



# City of Richmond

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## Summary Planning Commission

Monday, July 18, 2016

1:30 PM

2nd Floor City Council Chambers

### Roll Call

- Present 8 - \* Mr. Rodney Poole, \* Mr. Melvin Law, \* Mr. David Johannas, \* Ms. Ellen Robertson, \* Ms. Selena Cuffee-Glenn, \* Mr. Vivek Murthy, \* Mr. Max Hepp-Buchanan, and \* Mr. John Thompson
- Absent 1 - \* Ms. Elizabeth Greenfield

### Approval of Minutes

[PDRMIN  
2016-008](#) July 5, 2016 Meeting Minutes

**Attachments:** [Draft July 5, 2016 Meeting Minutes.pdf](#)

**A motion was made by Commissioner Cuffee-Glenn, seconded by Commissioner Murthy, that the July 5, 2016 Meeting Minutes be adopted. The motion carried by the following vote:**

- Aye --** 5 - \* Mr. Poole, \* Mr. Johannas, \* Ms. Cuffee-Glenn, \* Mr. Murthy and \* Mr. Hepp-Buchanan
- Excused --** 1 - \* Ms. Robertson
- Abstain --** 2 - \* Mr. Law and \* Mr. Thompson

### Consent Agenda

**A motion was made by Commissioner Law, seconded by Councilwoman Robertson, that the Consent Agenda be approved. The motion carried unanimously with the exception of Commissioner Johannas's abstention on items 2 (Ord. 2016-192) and 3 (SUBD 2016-010).**

1. [ORD.  
2016-191](#) To authorize the special use of the property known as 701 East Cary Street for the purpose of allowing a building to exceed the applicable height restrictions, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2016-191](#)  
[Application & Applicant's Report](#)  
[Location Map](#)  
[Plans](#)  
[Incline Plane Exhibit](#)  
[Letters of Support](#)

This Ordinance was recommended for approval on the Consent Agenda approval subject to the following amendments:

- (1) Section 3b - The height of the building shall not exceed ~~430 feet~~ 525 feet.
- (2) Section 5f - ~~When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.~~
- (3) Section 6 - Implementation. The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within ~~730-1,460~~ calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

- 2. [ORD. 2016-192](#) To authorize the special use of the property known as 2723 East Cary Street for the purpose of a multifamily dwelling with up to 15 dwelling units and accessory parking, upon certain terms and conditions.

- Attachments:** [Staff Report](#)  
[Ord. No. 2016-192](#)  
[Location Map](#)  
[Plans](#)  
[Application & Applicant's Report](#)  
[Letter of Support](#)

This Ordinance was recommended for approval on the Consent Agenda.

**Aye --** 7 - \* Mr. Poole, \* Mr. Law, \* Ms. Robertson, \* Ms. Cuffee-Glenn, \* Mr. Murthy, \* Mr. Hepp-Buchanan and \* Mr. Thompson

**Abstain --** 1 - \* Mr. Johannas

- 3. [SUBD 2016-010](#) Preliminary Plat for The Meridian Subdivision at 3410 Cutshaw Avenue (9 lots).

- Attachments:** [Staff Report](#)  
[Location Map](#)  
[Preliminary Plat](#)

This Tentative Subdivision was approved on the Consent Agenda.

**Aye --** 7 - \* Mr. Poole, \* Mr. Law, \* Ms. Robertson, \* Ms. Cuffee-Glenn, \* Mr. Murthy, \* Mr. Hepp-Buchanan and \* Mr. Thompson

**Abstain --** 1 - \* Mr. Johannas

4. [UDC 2016-26](#) Conceptual review of Patterson & Grove Ave Streetscape

**Attachments:** [Location & Plans](#)  
[Staff Report to UDC](#)  
[Public Comment](#)  
[UDC Report for CPC](#)

This Location, Character and Extent Item was approved with the following conditions recommended by the Urban Design Committee for the final design:

- (1) That the applicant consider ways to increase pedestrian right-of-way and sidewalk width throughout the corridors
- (2) That the applicant address bicycle accommodations within their streetscape plan
- (3) That any on-street parking be marked as a lane, not stalls, to allow for compact and super-compact cars and consider EV charging stations within the corridor
- (4) That the applicant work with the Transportation Engineering division to establish a complete streets vision for the project
- (5) That the applicant clarify the pedestrian lighting offset, and ensure a spacing of 40-60 feet as recommended by the Urban Design Guidelines
- (6) That the applicant consider treatments other than a brick band for the sidewalk treatment
- (7) To consider elements more in line with the period of when the neighborhood was established, a la 1940s-1950s
- (8) To consider the use of more native plantings in the corridor.

5. [UDC 2016-27](#) Conceptual Review of Westover Hills Public Library Sustainable Campus Initiative & Final Review of Phase 1

**Attachments:** [Location & Plans](#)  
[Staff Report to UDC](#)  
[UDC Report to CPC](#)

This Location, Character and Extent Item was approved on the Consent Agenda.

## **Regular Agenda**

6. [UDC 2016-28](#) Final approval of Maggie Walker Memorial Plaza

**Attachments:** [UDC Report for CPC](#)  
[Staff Report to UDC](#)  
[Location & Plans](#)  
[Public Comment](#)  
[Letter of Opposition](#)

A motion was made by Commissioner Cuffee-Glenn, seconded by Commissioner Law, that this Location, Character and Extent Item be approved with the following

conditions recommended by the Urban Design Committee:

- (1) That the applicant relocate trash cans so that there is an adequate buffer distance to seating areas.
- (2) That the applicant consider other plantings within the beds to provide more seasonal color, variety, and contrast

As well as the following recommendations suggested by the Urban Design Committee:

- (1) That the Willow Oaks be replaced with a more medium-sized tree such as an Everclear or Box Elm
- (2) That the Honeylocust be increased in size to a 4 inch caliper tree
- (3) That recycling bins be included in the plan
- (4) That the benches, trash cans, and recycling bin elements be more representative of the cast-iron style of Jackson Ward
- (5) That the Hanover lantern streetlights have an opaque top for light cutoff purposes
- (6) That the dedication and seating walls be changed to the grey granite instead of green

The motion carried unanimously.

7. [UDC 2016-29](#) Final Review of East Riverfront Transportation Improvements

**Attachments:** [Location & Plans](#)  
[Staff Report to UDC](#)  
[Public Agency Comment](#)  
[Public Comment](#)  
[Applicant Presentation to UDC](#)  
[UDC Report to CPC](#)

A motion was made by Commissioner Cuffee-Glenn, seconded by Commissioner Law, that this Location, Character and Extent Item be approved. The motion carried unanimously.

8. [ORD. 2016-190](#) To declare that a public necessity exists and to authorize the acquisition by gift, purchase, condemnation, or otherwise of certain fee simple interests, temporary construction easements, permanent drainage easements, and permanent utility easements, for the purpose of constructing transportation improvements as part of the East Riverfront Transportation Improvement Program project in the Transportation category of the Fiscal Year 2016-2017 Capital Budget.

**Attachments:** [Staff Report](#)  
[Ord. No. 2016-190](#)  
[Location Map](#)

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

9. [ORD. 2016-193](#) To authorize the special use of the properties known as 5702 and 5706 Grove Avenue for the purpose of allowing the construction of buildings with features that do not meet all requirements of the applicable underlying zoning regulations, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Ord. No. 2016-193](#)  
[Location Map](#)  
[Application & Applicant's Report](#)  
[Final Plans](#)  
[Survey](#)  
[Traffic Impact Analysis](#)  
[Letters of Opposition](#)  
[Letters of Opposition Post 7/13/2016](#)  
[Letters of Support](#)  
[Letters of Support Post 7/13/2016](#)  
[Letters of Support to Councilman Baliles.pdf](#)  
[Letters of Opposition to Councilman Baliles.pdf](#)  
[Save Libbie & Grove Letter](#)  
[Save Libbie & Grove Petition](#)  
[Libbie, Granite and Westview Avenues Neighborhood Civic Association Letter](#)  
[Westhampton Citizens Association Survey Results](#)

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

10. [ORD. 2016-171](#) To amend Ord. No. 2014-121-201, adopted Nov. 10, 2014, which authorized the special use of the property known as 1650 Overbrook Road for the purpose of authorizing multifamily dwellings with up to 205 dwelling units, to permit up to 117 multifamily dwelling units and other site amenities, upon certain terms and conditions.

- Attachments:** [Ord. No. 2016-171](#)  
[July 18, 2016 Staff Report](#)  
[June 20, 2016 Staff Report](#)  
[Location Map](#)  
[Survey](#)  
[Plans](#)  
[Application](#)  
[July 18, 2016 Letter of Opposition](#)  
[June 20, 2016 Letter of Opposition](#)  
[Special Use Permit Procedure Manual](#)  
[DHR Statement](#)  
[Windowless Dwelling Unit Resolution](#)

A motion was made by Councilor Robertson, seconded by Commissioner Johannas, that this Ordinance be recommended for approval with the following amendment:

~~Section 3p - Between five (5) and six (6) years after issuance of the final certificate of occupancies for "Section A" and "Section B" and upon the request of the Director of Planning and Development Review, the property owner shall install windows on the south elevation of "Section A" that allow views into and out of occupied building space and shall comprise a minimum of thirty (30) percent of the building façade between two (2) and eight (8) feet in height or as otherwise approved by the Director.~~

The motion carried by the following vote:

- Aye --** 7 - \* Mr. Poole, \* Mr. Law, \* Mr. Johannas, \* Ms. Robertson, \* Ms. Cuffee-Glenn, \* Mr. Hepp-Buchanan and \* Mr. Thompson
- Abstain --** 1 - \* Mr. Murthy