

Oliver, Alyson E. - PDR

From: Mark A. Olinger <cincygrad@yahoo.com>
Sent: Monday, June 16, 2025 4:01 PM
To: Oliver, Alyson E. - PDR
Cc: Newbille, Cynthia I. - City Council; Patterson, Samuel - City Council Office; Alessandro Ragazzi
Subject: Rezoning of M & Glenwood Area from R-5 to R-63
Attachments: M & Glenwood Comments.pdf

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Good afternoon:

Over the past couple of months, the development team for the project came before the neighborhood (at the request of Council President Newbille) and the Church Hill Neighborhood Association. Following the presentation on June 10, the Civic Association had a good discussion on the project but did not make a final recommendation due to time constraints. The development team representative denied a request for a continuance.

I have attached a PDF that outlines discussion points made during the meeting and my concerns regarding the rezoning request as it now stands and with the existing proffers. I have used the PPT presented by the development team at their two most recent meetings, adding comments in new slides with text highlighted in red. Proffer amendments are in red, underlined. All comments are mine and do not necessarily relate to the Civic Association as a whole.

As final note, members of the development team offered to stay in communication with the Civic Association if the rezoning is approved. Those items that could be a part of that discussion are in red, not underlined. The Civic Association looks forward to further conversation with the development team on items related to future elements of the design of this new area.

If you have any questions, please feel free to contact me directly

m.
Mark A. Olinger

Glenwood to M Rezoning Request



Chimborazo Blvd

E Leigh St

N 35th St

N 35th St

N 36th St

M St

N 37th St

N 37th St

N 37th St

N St

M St

N 36th St

N 37th St

M St

N 38th St

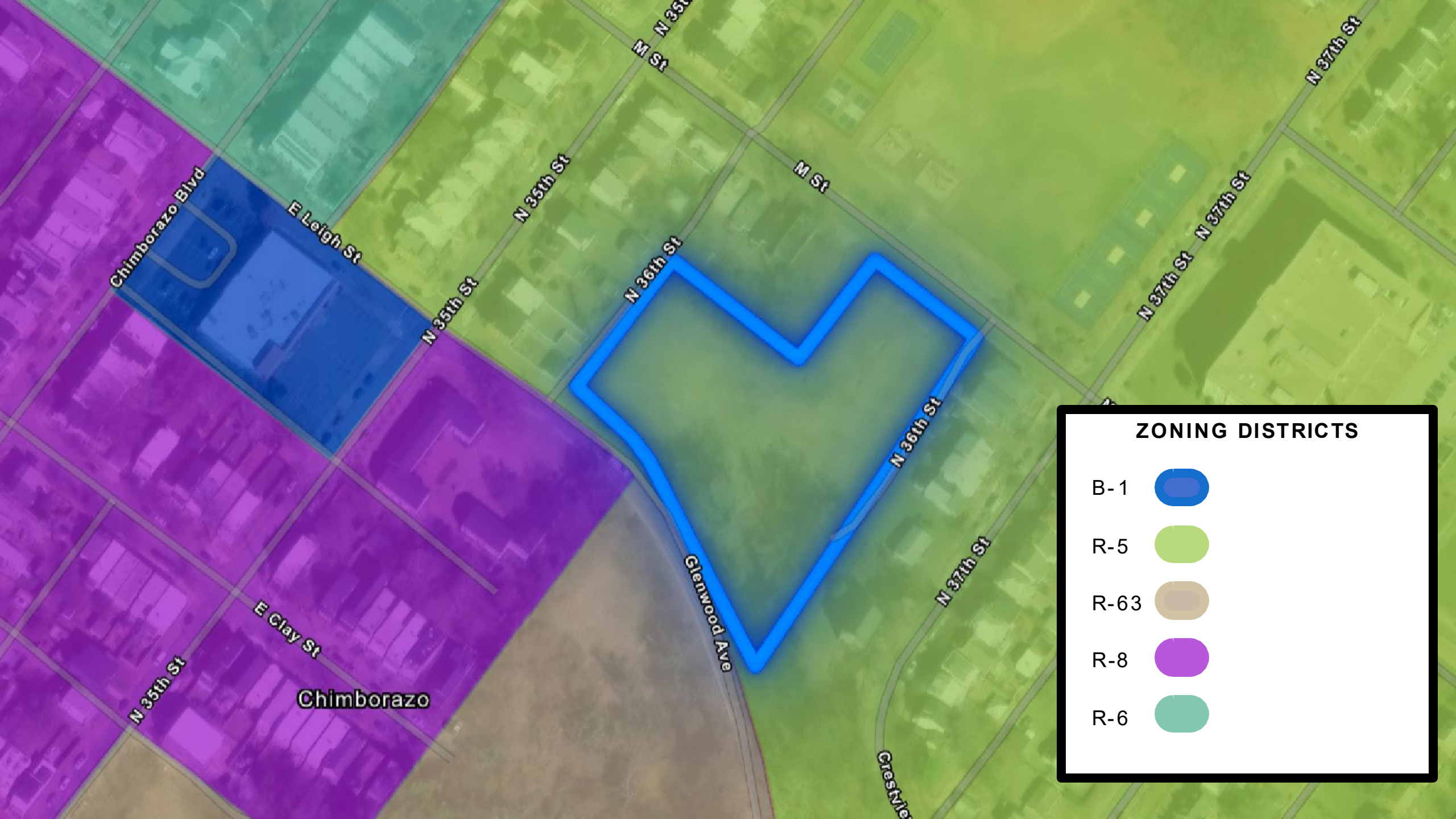
Crestview

Glenwood Ave




E Clay St

Chimborazo

N 35th St



ZONING DISTRICTS

- B-1 
- R-5 
- R-63 
- R-8 
- R-6 



R300 MASTER PLAN GUIDANCE

NEIGHBORHOOD MIXED-USE 

INSTITUTIONAL 

PUBLIC OPEN SPACE 

MAJOR MIXED-USE STREET TYPOLOGY 



Neighborhood Mixed-Use Diagram

A mix of housing types with features that engage the street and opportunities for small-scale commercial uses at the corner.



proposed lots to conform to
R-63 MULTIFAMILY URBAN
RESIDENTIAL lot width and area
standards.

Bowman

GLENWOOD to M ST
Richmond, VA

Proj: 2024018
Date: 2024-01-14
Rev: 01

PROFFER SUMMARY

Concept Plan

- Development shall conform with attached concept Plan (previous slide)

R/W Sidewalk Improvements

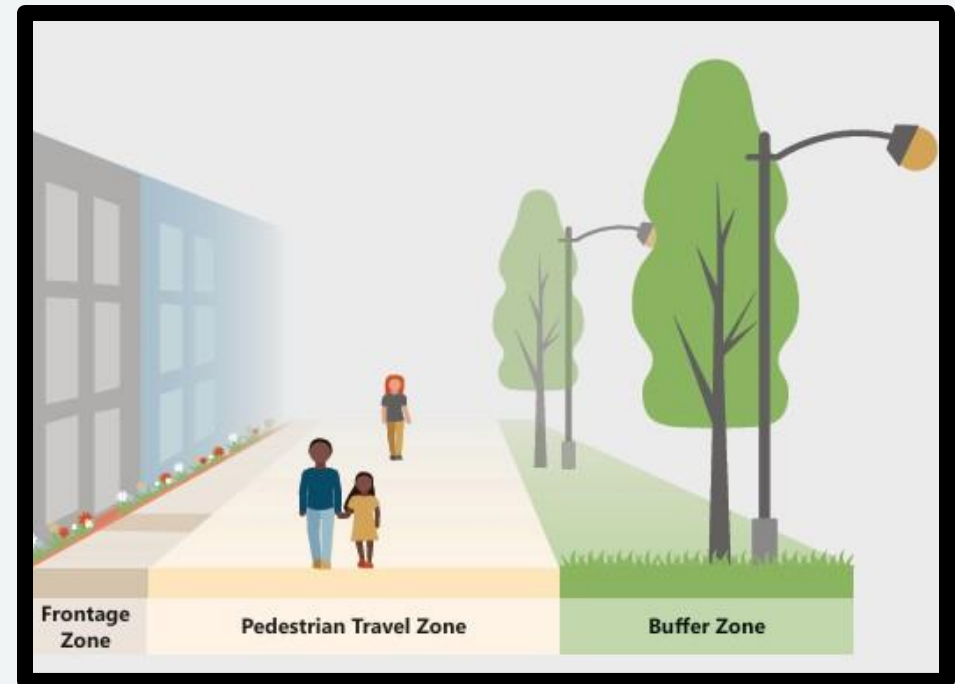
- sidewalks along all roads within project scope
- minimum .5' of frontage zone, 6' wide pedestrian zone, and 4' buffer zone

Street Trees

- Street Trees along all street frontages within project scope
- To be completed in accordance with Urban Forestry Standards

Parking (NEW)

- minimum of one (1) off-street parking space per dwelling unit on each lot to the extent practicable



Proffer Summary Review & Request

- The concept plan is not a plan; it's a lot lay-out. It could change significantly following rezoning. Don't have a clue about scale/lot sizes or unit mix..
- "Concept Plan" doesn't address topography and existing tree area fronting on Glenwood (R300, HQP, Objective 4.1.a—c., e., f., h., and i.) and how that may affect lots, access, alleys, etc. How is that to be addressed?
- Sidewalks are required on both sides of street per the Subdivision Ordinance so not sure how this rises to level of proffer. Sidewalks on M vary but are at least 6' wide along M St. frontage and use that as link to neighborhood.
- Request: Remove frontage zone and add the .5' (6") to the buffer zone for trees.
- I can't find any provision for street trees in the Subdivision Ordinance.
- Request: Amend proffer to have the development follow existing r/w frontage along M St. and Glenwood Ave. for sidewalk width and street tree locations (please see next slide) identified by Urban Forestry. With no overhead utilities, plant at minimum medium-sized trees within interior of site in addition to following Street Tree Inventory recommendations and where appropriate, large-size street trees.
- Request: Amend proffer to "Provide for minimum 1 off-street parking space" period, not "to extent practicable."

Street Trees to be Planted around Project Area



Source: 2015 Street Inventory, City of Richmond

Street Address*	Tree Inventory #	Type of site	Tree Type for Site
3550 M	3937	Vacant Site	Vacant Site Large
3550 M	3938	Vacant Site	Vacant Site Large
3550 M	3940	Vacant Site	Vacant Site Large
3550 M	3941	Vacant Site	Vacant Site Large
509 N. 35th	10562	Vacant Site	Vacant Site Small
3518 Glenwood	3858	Vacant Site	Vacant Site Large
509 N. 35th	10579	Vacant Site	Vacant Site Small
509 N. 35th	10580	Vacant Site	Vacant Site Small
509 N. 35th	10587	Vacant Site	Vacant Site Small
509 N. 35th	10578	Vacant Site	Vacant Site small

* Street Addresses are per the 2015 Street Tree Inventory.

- ❖ M Street frontage to match the existing sidewalk and tree lawn dimensions established elsewhere on block where units face M St.
 - ❖ 3519 M: Walk approx. 7' wide, Tree lawn approx. 12' wide
- ❖ Glenwood to match, at minimum, sidewalk cross-section across Glenwood from this site and providing adequate planting room for trees.







Design Summary Review

- No single-family detached is shown as an item. Please provide examples.
- Many of the earlier examples shown were SUPs on shallow lots. This project provides for much deeper lots providing for more comfortable setbacks; giving owners a chance to create their own landscape for the area over time.
- Provide more architectural diversity to reduce the continuing homogenization of our neighborhood.
- A lot of discussion at CHCCA meeting on 6/10 re: opportunity for corner building along M that could eventually accommodate a small-scale mixed-use building with ground floor commercial. Good idea.
- How does site affect overall lay-out (see *R300* HQP, Objective 4.1.a—c., e., f., h., and i.). Please see next slide.

Perimeter of Site Views

View from M St.



View from Glenwood Ave.



From: [Austin Hobson](#)
To: [PDR Land Use Admin](#)
Subject: Letter of Support for Ord. 2025-120
Date: Tuesday, June 17, 2025 8:26:33 AM

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PDR Staff,

Chairman Poole and members of the Planning Commission,

I support Ordinance No. 2025-120 to rezone five vacant lots near Glenwood Avenue and M Street to R-63. This change aligns with the Richmond 300 Master Plan and would make space for more neighbors in Chimborazo.

Richmond is in a housing crisis. We need zoning that allows more homes—not just large single-family lots. R-63 enables townhomes, duplexes, and small apartments that fit the neighborhood and help keep people close to jobs, schools, and community.

Please recommend this ordinance. It's a simple, meaningful way to make Richmond more inclusive.

Sincerely,
Austin Hobson

Austin Hobson
hobsonal2@gmail.com
2702 Fendall Avenue
Richmond, Virginia 23222

From: [Joseph Carlisle](#)
To: [PDR Land Use Admin](#)
Subject: Letter in Support for Ord. 2025-120
Date: Tuesday, June 17, 2025 8:27:09 AM

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PDR Staff,

Dear Planning Commission,

I live in North Church Hill and regularly walk and bike around the neighborhood. This project should be approved. Is it perfect? No, but it adds much needed housing and transforms an underutilized lot that's currently a dumping ground into a place where people can live.

Richmond needs more housing, and Greater Church Hill is no exception. I'd love to see this part of the neighborhood become more vibrant and alive. Right now, walking through this area feels bleak. There's no sidewalks on that side of the street, but there's certainly plenty of overgrowth and neglect.

Please approve this project and help welcome new neighbors to Church Hill.

Joseph Carlisle
josephcarlisle@gmail.com
1325 N. 28th st
Richmond, Virginia 23223

From: [Will Wilson](#)
To: [City Clerk's Office](#); [PDR Land Use Admin](#)
Cc: [RVA YIMBY](#)
Subject: Inquiry- support letters for Ord. 2025-120
Date: Tuesday, June 17, 2025 3:03:48 PM

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Good afternoon -

Checking in to see if these email addresses received a few support letters over the last day or so concerning the support of the ordinance listed in the subject line. Just wanted a confirmation and if so requested they be filed with the existing public comment document on the legistar page prior to the PC meeting this evening.

Thank you!

-Will Wilson
RVA YIMBY co-lead
7039738038

From: [Miller, Jeffrey P.](#)
To: [PDR Land Use Admin](#)
Cc: [Diana Miller](#)
Subject: Comments for 6/3/25 Planning Meeting (ORD 2025-120)
Date: Tuesday, June 3, 2025 9:14:30 AM

You don't often get email from miller@gentrylocke.com. [Learn why this is important](#)

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Commissioners,

I write in regard to the discussion of ORD 2025-120, which outlines a significant change to vacant lot between Glenwood and M Street between 37th and 35th. I own a home on 37th Street directly across the alley from this lot and am very familiar with the lot and area in question. My concerns are several, but first and foremost, it is premature for the Commission to address this request at this time. The developer and our council member held an initial neighborhood meeting back in late April or early May, which resulted in so many unanswered questions and uncertainties among the stakeholders that a follow-up meeting was scheduled for later this week (Thursday evening June 5th and the East End Library at 6:00 – you should attend). Accordingly, the neighborhood residents are still not fully educated on this proposal and we are not in a place to adequately comment or participate in this discussion. It would be grossly unfair to move forward with this process at the Commission level while the affected citizens are still in the dark about the project.

Additionally, one or several of you should really come see the parcel to better understand the unique challenges it faces. M St. can be heavily trafficked, in particular when Franklin Military Academy is in session or when people use the park across the street. The topography, including a sinkhole, poses special challenges as well, and warrants a site visit.

Other general concerns for which we await explanation/answers from the developer at the upcoming meeting:

- Parking. Unless the plan is for the units to have garages, there is nowhere to put resident vehicles, at least on the M street side. That road, especially when school is in session, is simply not able to handle parking and traffic.
- Topography. The sinkhole noted above and other features pose significant challenges for which even an lay-person can see will require extensive earth movement, re-grading, and other major development, causing significant disruption to the surrounding community and structural concerns for neighboring parcels need to be addressed before any such earth movement is undertaken.
- Related, there are several spots on M street and around the lot at issue where storm water floods. These will need to be addressesd.
- We still do not have any sort of description from the developer as to how they expect to

cram as many units in there as they propose. It will be a significant challenge for them to retain the character of the neighborhood (single family homes, a park and a school on the M street frontage, slightly different on the Glenwood frontage with Chimbomart across the way – again, a site visit would help). We need to be able to see the plan to effectively comment on it. For instance, if they expect to build narrow and high, that's totally inconsistent with the surrounding houses and would stick out like a sore thumb, again, turning a neighborhood into a commodity, which cannot be the City's desire.

Thank you for your time and attention, I hope you are able to visit the site and/or attend the community meeting later this week. In the meantime, it seems that the responsible thing to do is to table this item to be picked up after the parties have the aforementioned community meeting.

Thanks,

-Jeff Miller
620 N. 37th



Jeffrey P. Miller

Direct: [804.956.2060](tel:804.956.2060) | Cell: [818.439.2320](tel:818.439.2320)

VIRGINIA: Richmond | Roanoke | Lynchburg | Norfolk
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