



City of Richmond

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Meeting Minutes Planning Commission

Monday, November 4, 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 Vivek G. Murthy, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, and * Commissioner Lenora Reid

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

Director's Report

- Council Action Update

Mr. Ebinger stated there is no Council Action update.

- Richmond 300 Update

Ms. Maritza Pechin provided an update on Richmond 300.

Consideration of Continuances and Deletions from Agenda

15. [ORD. 2019-302](#) To authorize the special use of the property known as 1620 Park Avenue for the purpose of a multifamily dwelling, upon certain terms and conditions.

- Attachments:** [Staff Report](#)
[Ord. No. 2019-302](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Updated Plans & Survey](#)
[Map](#)
[Letter of Opposition_Fan District Association](#)
[Petition of Opposition](#)
[Letter of Opposition](#)

A motion was made by Commissioner Thompson, seconded by Commissioner Johannas, that this item be continued to the December 2, 2019 Meeting of the Planning Commission. The motion carried unanimously, with Commissioner Robertson and Commissioner Murthy excused.

1. [ORD. 2019-294](#) To close, to public use and travel, a portion of Greenville Avenue between its southern terminus and Kansas Avenue and a portion of a 16' alley located in the adjacent block to the east of Greenville Avenue and bounded by Kansas Avenue to the north and Carter Street to the east, together consisting of 22,760± square feet, and to authorize the Chief Administrative Officer to accept the dedication of a 500 square foot right-of-way area for a turnaround near the proposed new southern terminus of the alley, all for the purpose of facilitating redevelopment of the area, upon certain terms and conditions.

- Attachments:** [Staff Report](#)
[Ord. No. 2019-294](#)
[Map](#)
[Letters of Opposition](#)
[Letter of Withdrawal of Opposition](#)

A motion was made by Commissioner Reid seconded by Commissioner Thompson, that this item be continued to the December 2, 2019 Meeting of the Planning Commission. The motion carried unanimously, with Commissioner Robertson and Commissioner Murthy excused.

Consent Agenda

Public Hearing:

Jerome Legions, Carver Area Civic Improvement League, spoke in favor of Item 7.

A motion was made by Vice Chair Law, seconded by Commissioner Hepp-Buchanan, that the Consent Agenda be approved. The motion carried unanimously, with Commissioner Murthy abstaining from Item 5 and Commissioner Johannas abstaining from Item 6

2. [ORD. 2019-295](#) To amend Ord. No. 2012-200-2013-4, adopted Jan. 28, 2013, which authorized the special use of the property known as 407 South Cherry Street for the purpose of

permitting multifamily use and the property known as 811 Albemarle Street for the purpose of establishing a single-family dwelling lot and a lot to be used for surface parking accessory to a multifamily use, to modify the number of bedrooms in the multifamily dwelling and to allow balconies, upon certain terms and conditions.

- Attachments:** [Ord. No. 2019-295](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Support Letter Oregon Hill Neighborhood Association](#)
[Letter of Concern](#)

This Ordinance was recommended for approval to the City Council.

3. [ORD. 2019-296](#) To amend and reordain Ord. No. 2018-111, adopted Apr. 9, 2018, which authorized the special use of the properties known as 1208 and 1212 McDonough Street and 314, 316, 318, and 322 West 12th Street for the purpose of a mixed-use building containing up to 33 dwelling units, to modify the permitted uses of the property, upon certain terms and conditions.

- Attachments:** [Ord. No. 2019-296](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

4. [ORD. 2019-297](#) To amend Ord. No. 2019-014, adopted Feb. 11, 2019, which authorized the special use of the property known as 2919 Griffin Avenue for the purpose of authorizing a single-family detached dwelling, to authorize a subdivision of the property and the construction of an additional single-family detached dwelling on the new parcel, upon certain terms and conditions.

- Attachments:** [Ord. No. 2019-297](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

- 5. [ORD. 2019-298](#) To authorize the special use of the property known as 1101 Bainbridge Street for the purpose of day nursery, restaurant, and office uses, retail stores and shops, and any other principal uses permitted on corner lots pursuant to City Code § 30-419.3(a), upon certain terms and conditions.

Attachments: [Ord. No. 2019-298](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of Support Manchester Alliance](#)
[Letter of Support](#)

This Ordinance was recommended for approval to the City Council.

- 6. [ORD. 2019-299](#) To authorize the special use of the property known as 1200 North 28th Street for the purpose of a multifamily dwelling containing up to 15 dwelling units, upon certain terms and conditions.

Attachments: [Ord. No. 2019-299](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Parking Study](#)
[Letter of Support Church Hill Central Civic Association](#)

This Ordinance was recommended for approval to the City Council.

- 7. [ORD. 2019-300](#) To authorize the special use of the property known as 1217 West Leigh Street for the purpose of a veterinary clinic, upon certain terms and conditions.

Attachments: [Ord. No. 2019-300](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

- 8. [ORD. 2019-301](#) To authorize the special use of the property known as 126 West Brookland Park Boulevard for the purpose of a café with accessory production, wholesale, and certain distribution uses, upon certain terms and conditions.

- Attachments:** [Ord. No. 2019-301](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of Support Brookland Park Area Association dba Historic Brookland Park Collective](#)

This Ordinance was recommended for approval to the City Council.

9. [ORD. 2019-303](#) To authorize the special use of the property known as 3200 West Broad Street for the purpose of a temporary wireless telecommunications monopole and associated equipment, upon certain terms and conditions.

- Attachments:** [Ord. No. 2019-303](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

11. [CPCR.2019.109](#)

- Attachments:** [Staff Report](#)
[JRPS Master Plan](#)
[Resolution](#)
[Map](#)

Resolution to adopt the updated James River Park Master Plan as a complimentary document to the Richmond Riverfront Plan with the expectation that the James River Park Master Plan will be incorporated into Richmond 300 once completed.

This Resolution was approved.

12. [SUBD 2019.009](#)

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

Subdivision exception request for the subdivision known as North Church Hill Corner (3205 P Street)

This Subdivision Exception Request was approved.

13. [SUBD
2019.010](#)

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

Subdivision exception request for the subdivision known as E. Payne Square (700 N. 31st Street)

This Subdivision Exception Request was approved.

14. [PAC2019-005](#)

- Attachments:** [PAC Report to Planning Commission](#)
[Staff Report to PAC and Attachments](#)

Section 17.05 Review: Approval of a temporary public art installation consisting of seven "Community Cubes" used for seating at select bus stops around the City.

This Section 17.05 Review 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

10. [ORD.
2019-304](#)

To conditionally rezone the property known as 6400 Jahnke Road from the R-2 Single-Family Residential District to the R-53 Multifamily Residential District (Conditional), upon certain proffered conditions.

- Attachments:** [Ord. No. 2019-304](#)
[Staff Report](#)
[Proffer Statement 9-13-19](#)
[Exhibit B, Exhibit C and Survey](#)
[Application Form & Applicant's Report](#)
[Map](#)
[Letters of Opposition](#)

Jonathan Brown provided staff's presentation.

Jeff Geiger provided the applicant's presentation.

Public Hearing: No one spoke.

A motion was made by Commissioner Murthy, seconded by Commissioner Johannas, that this Ordinance be recommended for approval. The motion carried unanimously.

16. [CPCR.2019.1](#)
[10](#)

Attachments: [Staff Report](#)
[Resolution](#)

Anne Darby provided staff's presentation.

Public Hearing: No one spoke.

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

Aye -- 9 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Vivek G. Murthy, * Commissioner Ellen Robertson, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Commissioner Lenora Reid

Upcoming Items

Mr. Ebinger provided a summary of items tentatively scheduled for the November 18, 2019 meeting of the Planning Commission.

Adjournment

Mr. Poole informed the Commission that a new commissioner would need to serve as the Planning Commission representative to the Urban Design Committee, in place of Commissioner Johannas.

Mr. Poole adjourned the meeting at 2:24 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