



City of Richmond

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Meeting Minutes Planning Commission

Monday, October 3, 2016

1:30 PM

5th Floor Conference Room

Call To Order

Mr. Poole called the regular meeting of the Planning Commission to order at 1:35 p.m.

Roll Call

-- Present 9 - * Mr. Rodney Poole, * Mr. Melvin Law, * Mr. David Johannas, * Ms. Ellen Robertson, * Ms. Selena Cuffee-Glenn, * Mr. Vivek Murthy, * Ms. Elizabeth Greenfield, * Mr. Max Hepp-Buchanan, and * Mr. John Thompson

Chair's Comments

Mr. Poole welcomed everyone who was present.

Approval of Minutes

[PDRMIN](#) September 19, 2016 Meeting Minutes
[2016-012](#)

Attachments: [Draft September 19, 2016 Meeting Minutes](#)

A motion was made by Commissioner Murthy, seconded by Commissioner Cuffee-Glenn, that the September 19, 2016 Meeting Minutes be adopted. The motion carried by the following vote:

Aye -- 8 - * Mr. Law, * Mr. Johannas, * Ms. Robertson, * Ms. Cuffee-Glenn, * Mr. Murthy, * Ms. Greenfield, * Mr. Hepp-Buchanan and * Mr. Thompson

Abstain -- 1 - * Mr. Poole

Director's Report

There was no Director's Report.

- Council Action Update

Ms. Markham informed the Commission of a Resolution regarding the Reedy Creek project that was introduced at the last Council meeting by Councilman Agelasto. Commissioner Johannas moved that the Commission reconsider the Ordinance to accept funds for the Reedy Creek Stream Restoration project (Ord. No. 2016-217). The motion failed for lack of a second.

Consideration of Continuances and Deletions from Agenda

1. [ORD.](#) To conditionally rezone the properties known as 111 Hull Street and a
[2016-234](#) portion of 1 Hull Street from the RF-1 Riverfront District to the B-4C

Central Business District (Conditional).

- Attachments:** [Staff Report](#)
[Ord. No. 2016-234](#)
[Application Form & Applicant's Report](#)
[Proffered Conditions](#)
[Survey & Parcel Diagram](#)
[Location Map](#)
[Letter of No Support](#)
[Letters of Support](#)
[Ord. No 2016-252 \(Development Agreement\)](#)

A motion was made by Councilor Robertson, seconded by Vice Chair Law, that this Ordinance be recommended for continuance to the Commission's November 7, 2016 meeting. The motion carried unanimously.

2. [ORD. 2016-250](#) To declare a public necessity for and to authorize the acquisition of certain fee simple interests and easements in parcels of real property owned by South Canal, LLC at 1 Hull Street, 115 Hull Street, and 2 Decatur Street for the purposes of right-of-way, clearing title to City-owned real estate, providing access to and a buffer for the City's flood wall, and providing stormwater utility facilities.

- Attachments:** [Staff Report](#)
[Ord. No. 2016-250](#)
[Location Map](#)

A motion was made by Councilor Robertson, seconded by Vice Chair Law, that this Ordinance be recommended for continuance to the Commission's November 7, 2016 meeting. The motion carried unanimously.

3. [ORD. 2016-251](#) To declare surplus and direct the conveyance of a portion of City-owned real estate located at 1 Hull Street for nominal consideration to South Canal, LLC for the purpose of facilitating the development of that land and other land in the immediate vicinity thereof.

- Attachments:** [Staff Report](#)
[Ord. No. 2016-251](#)
[Location Map](#)

A motion was made by Councilor Robertson, seconded by Vice Chair Law, that this Ordinance be recommended for continuance to the Commission's November 7, 2016 meeting. The motion carried unanimously.

4. [ORD. 2016-236](#) To authorize the special use of the property known as 1400 Roseneath Road for the purpose of a multifamily dwelling with up to 364 dwelling units and commercial uses permitted in the B-6 Mixed-Use Business District, upon certain terms and conditions.

Attachments: [Ord. No. 2016-236](#)

[Plans](#)

[Location Map](#)

[Application & Applicant's Report](#)

[Traffic Analysis](#)

[Letter of Support](#)

A motion was made by Commissioner Johannas, seconded by Councilor Robertson, that this Ordinance be recommended for continuance to the Commission's December 5, 2016 meeting and the City Council's January 9, 2016 meeting. The motion carried unanimously.

Consent Agenda

A motion was made by Vice Chair Melvin Law, seconded by Commissioner Selena Cuffee-Glenn, that the Consent Agenda be approved. The motion carried unanimously, with the exception of Mr. Thompson's abstention on item number 11, Ord. No. 2016-241 and Mr. Poole's abstention on item number 12, Ord. No. 2016-243.

5. [ORD. 2016-232](#) To close, to public use and travel, a portion of an alley and a turnaround bounded by Brookland Parkway, Brook Road, Sherwood Avenue, I-95/I-64, and Robin Hood Road, consisting of 6,557± square feet, upon certain terms and conditions, and to authorize the Chief Administrative Officer to accept a dedication of property, consisting of 443± square feet, for a new turnaround for right-of-way purposes in the block bounded by Brookland Parkway, Brook Road, Sherwood Avenue, I-95/I-64, and Robin Hood Road.

Attachments: [Ord. No. 2016-232](#)

[Staff Report](#)

[Location Map](#)

This Ordinance was recommended for approval on the Consent Agenda.

6. [ORD. 2016-233](#) To rezone the properties known as 1400, 1404, 1408, 1410, 1412, 1414 and 1416 North 27th Street from the R-6 Single-Family Attached Residential District to the UB-2 Urban Business District and the properties known as 1401 and 1403 North 26th Street; 1418, 1420 and 1422 North 27th Streets; and 2603, 2605, 2607, and 2623 Nine Mile Road from the B-2 Community Business District to the UB-2 Urban Business District.

Attachments: [Ord. No. 2016-233](#)

[Staff Report](#)

[Location Map](#)

[Application & Applicant's Report](#)

[Plat](#)

This Ordinance was recommended for approval on the Consent Agenda.

- 7. [ORD. 2016-237](#) To authorize the special use of the property known as 1901 Stuart Avenue for the purposes of a multifamily dwelling with three dwelling units and the reconstruction of an existing two-car garage, upon certain terms and conditions.

Attachments: [Ord. No. 2016-237](#)
[Staff Report](#)
[Location Map](#)
[Plans](#)
[Applicant's Report](#)
[Letter of Non-Opposition](#)

This Ordinance was recommended for approval on the Consent Agenda.

- 8. [ORD. 2016-238](#) To authorize the special use of the property known as 2925 West Leigh Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

Attachments: [Ord. No. 2016-238](#)
[Staff Report](#)
[Location Map](#)
[Application & Applicant's Report](#)
[Schedule A](#)
[Letter of Support](#)

This Ordinance was recommended for approval on the Consent Agenda.

- 9. [ORD. 2016-239](#) To authorize the special use of the property known as 2927 West Leigh Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

Attachments: [Ord. No. 2016-239](#)
[Staff Report](#)
[Location Map](#)
[Application & Applicant's Report](#)
[Schedule A](#)
[Letter of Support](#)

This Ordinance was recommended for approval on the Consent Agenda.

- 10. [ORD. 2016-240](#) To authorize the special use of the property known as 3325 Florida Avenue for use as a day nursery for up to 12 children, upon certain terms and conditions.

- Attachments:** [Ord. No. 2016-240](#)
[Staff Report](#)
[Location Map](#)
[Applicant's Report](#)
[Deed](#)
[Floor Plan](#)
[Letters of Support](#)

This Ordinance was recommended for approval on the Consent Agenda.

11. [ORD. 2016-241](#) To authorize the special use of the property known as 404 North 33rd Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2016-241](#)
[Staff Report](#)
[Plans](#)
[Location Map](#)
[Application and Applicant's Report](#)
[Letter of Opposition](#)

This Ordinance was recommended for approval on the Consent Agenda.

12. [ORD. 2016-243](#) To amend and reordain Ord. No. 84-188-174, adopted Aug. 27, 1984, as previously amended by Ord. No. 89-391-90-16, adopted Jan. 22, 1990, which authorized the special use of 504 and 506 Libbie Avenue, for the purpose of expanding the existing non-medical office use and allowing off-site uses to use the parking area.

- Attachments:** [Ord. No. 2016-243](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Survey](#)
[Location Map](#)
[Letter of No Opposition](#)

This Ordinance was recommended for approval on the Consent Agenda.

13. [ORD. 2016-248](#) To authorize the Chief Administrative Officer to accept funds in the amount of \$3,000,000 from the Monroe Park Conservancy and to appropriate the increase to the Fiscal Year 2016-2017 Capital Budget by increasing estimated revenues and the amount appropriated to the Monroe Park - Renovations and Restoration project in the Culture and Recreation category by \$3,000,000 for the purpose of assisting in the renovation of Monroe Park.

Attachments: [Ord. No. 2016-248](#)
[Staff Report](#)
[Location Map](#)

This Ordinance was recommended for approval on the Consent Agenda.

- 14. [ORD. 2016-249](#) To transfer funds in the amount of \$559,343.13 from the Richmond Retirement System special fund in the Fiscal Year 2016-2017 Special Fund Budget and to amend the Fiscal Year 2016-2017 Capital Budget in the City Facilities category by appropriating such transferred funds in the amount of \$559,343.13 to the City Hall Renovation Project in the City Facilities category for the purpose of renovating office space in City Hall.

Attachments: [Ord. No. 2016-249](#)
[Staff Report](#)
[Location Map](#)

This Ordinance was recommended for approval on the Consent Agenda.

Regular Agenda

- 15. [ORD. 2016-235](#) To rezone the property known as 2400 East Franklin Street from the M-1 Light Industrial District to the R-6 Single-Family Attached Residential District.

Attachments: [Ord. No. 2016-235](#)
[Staff Report](#)
[Location Map](#)
[Plat](#)
[Application & Applicants Report](#)

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

- 16. [ORD. 2016-242](#) To amend and reordain Ord. No. 97-287-289, adopted Oct. 13, 1997, as previously amended by Ord. No. 98-246-275, adopted Sept. 14, 1998, and Ord. No. 2007-115-85, adopted Apr. 23, 2007, which authorized a special use of the property known as 2418-2422 East Franklin Street to provide for a lot split, to remove the property known as 2400 East Franklin Street from the special use permit, upon certain terms and conditions.

- Attachments:** [Ord. No. 2016-242](#)
[Staff Report](#)
[Location Map](#)
[Plat](#)
[Application & Applicant's Report](#)
[Plans attached to Ord. No. 98-246-275](#)

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

PDRPRES Windowless Dwelling Units
2016-12

- Attachments:** [Light and Air Resolution 2012 Staff Report Package](#)
[10.3.2016 Presentation to the Planning Commission](#)

The Commission continued their Retreat Agenda and discussed their Windowless Dwelling Unit Resolutions from 2012.

A motion was made by Vice Chair Law, seconded by Commissioner Thompson, that the discussion on Windowless Dwelling Units be continued for six months in order for the staff to work with the stakeholders and the Commissioners to study the issue further by visiting some projects with windowless dwelling units. The motion carried by the following vote:

- Aye --** 8 - * Mr. Poole, * Mr. Law, * Ms. Robertson, * Ms. Cuffee-Glenn, * Mr. Murthy, * Ms. Greenfield, * Mr. Hepp-Buchanan and * Mr. Thompson
- No --** 1 - * Mr. Johannas

Upcoming Items

Adjournment

Mr. Poole adjourned the meeting at 2:58 p.m.

Rodney M. Poole, Chair

Lory P. Markham, Secretary

