



# City of Richmond

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## Meeting Minutes Planning Commission

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Monday, April 6, 2015

1:30 PM

5th Floor Conference Room

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### Call To Order

Mr. Poole called the meeting to order at 1:32 p.m.

### Roll Call

**Present** 5 - Mr. Rodney Poole  
Mr. Melvin Law  
Mr. David Johannas  
Ms. Jane Ferrara  
Mr. Jeffrey Sadler

**Absent** 4 - Ms. Amy Howard  
Ms. Lynn McAteer  
Mr. Doug Cole  
Ms. Ellen Robertson

### Chair's Comments

Mr. Poole welcomed everyone who was present.

### Approval of Minutes

[a2015 - 25](#) March 13, 2015 Meeting Minutes

**Attachments:** [Draft March 13, 2015 Meeting Minutes](#)

A motion was made by Mr. Sadler, seconded by Mr. Law, that the minutes from the March 13, 2015 meeting be approved. The motion carried by a unanimous vote.

[a2015 - 20](#) March 16, 2015 Meeting Minutes

**Attachments:** [Draft March 16, 2015 Meeting Minutes](#)

A motion was made by Mr. Law, seconded by Mr. Sadler, that the minutes from the March 16, 2015 meeting be approved. The motion carried by a unanimous vote.

### Director's Report

There was no Director's Report.

### - Council Action Update

Ms. Markham informed the Commission that Council had foollowed the Commission's recommendations at the previous Council meeting.

**Consideration of Continuances and Deletions from Agenda**

1. [ORD. 2015-020](#) To amend Ord. No. 2013-75-57, adopted April 22, 2013, which amended Ord. No. 2011-20-32, which authorized the property known as 310 North 33rd Street for the purpose of the conversion of the existing building to a multifamily dwelling with up to 50 units, and additionally authorized principal commercial uses permitted on corner lots in the R-63 Multifamily Urban Residential District on the property, to authorize outdoor dining, upon certain terms and conditions. (As Amended)

**Attachments:** [Staff Report](#)  
[ORD. 2015-020](#)  
[Proposed Amendments to ORD. 2015-020](#)  
[Location Map](#)  
[Plans](#)  
[Application & Applicant's Report](#)  
[Ord. No. 2015-20 - Amended 20150511.pdf](#)

**A motion was made by Mr. Johannas, seconded by Mr. Law, that this Ordinance be recommended for a continuance to the Commission's May 4, 2015 meeting. The motion carried by a unanimous vote.**

**Consent Agenda**

There was no public comment on the Consent Agenda.

**A motion was made by Mr. Sadler, seconded by Mr. Johannas, that the Consent Agenda be approved. The motion carried unanimously.**

2. [ORD. 2015-051-62](#) To amend Ord. No. 2014-188-173, adopted Oct. 13, 2014, which closed to public use and travel a portion of right-of-way known as Lewis Street, located between its intersection with Williamsburg Road and its intersection with a CSX Transportation, Inc. right-of-way and consisting of 24,300± square feet and a portion of right-of-way known as 37th Street, located between its intersection with Lewis Street and its intersection with Nicholson Street and consisting of 5,985± square feet, for the purpose of modifying certain terms and conditions upon which the portion of right-of-way was closed.

**Attachments:** [Staff Report](#)  
[Ord. No. 2015-51](#)  
[Location Map](#)

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

3. [Subd. No. 2015-006](#) Preliminary approval of a subdivision of Map Section A-1 of the Northern Portion of the Stony Point Community Unit Plan, at 3327 Stony Point Road and 9300 Evansway Lane (4 lots).

**Attachments:** [Staff Report](#)  
[Application Form](#)  
[Waiver Request](#)  
[Preliminary Plat](#)  
[Map](#)

This Tentative Subdivision was approved on the Consent Agenda.

## **Regular Agenda**

4. [ORD. 2014-221](#) 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](#)  
[ORD. 2014-221](#)  
[ORD. 2014-221 Proposed Amendments](#)  
[Location Map](#)  
[Plans](#)  
[Application & Applicant's Report](#)  
[Ord. No. 2014-221 - Amended 20150413.pdf](#)

Mr. Willy Thompson presented the staff's recommendation as outlined in the staff report. There was no public comment on this item.

**A motion was made by Mr. Johannas, seconded by Mr. Law, that this Ordinance be recommended for approval with the following amendments requested by the applicant:**

- (1) The number of occupants permitted in the outdoor dining area shall be limited to no more than twenty-four (24) persons.
- (2) Signage shall be limited to one wall-mounted sign not exceeding sixteen (16) square feet in area.
- (3) Patio lighting shall be constructed or shielded in such a manner that all light emitted by the fixture, either directly from the lamp or candle or indirectly from the fixture, is projected below the horizontal plane of the fixture.
- (4) The special use permit shall be subject to automatic review by City Council upon a change in possession, a change in the owner of the business, or a transfer of majority control of the business entity.

The motion carried by a unanimous vote.

5. [a2015 - 27](#) To declare an intent to amend the official zoning map for the purpose of rezoning certain properties along West Main and West Cary Streets between Harrison and Meadow Streets and including certain properties in the Main Street/Uptown Parking Overlay District.

Attachments: [Staff Report](#)  
[Motion of Intent](#)  
[Existing Zoning Map](#)  
[Proposed Zoning Map](#)  
[Letters of Support](#)

Ms. Markham provided a presentation on item numbers 5 and 6 as outlined in the staff report.

Councilman Parker Agelasto thanked staff for the work that has been done. He agreed that addressing the nonconforming uses is appropriate. He stated that the Parking Overlay district should include the parking garage. He continued that there is too much conversion to residential along the corridor and it is a good idea to ease the parking restrictions in order to encourage commercial instead of residential. He stated that the restricted parking district creates greater issue for hours of operation in the commercial districts. He pointed out the on-street parking restrictions due to street cleaning within the district. He also requested the Commission to assess the hours of available parking at VCU deck. He continued that the availability of on street parking could change due to buses being rerouted along the corridors. He stated that there is opportunity for more development within district and questioned how this would effect the Parking Overlay calculations. He suggested that there should be two Parking Overlay districts along the corridors, with one that would include the VCU deck. He stated that he is supportive, but the Commission needs to study the specifics of the area.

Mr. Johannas asked Mr. Agelasto if he is recommending that all of the VCU parking deck count towards eastern end of the Parking Overlay district.

Mr. Agelasto states that the VCU deck should benefit the eastern part of the Parking Overlay district because it is too far to walk to from the western portion of the district. He stated that the parking requirement would not increase or decrease in the western part of the district.

Mr. Poole stated the Carytown decks attract people to walk the entire length of the district and asked Mr. Agelasto why he was suggesting a higher parking reduction on the eastern side of the proposed district.

Mr. Agelasto stated that all of Carytown is developed and there is more opportunity for development along these corridors. He expressed his desire to incentivize development on eastern side of the district.

Mr. Poole stated that it is just as important to incentivize development at Cary and Meadow.

Mr. Agelasto stated that the parking requirements are not an impediment to develop that property and the City would need to help finance any development of the property because the price is too high.

Mr. Poole stated that will be more effective for a developer to develop the property with a decreased parking requirement.

Mr. Johannas stated that the Cary/Meadow is a block on the edge of several neighborhoods that can walk and bike to the area, which also is a reason for reducing the parking requirement. He continued that if the bus were to go up and down the street and bring people where they want to go, parking requirements should be reduced. He stated that the 1600 block of W. Main Street needs a reduction in parking

requirements in order to incentivize its redevelopment.

Mr. Agelasto stated that he wants the gravel parking lots between Harrison and Morris to be activated by reducing parking requirement substantially for the properties east of Plum Street. He stated that he would like more commercial east of Plum Street. He stated that the City should build a public parking facility at Cary/Meadow and that the Binford Middle School parking lot should function as public parking .

Ms. Ferrara stated that the VCU deck should be applied to entire district.

Mr. Agelasto stated that the proposed plan this is better than nothing, but not the best.

Kevin Wilson, president of Uptown Association and Fan Area Business Association, stated that the Associations are supportive as presented and it will benefit the businesses in the area.

Mr. Sadler stated that he is in favor of reducing parking requirements.

**A motion was made by Mr. Law, seconded by Mr. Johannas, that this City Planning Commission Resolution be approved. The motion carried by a unanimous vote.**

- 6. [a2015 - 26](#) To declare an intent to amend the Zoning Ordinance for the purpose of modifying the Main Street/Uptown Parking Overlay District PO-3 parking requirements.

**Attachments:** [Staff Report](#)  
[Motion of Intent](#)  
[Draft Ordinance Amendment](#)  
[Letters of Support](#)

**A motion was made by Mr. Law, seconded by Mr. Johannas, that this City Planning Commission Resolution be approved. The motion carried by a unanimous vote.**

- 7. [ID 2015-006](#) Affordable Housing Strategy Presentation

**Attachments:** [Richmond Affordable Housing Strategy Report](#)

Mr. Dan Cohen presented a summary of the Affordable Housing Strategy developed for the City.

**This Report was presented to the Commission.**

**Upcoming Items**

**Adjournment**

Rodney M. Poole, Chair

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Lory P. Markham, Secretary