

Ord. No. 2018-046
1125 Commerce Rd.
opposition

March 16, 2018

VIA EMAIL mark.olinger@richmondgov.com

Mr. Mark Olinger
Director, Department of Planning & Development
City of Richmond, Virginia
900 East Broad Street, Suite 511
Richmond, VA 23219
(804) 646-6305

RE: Ordinance No. 2018-046, Conditional Rezoning of 1125 Commerce Road

Dear Mark:

We are in receipt of the Notice of City Planning Commission Consideration with respect to the above-captioned matter to be discussed at the March 19, 2018 City Planning Commission meeting.

Estes Express Lines owns and operates a truck terminal, shop facility, office building and large tractor trailer parking area immediately across the street from 1125 Commerce Road. Estes Express Lines purchased its properties in 1984 and have since occupied and operated from the facilities to service the Richmond Metropolitan area. We are a twenty-four hour per day, seven days per week operation with trucks coming and going day and night. We currently employ 168 drivers, dock workers and office personnel at the terminal and shop locations. More are employed in the surrounding properties. Combined, we operate on approximately 25 acres along Commerce Road.

Additionally, there are two other heavy industrial properties located in close proximity to the proposed residential development. One property is a smaller truck terminal, immediately adjacent to the proposed residential development, and the other just down the block is a large "tank farm". (See attached aerial.)

Estes owns terminals all over the country and we are always concerned when we hear of plans for residential development proposed in the vicinity of one of our terminals. Please note the following:

- Our facilities, like most industrial facilities, are loud, brightly lit and heavily trafficked with tractors and trailers.
- Our dynamic does not typically mix well with a residential use, especially during the night hours when residents are trying to sleep and trucking operations are very active.
- Complaints of noise and truck traffic in areas where transportation facilities sit adjacent to residential developments are common.
- Past experiences have shown that these problems are often not considered until a development has gained approval, construction is complete, and residents take occupancy. At that point, the developer has moved on and the resident is left to address the complaints.

ESTES

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- Estes has occupied these facilities for several years prior to the draft and approval phase of this rezoning project, therefore, it is unreasonable to expect us to address noise, lighting and traffic complaints further down the road from residents of the development.

We are opposed to the rezoning as currently presented as the "compatibility" of neighboring industrial and transportation uses must be put into proper perspective. We ask everyone to think about the potential issues we bring up in this letter and how they will be addressed should they arise post-development.

Per the City's Master Plan, 1125 Commerce Road and the immediately surrounding properties are all located within the Old South District and zoned "Industrial". (See attached Old South Planning District Land Use Map). Developing a residential building within this area would be significantly incompatible with the City's intended use of the area. Further the existing heavy industrial uses cannot be transitioned into lighter industrial, which the Master Plan stipulates would be needed to ensure favorable residential-industrial compatibility.

I welcome further discussion with members of the Commission and/or City Council.

Respectfully yours,

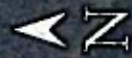


Angela J. Maidment
V.P. of Corporate Real Estate

cc: City of Richmond, Planning Commission
Ms. Selena Cuffee-Glenn, Chief Administrative Officer City of Richmond; Commissioner
(selena.cuffee-glenn@richmondgov.com)

Mr. Rodney Poole, Chair (Rodney@thewiltonco.com)
Mr. Melvin Law, Vice Chair (lawmanchem@yahoo.com)
Mr. Max Hepp-Buchanan, Commissioner
Mr. David Johannas, Commissioner (dave@johannasdesign.com)
Mr. Vivek G. Murthy, Commissioner
Mr. John "Jack" Thompson, Commissioner

City of Richmond, City Council, Land Use; Housing and Transportation Standing Committee
Ms. Ellen F. Robertson (ellen.robertson@richmondgov.com)



WILLIAMS BRIDGE COMPANY

E 4th St

E 7th St

Estes Express

Estes Express

Ward Tower

1125 Commerce Road

Commerce Rd

Tanks Farm

Goodes St

Brudie Ave

E 12th St

E 14th St

E 15th St

Ingram Ave

City of Richmond

Rezoning - 1125 Commerce Road

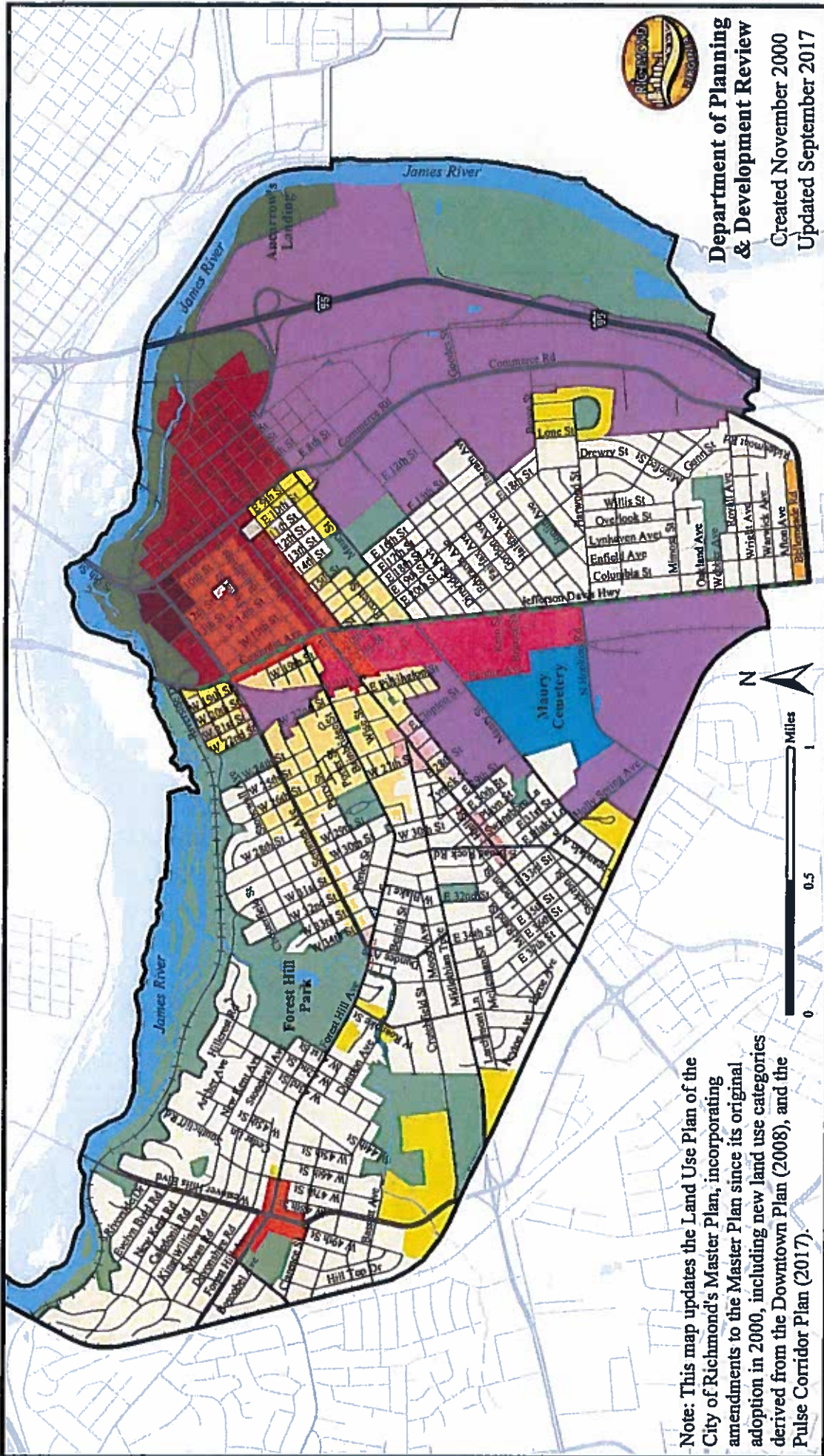
Google earth

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Department of Planning & Development Review

Created November 2000
Updated September 2017



Note: This map updates the Land Use Plan of the City of Richmond's Master Plan, incorporating amendments to the Master Plan since its original adoption in 2000, including new land use categories derived from the Downtown Plan (2008), and the Pulse Corridor Plan (2017).

	Single-Family (Low Density)		Economic Opportunity Area		Downtown Civic Area
	Single-Family (Medium Density)		Mixed Use		Downtown General Urban Area
	Multi-Family (Medium Density)		Transitional Office		Downtown Natural Area
	Multi-Family (Very High Density)		Industrial		Downtown Urban Center Area
	Community Commercial		Institutional		Downtown Urban Core Area
	Neighborhood Commercial		Public & Open Space		Corridor Enhancement

Old South Planning District

Land Use Plan