

Petition Opposing Ordinance No. 2025-231 (3219 Tuxedo Boulevard)

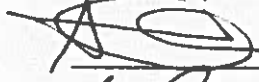
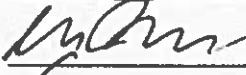
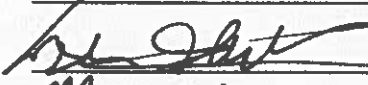
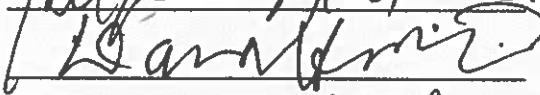
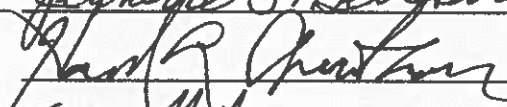
We, the undersigned residents and stakeholders of the Creighton neighborhood and the City of Richmond, oppose Ordinance No. 2025-231, which would allow five single-family homes to be constructed on a 12,500-square-foot lot at 3219 Tuxedo Boulevard.

This proposal is incompatible with R-5 zoning and would:

- Overcrowd a lot meant for two homes
- Create traffic, parking, and stormwater problems
- Undermine the established character of our neighborhood
- Set a precedent for overdevelopment on undersized lots

We urge the Richmond Planning Commission and City Council to vote NO on this ordinance and uphold the R-5 zoning standards that protect our community.

Signature | Printed Name | Address

 ALANAH ODOM, 3213 TUXEDO BLVD.
 MICHAEL BOURLOUIS, 3213 TUXEDO BLVD.
 3308 Tuxedo Blvd
Marcus Jones 3308 Tuxedo Blvd
Wt G 3306
Janet Tucker 3312 Tuxedo Blvd
Joseph Alexander 3310 Tuxedo
Kytara Lince 3313 Tuxedo Blvd
Jeff & Mal 3212 Tuxedo
 DANA HARRIS 3204
Jeannette P. Blackwell JEAN BLACKWELL 3205
 HAROLD HITTAM 3224
Andrew Mills ANDREW MILLS 3221
William Wilkins WILLIAM WILKINS 3200
Eric Hunt ERIC HUNT ~~3200~~ 3208

currently, there are
FOUR VACANT HOUSES ON OUR STREET.

Dear City Council Members,

My name is Alannah Odom. I am writing to share a perspective shaped both by my own experience with housing instability and by my work with the Virginia Indigent Defense Commission, where I routinely see how housing pressures affect families' long-term stability. Because of this background, I pay close attention to how development decisions impact existing communities—particularly lower-income neighborhoods like ours, where residents often have limited ability to advocate for themselves.

Our area has already undergone significant transitions, including the redevelopment of Creighton Court directly across the street. These changes make it especially important to evaluate new proposals with a clear understanding of the cumulative impact on the people who already live here. Many of our neighbors are elderly or long-term renters who may not feel empowered to voice concerns, even when a proposal could meaningfully affect their daily lives.

While I support well planned growth and genuinely affordable housing, this application does not advance those goals. Four 1,700 square foot homes priced around \$400,000 do not meet any reasonable definition of affordability for this neighborhood. Instead, the scale and price point risk accelerating displacement pressures without providing meaningful benefit to current residents.

Beyond affordability, the proposed density and design would introduce challenges that disproportionately affect those of us living closest to the site. The lot size, street width, and existing infrastructure were not built to support this level of intensification. Increased traffic, construction disruption, and stormwater impacts would fall most heavily on the immediate neighbors—many of whom are least equipped to absorb those burdens.

Thoughtful planning should balance growth with continuity, ensuring that new development strengthens rather than destabilizes established communities. I respectfully urge the Commission to consider whether this proposal aligns with that principle. A decision that prioritizes context, long-term stability, and true affordability would better serve both current residents and the future of the Creighton neighborhood.

Thank you for your consideration.

Alannah Odom
3213 Tuxedo Blvd