three parcels along Meadowbridge. He offered his support for the proposed changes and welcomed the reduction in parking requirements. He stated that this will help businesses along the corridor.

Ms. Robertson stated that there is development being proposed in the area that may exceed the height limit in the proposed UB-2, particularly on Brookland Park Boulevard. She stated that 3-story height limit would be too restrictive for the proposed development and the parking that would be necessary for the development.

Ms. Cuffee-Glenn stated that this is a step in the right direction for promoting redevelopment along the corridor and approving the change now would not prohibit changing the height limit in the future to allow for other development.

A motion was made by Mr. Chair Law, seconded by Ms. Cuffee-Glenn, that this Ordinance be recommended for approval to the City Council. The motion carried by a unanimous vote.

7. [ORD.
2015-200-19
6](#)

To repeal City Code § 114-910.5, concerning the Brookland Park Boulevard/North Avenue parking overlay district PO-5, to remove the description of the district; to designate the PE-7 Brookland Park Boulevard/North Avenue Parking Exempt Overlay District; and to rezone certain properties along Brookland Park Boulevard between Montrose Avenue and Woodrow Avenue and along North Avenue between Essex Street and Crawford Street to the UB Urban Business District.

Attachments: [Staff Report](#)
[PCR 2015-011](#)
[Existing Zoning](#)
[Proposed Zoning](#)
[Letters of Opposition](#)
[Ord. No. 2015-200-196](#)

MS. Lory Markham presented this item as outlined in the staff report.

Mr. Poole stated that this proposed zoning change is also a step in the right direction.

Mr. Johannas argued for additional height along the corridor to provide for sustainable development.

Mr. Derek McDaniels, property owner, stated that this is a step in the right direction. He stated that they agree that UB-2 and a higher height limit would be preferable, but

supported the proposal.

A motion was made by Ms. McAteer, seconded by Ms. Cuffee-Glenn, that this Ordinance be recommended for approval to the City Council. The motion carried by a unanimous vote.

Upcoming Items

There was no discussion of upcoming items.

Adjournment

Mr. Poole adjourned the meeting at 2:23pm.

Rodney M. Poole, Chair

Lory P. Markham, Secretary