



City of Richmond
Department of Community Development

DEVELOPMENT PROPOSAL RESPONSE FORM

Development Proposal / Address: Adams Park, Sec 3-4 Rezoning – File No. 8682e

Association Name: Murchies Mill Civic Association

Please Check Appropriate Boxes:

The Association's (check one) Membership or Board met ^{virtually via} ~~on~~ emails
and voted to Oppose Support Take no position on this proposal.

This Association does not intend to consider this issue because: _____

Was a representative for the proposal present? YES NO

Other comments: 2 members of our association met with Mr. Tingley, Mr. Baker & Mr. Johns then we reported back to rest of association.

This request for rezoning allows for improved density building and more acreage left in green space for both the community & stormwater retention. This plan is a definite improvement over the existing plan. Please grant the rezoning request.

Catherine Welsh
Print Name

President - Murchies Mill
Title Civic Association

Catherine Welsh
Signature

5/26/2013
Date

Please send to:

Matthew Ebinger, AICP - Senior Planner

Mail: Matthew Ebinger, AICP - Senior Planner
City of Richmond
Land Use Administration Division
900 East Broad Street, Room 511
Richmond, VA 23219

Email: Matthew.Ebinger@richmondgov.com

Fax: (804) 646-5789



City of Richmond
Department of Planning & Development Review
DEVELOPMENT PROPOSAL RESPONSE FORM

Development Proposal / Address:

Adams Park, Sec. 3 & 4 - Conditional Rezoning - 5107 Kenmare Loop - Parcel No. C0081265004
File No. 8682e

Association Name: Brookbury Civic Association

Please Check Appropriate Boxes:

The Association's (check one) Membership or Board met on 3/9/2014
and voted to Oppose Support Take no position on this proposal.

This Association does not intend to consider this issue because:

Was a representative for the proposal present? YES NO

Other comments:

Amelia Lightner
Print Name

President
Title

Amelia Lightner
Signature

4/6/2014
Date

Please send to:

Matthew Ebinger, AICP - Senior Planner
Mail: Matthew Ebinger, AICP - Senior Planner
City of Richmond
Land Use Administration Division
900 East Broad Street, Room 511
Richmond, VA 23219
Email: Matthew.Ebinger@richmondgov.com
Fax: (804) 646-5789

RECEIVED
APR 10 2014
LAND USE ADMINISTRATION

Adams Park Homeowners Association, Inc.

Ms. Carolyn Blackwell, President

4231 Bathgate Road □ Richmond, VA 22902 □ (804)271-0424

Email: cablackwell@petersburg.k12.va.us

July 19, 2012

Mr. Clement "Kim" Tingley, President
Gusnpenel, Inc.
525 Grove Avenue
Charlottesville, VA 22902

RE: Proposed Rezoning of Adams Park

Dear Mr. Tingley:

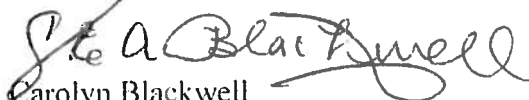
I am writing to you to express the support of the Adams Park Homeowners Association for your proposed rezoning. At our neighborhood meeting on July 17, 2012, ten of the twelve households present voted to support the request to conditionally rezone the remaining land in Adams Park to the R-5 zoning district with conditions.

We find the attached conditions of the rezoning, specifically as amended to address the suggestions of our Architectural Review Committee, to be more desirable than the current R-2 zoning without the assurances of home quality and other conditions that would be attached to the proposed rezoning. The development quality that would be insured by those guarantees is an integral part of the decision to support the rezoning. Additionally, the Association voted to increase the number of homes from the 71 originally requested to a total of 80 homes in exchange for the construction, on behalf of the community, at no cost to the community, a community clubhouse with a tot lot.

It has been a pleasure to work with you over the past couple of years as we got to this day. We have had eight community meetings attended by various members of the community over these past two years.

Thank you.

Sincerely,



Carolyn Blackwell
President

Adams Park Homeowners Association, Inc.

Ms. Vivian Richardson, President

4351 Bathgate Road □ Richmond, VA 22902 □ (804) 743-3541

Email: vivrich113@yahoo.com

March 18, 2014

Mr. Clement "Kim" Tingley, President
Guspenel, Inc.
525 Grove Avenue
Charlottesville, VA 22902

RE: Updated Support – Proposed Rezoning of Adams Park

Dear Mr. Tingley:

I am writing to you to express the continued support of the Adams Park Homeowners Association for your proposed rezoning, the project we first voted to support at our July 17th, 2013 homeowners meeting. We have had the opportunity to receive updates, further discuss the project and looking forward to another open discussion with you in the near future.

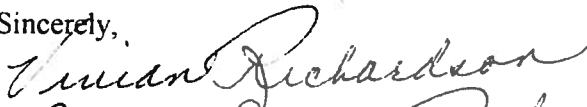
We find the attached conditions of the rezoning, specifically as amended to address the suggestions of our Architectural Review Committee and as modified in response to City comments, to be more desirable than the current R-2 zoning. The development quality insured by those guarantees is an integral part of the decision to support the rezoning. We stand by the Associations' vote to increase the number of homes from the 71 originally requested to a total of 80 homes in exchange for the construction of a community clubhouse with a tot lot on behalf of the community and at no cost to the community. Because this is a family community, the clubhouse would be beneficial in that many community activities could be held there and any residents would have the opportunity to use the building thru-out the year.

We understand from our discussions in meetings that the City staff has expressed a concern that front-loaded garages should be recessed. We have no issues with front-loaded garages as the majority of garages in the developed portions of our neighborhood are configured this way. We support their use as long as they are consistent with and projected no further than the existing garages in the neighborhood.

It has been a pleasure to work with you though numerous meetings and conversations over the past several years. We look forward to the approval of this request and the completion of our neighborhood.

Thank you.

Sincerely,


Presi Adams Park HOA

March 19, 2014

Ms. Lory Markham
Secretary to the Planning Commission
Department of Community Development
900 East Broad Street, Rm 511
Richmond, VA 23219

RE: Adam's Park Rezoning

Dear Ms. Markham:

I am writing to you to express my support for the rezoning request in Adam's Park. My home is located near the property in the Adams Park subdivision. I have had an opportunity to review the rezoning and have attended neighborhood meetings where it has been discussed. I am pleased with the guarantees that are being offered and think this proposal will be a positive for the community.


I am excited about the possibility of saving over 16 acres within our neighborhood as common area. In addition to environmental benefits, this will add value to our properties both now and in the future as our neighborhood will be more livable and desirable. There is a lot of information out there that suggests that properties near green spaces and parks are more valuable than or retain their value better than similar homes in neighborhoods without open space. For this reason alone I support the request.

As for the proposed development, I am satisfied with the quality guarantees such as minimum house sizes, building materials, front porches, landscaping, etc. I think the development will work well with the existing community. The proposed entry features, tot lot, and club house will be a tremendous benefit to the existing and proposed homes.

Finally, I have had opportunity to discuss the concern related to garages and I don't see an issue. Front-loaded garages are typical in our neighborhood. As long as they are consistent with what is existing in sections 1 and 2 then I think front-loaded garages are perfectly acceptable.

I am hopeful that this request will be approved. Please forward my position to the Planning Commission and City Council.

Sincerely,


Edwin Robinson
5061 BATHGATE TER.

March 19, 2014

Ms. Lory Markham
Secretary to the Planning Commission
Department of Community Development
900 East Broad Street, Rm 511
Richmond, VA 23219

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Sincerely,



CURTIS GARDNER
4201 BATHKATE RD

March 19, 2014

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900 East Broad Street, Rm 511
Richmond, VA 23219

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Sincerely,



Herbert N. Moses
4350 Bathgate Rd
Richmond, VA 23234

March 19, 2014

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Secretary to the Planning Commission
Department of Community Development
900 East Broad Street, Rm 511
Richmond, VA 23219

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Sincerely,

Cory Balling

4321 BATHGATE RD

March 19, 2014

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Department of Community Development
900 East Broad Street, Rm 511
Richmond, VA 23219

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Sincerely,



5000 BATHGATE TERRACE

March 19, 2014

Ms. Lory Markham
Secretary to the Planning Commission
Department of Community Development
900 East Broad Street, Rm 511
Richmond, VA 23219

RE: Adam's Park Rezoning

Dear Ms. Markham:

I support the proposed rezoning in Adams Park. Some of the proposed guarantees made by the developer will have a significant, positive impact on community.

- The improved entrance to the community will add prestige to the community.
- The proposed clubhouse and tot lot will help build community within Adams Park.
- The improved landscaping on the new homes will beautify the community.
- Studies have shown that a home that backs up to green space and homes near a park have higher property values.

I would also like to mention that I have no objection to garages in the rezoned area that are in keeping with the rest of Adams Park; garages that have the driveway in the front and that extend from the front of the home no more than other homes in the community.

In short, there seems to be no downside to the proposed rezoning and considerable enhancement.

Respectfully yours,
Corey Balleney
4321 BATHGATE RD

March 19, 2014

Ms. Lory Markham
Secretary to the Planning Commission
Department of Community Development
900 East Broad Street, Rm 511
Richmond, VA 23219

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Respectfully yours,


4210 BATHURST RD

March 19, 2014

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Richmond, VA 23219

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Edwin Robinson

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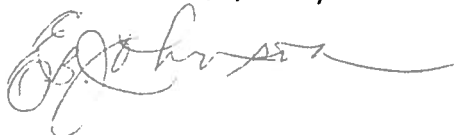
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Edwin Robinson

5061 BATHGATE TER.

Petition to Support Proposed Adam's Park Rezoning

Action petitioned for	We support the proposed rezoning for 5107 Kenmare Loop, Richmond, Virginia (Sections 3 and 4 of the Adam's Park Subdivision), Map Reference Number: C008-1265/004 and urge City Council to approve the rezoning application as submitted.
Petition summary and background	<p>We find the attached conditions (proffers) dated March 18, 2013 and revised September 26, 2013 to be more desirable than the current R-2 zoning. These conditions have been amended to address suggestions of the Adam's Park Architectural Review Committee and have been accepted by the Adams Park Homeowner's Association in their current form. The development quality that would be insured by those conditions was an integral part of the Association's decision to support the rezoning. We stand by the Association vote to increase the number of homes from the 71 originally requested to a total of 80 homes in exchange for the proposed conditions including the construction, on behalf of the community, at no cost to the community, a community clubhouse with a tot lot.</p> <p>We have no issues with front-loaded garages as the majority of garages in the developed portions of our neighborhood are configured this way. We support their use as long as they are consistent with and projected no further than the existing garages in the neighborhood.</p>

Printed Name	Signature	Address	Date
TiShawade Riley	<i>TiShawade Riley</i>	4110 Bathgate Road	3/22/14
NEURINA FAISON	<i>Neurina Faison</i>	4211 Bathgate Rd	3/22/2014
Joseph McCarroll	<i>Joseph McCarroll</i>	4210 Bathgate Rd	3/22/2014
CURTIS GARZA	<i>Curtis Garza</i>	4201 BATHGATE RD	3/22/2014
Christyn Bellamy	<i>Christyn Bellamy</i>	4321 Bathgate Rd	3/22/14
Thomas Thompson	<i>Thomas Thompson</i>	4360 Bathgate Rd.	3/22/14
Herbert Mose	<i>Herbert Mose</i>	4350 Bathgate Rd	3/22/14
Vivian Richards	<i>Vivian Richards</i>	4351 Bathgate Rd	3/26/14

