



City of Richmond

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Meeting Minutes - Draft Planning Commission

Monday, May 4, 2015

1:30 PM

5th Floor Conference Room

Call To Order

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

Roll Call

Present 8 - Mr. Rodney Poole
Mr. Melvin Law
Mr. David Johannas
Ms. Jane Ferrara
Ms. Lynn McAteer
Mr. Jeffrey Sadler
Mr. Doug Cole
Ms. Ellen Robertson

Chair's Comments

Mr. Poole welcomed everyone who was present and reminded the Commission that the audio of the meeting is streaming live on the internet.

Approval of Minutes

[a2015 - 127](#) April 20, 2015 Meeting Minutes

Attachments: [Draft April 20, 2015 Meeting Minutes](#)

A motion was made by Mr. Johannas, seconded by Mr. Law, that the April 20, 2015 meeting minutes be approved. The motion carried by the following vote:

Aye: 7 - Mr. Poole, Mr. Law, Mr. Johannas, Ms. McAteer, Mr. Sadler, Mr. Cole and Ms. Robertson

Excused: 1 - Ms. Ferrara

Director's Report

There was no Director's Report.

- Council Action Update

Consideration of Continuances and Deletions from Agenda

1. [ORD. 2015-090](#) To rezone the property known as 1031 Fourquarean Lane from the current zoning district of R-53 Multifamily Residential District (Conditional) to R-5 Single Family Residential, upon certain proffered

conditions.

Attachments: [ORD. 2015-090](#)

A motion was made by Ms. Robertson, seconded by Mr. Johannas, that this Ordinance be recommended for a 30-day continuance to the June 1, 2015 Commission meeting. The motion carried by the following vote:

Aye: 7 - Mr. Poole, Mr. Law, Mr. Johannas, Ms. McAteer, Mr. Sadler, Mr. Cole and Ms. Robertson

Excused: 1 - Ms. Ferrara

2. [ORD. 2015-091](#) To authorize the special use of the property known as 1031 Fourquaren Lane for the purpose of permitting up to ninety-two (92) multi-family dwelling units for the elderly and handicapped, together with accessory parking, upon certain terms and conditions.

Attachments: [ORD. 2015-091](#)

A motion was made by Ms. Robertson, seconded by Mr. Johannas, that this Ordinance be recommended for a 30-day continuance to the June 1, 2015 Commission meeting. The motion carried by the following vote:

Aye: 7 - Mr. Poole, Mr. Law, Mr. Johannas, Ms. McAteer, Mr. Sadler, Mr. Cole and Ms. Robertson

Excused: 1 - Ms. Ferrara

Consent Agenda

A motion was made by Mr. Law, seconded by Ms. Robertson, that the Consent Agenda be approved. The motion carried by the following vote:

Aye: 7 - Mr. Poole, Mr. Law, Mr. Johannas, Ms. McAteer, Mr. Sadler, Mr. Cole and Ms. Robertson

Excused: 1 - Ms. Ferrara

3. [ORD. 2015-080-74](#) To amend and reordain City Code § 114-692.3, 114-692.4 and 114-1030.1, concerning the review criteria for installations utilizing alternative support structures and when a plan of development shall be required, respectively; and to amend and reordain the fees set forth in Appendix A for section 114-1020.4(a), both for the purpose of authorizing the installation of certain wireless communications facilities on alternative support structures with a building permit

Attachments: [Staff Report](#)
[Ord. No. 2015-080](#)
[PCR 2015-001](#)
[Small Cell/Data Node Examples](#)

This Ordinance was recommended for approval on the Consent Agenda.

Aye: 7 - Mr. Poole, Mr. Law, Mr. Johannas, Ms. McAteer, Mr. Sadler, Mr. Cole and Ms. Robertson

Excused: 1 - Ms. Ferrara

4. [ORD. 2015-095-78](#) To authorize the Chief Administrative Officer to accept funds in the amount of \$1,500,000 from the Virginia Department of Rail and Public Transportation and to appropriate the increase to the Fiscal Year 2014-2015 Capital Budget by increasing estimated revenues and the amount appropriated to the Main Street Station Multimodal Transportation Center project in the Economic and Community Development category by \$1,500,000 for the purpose of funding capital improvements at Main Street Station.

Attachments: [Staff Report](#)
[Location Map](#)
[ORD. 2015-095](#)

This Ordinance was recommended for approval on the Consent Agenda.

Aye: 7 - Mr. Poole, Mr. Law, Mr. Johannas, Ms. McAteer, Mr. Sadler, Mr. Cole and Ms. Robertson

Excused: 1 - Ms. Ferrara

Regular Agenda

7. [a2015 - 39](#) Partnership for Housing Affordability Presentation

Attachments: [Housing the Richmond Region: Needs, Impediments and Strategies](#)

Ms. Laura Lafayette presented the Partnership for Housing Affordability Report, Housing the Richmond Region: Needs, Impediments and Strategies, to the Commission.

Mr. Johannas asked about the cost of transportation and housing.

Ms. Lafayette stated that information can be found at www.housingvirginia.org.

Ms. Ferrara asked what changes to zoning could be implemented in the City to address the housing cost burden in the region.

Ms. Lafayette stated that the City's zoning is more flexible and allows more density than the surrounding Counties. She continued that the City could allow for "granny flats" in single-family districts, allow for more density and flexibility, and possibly reduce single-family lot size requirements. However, the recommendation regarding zoning updates is more geared to suburban locations.

Ms. Robertson stated that the Affordable Housing Trust Fund contributed to a study of the inventory of the number of units that will not be eligible for tax credits over the next ten years and could no longer be considered affordable.

Ms. Lafayette stated that this study will measure where they stand every 5 years; how much production of affordable housing and where it is located will be measured every 5 years. The study will also consider the number of units that will be lost every 5 years.

Ms. McAteer asked what the response has been from the other localities.

Ms. Lafayette stated that there was lengthy discussion at Chesterfield Planning Commission and there is more interest in the subject than there was 4 to 5 years ago because of the challenges of their populations. She stated that Chesterfield is doing an Affordable Housing Plan this summer. She also stated that the Partnership for Housing Affordability will do a policy audit of every jurisdiction every year.

This Report was received.

5. [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](#)

Mr. Willy Thompson presented staff's recommendation of approval with an amendment to reduce the operating hours from 11 p.m. to 9 p.m as outlined in the staff report.

Mr. Alex Simon stated that the owner of Urban Farm House is here and has done a very nice job within the city. Mr. Simon continued to say that all the applicant wants is to use the patio until 9 p.m., which has been agreed upon by the applicant and the neighbors.

A motion was made by Ms. McAteer, seconded by Ms. Robertson, that this Ordinance be recommended for approval with an amendment to change the closing time of the outdoor dining from 11 p.m. to 9 p.m. The motion carried unanimously.

Aye: 8 - Mr. Poole, Mr. Law, Mr. Johannas, Ms. Ferrara, Ms. McAteer, Mr. Sadler, Mr. Cole and Ms. Robertson

6. [ORD. 2015-092-75](#) To authorize the special use of the property known as 1817 East Main Street for the purpose of authorizing up to seventy-eight (78) multi-family dwelling units, accessory parking, and use(s) permitted in the B-5 Central Business District, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Location Map](#)
[ORD. 2015-092](#)
[Plans](#)
[Application & Applicant's Report](#)
[SPLetterofSupport.pdf](#)
[Shockoe Bottom Neighborhood Support.pdf](#)

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

Mr. Cole asked about the number of parking being provided.

Mr. Thompson confirmed that the ordinance would

Ms. Laura Parker, owner of 1815 East Main Street, spoke in opposition to the special use permit. She stated that she is concerned about the off premise parking spaces and where they will be provided. She also expressed concern about the size of the building dwarfing her building. She stated that she has been there for over 30 years and parking is always a concern.

Mr. Poole asked if parking is her only concern.

Ms. Parker stated that parking is her main concern and she relies on the street parking for her businesses.

Mr. Cole asked if there is restricted parking in the area.

Ms. Parker stated yes and there is no parking on one side of the street.

Mr. David White, applicant, stated that the parking that Ms. Parker will still have three parking spaces at a different location for \$50 per month, instead of \$75. He continued that the 50 off-premise parking spaces will be provided in the adjacent parking deck that was constructed at the same time as the adjacent apartment building. He stated that this proposal is designed for future conversion to condominiums and will be a step above the other projects in the area.

Mr. Johannas asked about the construction methods.

Mr. White explained.

Mr. Bob Hemway, 25 West Main Street resident, stated that he agrees with Ms. Parker's statements. He questioned if the parking would be free of charge. He expressed concern with rush hour and daily constraints with parking. He stated that parking is the main concern for their business and other businesses in the area.

Ms. Anne Argenzio, 1821 East Main Street, stated that she is for the proposal, but is very concerned about the parking. She stated that one parking space per unit is not adequate.

Ms. Jude Jennings, employee at 1827 East Main, stated that parking is also a concern for the employees of the businesses in the area.

Mr. Johannas stated that projects like this will offer economic stability for the area and will be located on the Bus Rapid Transit line. He stated that the larger product will

create more opportunities for businesses in the area.

Ms. Robertson stated that she is supporting the project, but that shared parking needs to be explored downtown as residential units continue to be added. She also stated that the closing of lanes during rush hour should be studied.

Mr. Poole stated that he is supportive of the new product that is being offered by the proposal. He complimented Ms. Parker for being a pioneer in the area. He stated that the new renters will be good for businesses.

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

Aye: 8 - Mr. Poole, Mr. Law, Mr. Johannas, Ms. Ferrara, Ms. McAteer, Mr. Sadler, Mr. Cole and Ms. Robertson

Upcoming Items

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

- Rezoning certain properties along West Main and West Cary Streets between Harrison and Meadow Streets.
- Amendments to the Main Street/Uptown parking overlay district PO-3.
- Special use permit for a mixed-use development at 320 North 32nd Street.
- Legistar Software with Live Roll Call and Voting

Adjournment

Mr. Poole adjourned the meeting at 2:36 p.m.