

**From:** [Jeremy Hoffman](#)  
**To:** [Palmquist, William D. - PDR](#)  
**Subject:** Full support of Allison/Science museum rezoning  
**Date:** Monday, June 7, 2021 8:43:50 PM

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Hi William,

I can't attend the meeting tomorrow but I wish PDR would have kept the original zoning as proposed in 2020. While I support this rezoning plan fully, the opinions of a few vocal homeowners is being too heavily considered over what is a vital rezoning of one of our busiest roads along our most important transit lines. I hope PDR continues to weigh their expertise and needs of the city more than the individuals that will oppose any change whatsoever.

Excuse brevity and typos, sent from my iPhone

Jeremy

**From:** [Erica Sims](#)  
**To:** [Palmquist, William D. - PDR](#)  
**Subject:** Comment regarding rezoning  
**Date:** Friday, June 11, 2021 9:32:20 AM

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Mr. Palmquist - I wanted to submit my comments to the proposed Museum/Allison/VCU&VUU Pulse Station Areas Rezoning. I am a resident of the Fan, a homeowner, and am wholeheartedly in favor of this zoning. I think it is a great and thoughtful plan that will move our community to the next level in a well-designed way.

There are many people with concerns around traffic, parking, scale of buildings, density, etc. I don't see that their concerns have much validity and I think they lack the imagination necessary to conceive of a well-designed, growing City.

Erica Sims  
221 S. Mulberry St  
Richmond, VA 23220  
o: 804 915 4940  
c: 617 821 1343  
pronouns: she/her

2311 WILSON BOULEVARD  
SUITE 500  
ARLINGTON, VA 22201  
PHONE 703.525.4000 (ARLINGTON); 804.506.0066 (RICHMOND)  
FAX 703.525.2207

June 14, 2021

**VIA ELECTRONIC DELIVERY**

Kevin J. Vonck, Ph.D  
Acting Director  
Planning and Development Review  
900 E. Broad St., Room 511  
Richmond, VA 23219  
Kevin.Vonck@richmondgov.com

**Re: Pulse Corridor Rezoning**

Dear Director Vonck,

I am writing on behalf of Sterling Bilder LLC (“Sterling Bilder”). As you are aware, Sterling Bilder is the owner of certain properties in the Carver neighborhood identified as 1315 and 1321-1335 West Clay Street (“Properties”). We recently became aware of the effort, as part of the Pulse Corridor rezoning, to rezone the Properties from the R-7 District to the R-8 District. We would respectfully request, however, that the R-63 District zoning line is extended to the Properties instead.

We believe this request is justified for the following reasons:

1. The Properties are unique along this section of West Clay Street in that they remain largely undeveloped, except for a single family home. The Properties are entirely controlled by Sterling Bilder. Thus, extending the R-63 District zoning line to the Properties, as essentially vacant properties with redevelopment potential, would not create an adverse precedent on West Clay Street.
2. The R-63 District zoning line is proposed immediately south of the Properties and immediately east of this block. In fact, according to the draft zoning map, the R-63 District zoning line would extend across the edge of this block at Norton Street. Thus, the Properties are in close proximity to the proposed R-63 District.
3. Extending the R-63 District zoning line to the Properties will provide for more appropriate tapering of building heights into the neighborhood. Under the proposed zoning map, the TOD-1 District would exist south and west of the Properties, while the R-63 District would exist immediately south and east of the Properties. Under an R-8 District rezoning, heights along this portion of the block would be less consistent with potential heights on immediately adjacent properties zoned to the R-63 District. Extending the R-63 District zoning line to the Properties would, therefore, create opportunities for smoother height transitions into this section of the Carver neighborhood.
4. It is our understanding that the purpose of upzoning the Properties to the R-8 District is to provide additional development flexibility. However, more than half of the Properties would not qualify



for single-family detached or two-family dwelling unit development under the R-8 District standards, given substandard lot sizes. Further, given existing lot dimensions, it is highly likely that the Properties would require special use permits to be developed in any event. Extending the R-63 District zoning line would, therefore, provide the greatest flexibility to develop the Properties and to develop them together, rather than separately. It would further provide an opportunity to add neighborhood serving retail uses at the Properties, given the corner site at Kinney Street and West Clay Street, which opportunity would not exist in the R-8 District.

Thank you for your consideration of our request. We would be happy to discuss this further with you, the Planning Commission, and the City Council as needed.

Very truly yours,

A handwritten signature in black ink, appearing to read 'M.G. Roberts'.

Matthew G. Roberts, Esq.

Cc: Councilmember Katherine Jordan (Katherine.Jordan@richmondgov.com)  
Sven J. Philipsen (Sven.Philipsen@richmondgov.com)  
Commissioner Rodney Poole (Rodney@thewiltonco.com)  
William D. Palmquist (William.Palmquist@richmondgov.com)  
Joshua Bilder (josh.bilder@gmail.com)

**From:** [David Kreis](#)  
**To:** [Palmquist, William D. - PDR](#); [Vonck, Kevin J. - PDR](#)  
**Cc:** [Jordan, Katherine - City Council](#); [Philipsen, Sven J. - City Council](#); [Jonathan Marcus](#); [kerthy hearn](#)  
**Subject:** Letter to Planning Commission Re: 6/21/21 Meeting  
**Date:** Wednesday, June 16, 2021 2:43:23 PM

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**Will** - Per your suggestion, I'm sending HWGSA's letter to the Planning Commission below to you this afternoon to include in your packet of public feedback for them. Thanks!

**Kevin** - Kerthy Hearn (copied) from our HWGSA Board of Directors will speak during the public comment period during Monday's meeting, but we would still appreciate if you could please speak up as well and indicate to the Planning Commission that the "step backs" should have been addressed in your team's re-zoning materials before they were sent to Planning Commission, and it is an omission that they should give your team a chance to correct. (I hope I'm saying this correctly, but I think you know what I mean.) Thank you!

\_\_\_\_\_  
June 16, 2021

Planning Commission Members:

The Pulse Corridor Plan, codified by City Council in 2017, and still in force under Richmond 300, stipulates that new buildings on the south side of Broad Street will feature: 1) height limits, 2) 20-foot rear setbacks, and 3) "step backs" from the alley. The re-zoning plan being considered by the Planning Commission on 6/21/21 includes the first two requirements, but is missing the third requirement for "step backs." The Historic West Grace Street Association asks that the Planning Commission uphold this important requirement as a modification to the zoning as currently proposed.

The south side of Broad Street between Arthur Ashe Boulevard and Ryland shares an alley with homes in the West Grace Street Old & Historic District. This alley ranges from 14 to 20 feet in width. Among the features demanding respect in an Old & Historic district are access to light and air. Therefore, the "step backs" are essential to ensure that the two- and three-story West Grace residences are separated from new Broad Street buildings that could be 75 feet tall.

According to our meeting with Kevin Vonck and Planning Department staff on 6/14/21, we were assured that the Planning Commission has the authority to correct this omission, and add the "step backs" to the rezoning proposal during the 6/21/21 meeting.

Thank you,

David Kreis  
President, Historic West Grace Street Association

443.465.5204

**From:** [Lisa Hahn](#)  
**To:** [Palmquist, William D. - PDR](#)  
**Subject:** Broad Street step backs behind West Grace  
**Date:** Thursday, June 17, 2021 2:16:21 PM

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Dear Mr. Palmquist,

I am a resident of West Grace Street, and I agree with the letter below that you have received from the Historic West Grace Street Association. Please forward it to the planning commission members.

Thanks,

Lisa Hahn

2009 1/2 West Grace Street.

June 16, 2021

Planning Commission Members:

The Pulse Corridor Plan, codified by City Council in 2017, and still in force under Richmond 300, stipulates that new buildings on the south side of Broad Street will feature: 1) height limits, 2) 20-foot rear setbacks, and 3) "step backs" from the alley. The re-zoning plan being considered by the Planning Commission on 6/21/21 includes the first two requirements, but is missing the third requirement for "step backs." The Historic West Grace Street Association asks that the Planning Commission uphold this important requirement as a modification to the zoning as currently proposed.

The south side of Broad Street between Arthur Ashe Boulevard and Ryland shares an alley with homes in the West Grace Street Old & Historic District. This alley ranges from 14 to 20 feet in width. Among the features demanding respect in an Old & Historic district are access to light and air. Therefore, the "step backs" are essential to ensure that the two- and three-story West Grace residences are separated from new Broad Street buildings that could be 75 feet tall.

According to our meeting with Kevin Vonck and Planning Department staff on 6/14/21, we were assured that the Planning Commission has the authority to correct this omission, and add the "step backs" to the rezoning proposal during the 6/21/21 meeting.

Thank you,

David Kreis

President, Historic West Grace Street Association

443.465.5204

**From:** [Shapiro, Gary](#)  
**To:** [Palmquist, William D. - PDR](#)  
**Cc:** [Softic, Tanja](#); [David Kreis](#)  
**Subject:** Richmond 300: step-back provisions on Broad St.  
**Date:** Thursday, June 17, 2021 4:05:58 PM

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Dear Mr. Palmquist,  
My life partner Tanja Softic and I live at 2322 W. Grace St., in a house that we bought and extensively renovated five years ago. We are concerned that the current version of the Richmond 300 plan has eliminated the step-back provisions that were in earlier versions.

Our house is on the north side of W. Grace, so if new multi-story buildings without step-backs were to be erected across the narrow 20' alley separating us from Broad, our light and air would be seriously impaired. We have improved our property by installing a Japanese-style garden and a new garage which doubles as an artist studio for Tanja. Much thought, effort, and expense went into these additions. Tanja is a professional artist with national and international recognition. Significant elimination of daylight for the studio - which is essential to her work - would be a serious loss.

We add our voices to those requesting that the Planning Commission restore the step-backs which had originally been agreed upon after negotiations between neighborhood groups and the city.

We invite you to visit us and see for yourself what this policy choice means on the ground. You may call me at 804-836-6681 or reply to this email.

Thank you for your consideration.

Sincerely,  
Gary Shapiro

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Gary Shapiro  
Tucker-Boatwright Professor of Humanities and Philosophy, Emeritus  
University of Richmond  
Richmond, Virginia USA

profile, publications: <https://philosophy.richmond.edu/faculty/gshapiro/>

Most of Gary Shapiro's published articles can be accessed at the University of Richmond Scholarship Repository:

<http://scholarship.richmond.edu/do/search/?q=gary%20shapiro&start=0&context=4043763&facet=>

**From:** [Chris Grandpre](#)  
**To:** [Palmquist, William D. - PDR](#)  
**Cc:** [Susan Grandpre](#)  
**Subject:** Step Back Requirements  
**Date:** Friday, June 18, 2021 11:18:20 AM  
**Attachments:** [ATT00001.png](#)

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Mr. Palmquist,

Please see the message below regarding the importance of "step back" requirements as it relates to homes, including ours, on the north side of West Grace Street. I'd appreciate your sharing this message with members of the Planning Commission as they consider issues that will impact existing homeowners. Thank you.

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Planning Commission Members:

We recently purchased a home on the north side of West Grace Street and have been working to complete some substantial rehabilitation of the home. We identified Grace Street as an attractive area in the Fan and one that would benefit long-term from the development of the Sauer Center, the Whole Foods retail presence, and CarMax's leasing of the Putney Building in the Sauer Center. We are excited about and support the continued development of this area of Richmond. However, we do have a significant concern related to appropriate "step back" requirements that will protect the existing residential homes on West Grace Street that are adjacent to this development.

The Pulse Corridor Plan, codified by City Council in 2017, and still in force under Richmond 300, stipulates that new buildings on the south side of Broad Street will feature: 1) height limits, 2) 20-foot rear setbacks, and 3) "step backs" from the alley. The re-zoning plan being considered by the Planning Commission on June 21, 2021, includes the first two requirements, but is missing the third requirement for "step backs." We strongly echo and support the communication from The Historic West Grace Street Association in asking that the Planning Commission uphold this important requirement as a modification to the zoning as currently proposed.

The south side of Broad Street between Arthur Ashe Boulevard and Ryland shares an alley with homes in the West Grace Street Old & Historic District. This alley ranges from 14 to 20 feet in width. Among the features demanding respect in an Old & Historic district are access to light and air. Therefore, the "step backs" are essential to ensure that the two- and three-story West Grace residences are separated from new Broad Street buildings that could be 75 feet tall.

We understand that the Planning Commission has the authority to correct this omission and add the "step backs" to the rezoning proposal during the June 21<sup>st</sup> meeting. We urge you to do so, thank you.

Chris & Susan Grandpre

2004 West Grace Street  
Richmond, VA 23220

Best Regards,

**Chris Grandpre**

*Chairman & CEO*

Outdoor Living Brands, Inc.

2426 Old Brick Rd

Glen Allen, VA 23060

O: 804-353-6999 x 100 |





June 18, 2021

Mr. Rodney Poole, Esq.  
900 East Broad Street  
Richmond, VA 23219

Chairman Poole:

On behalf of the Richmond Association of REALTORS®, I would like to offer our support for Ordinance 2021-151, which rezones certain properties in the Science Museum, Allison Street, and VCU & VUU Pulse BRT Station areas. We recognize the time and effort planning staff and the Commission has put into crafting this document to match the City's zoning to the goals of Richmond 300.

As of this writing, Richmond has under a month of supply of housing inventory, the median sale price of a single-family home is \$323,250, and on average, sells in 15 days. A healthy market typically has six months of supply. The inability of supply to meet demand is driving housing costs out of reach for many Richmonders and potential Richmonders. Like many localities across the nation, Richmond desperately needs more housing. This rezoning is essential to addressing our housing shortage. It encourages the creation of additional units in a transit rich corridor, while simultaneously preserving the charm and character of the nearby neighborhoods. The rezoning is appropriately placed and well designed.

We are also pleased to see reductions in parking requirements. Parking costs anywhere from \$5,000-10,000 for surface spots and \$15,000-20,000 for structured spots. By reducing this burden on the developer, cost savings can be passed onto the consumer and physical space savings allows for more density. The transition towards walkable, bikeable, and transit focused neighborhoods also aligns with consumer preferences, helps protect our environment, and fosters an environment conducive to the success of local businesses.

Thank you for opportunity to comment. We look forward to the Commission's discussion of the ordinance. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Joh Gehlbach  
Government Affairs Director

CC: Commissioner Melvin Law, Vice Chair  
Commissioner Elizabeth Greenfield  
Commissioner Max Hepp-Buchanan  
Commissioner David Johannas  
Commissioner Vik Murthy  
Commissioner Jack Thompson  
Councilman Andreas D. Addison

**From:** [jerome legions](#)  
**To:** [Vonck, Kevin J. - PDR](#); [Palmquist, William D. - PDR](#); [Pechin, Maritza - PDR](#); [Ebert, Sharon L. - DED](#)  
**Subject:** Fwd: Request for Meeting - Sterling Bilder LLC  
**Date:** Saturday, June 19, 2021 10:01:35 AM  
**Attachments:** [Pulse Corridor Rezoning - Request of Sterling Bilder LLC \(6-14-21\).pdf](#)  
[Sterling Bilder - Carver sites2.pdf](#)  
[Proposed Zoning Map \(1\).PDF](#)

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Hello,

This request was present to Carver Area Civic Improvement League's Community Development Committee.

The general consensus is not in support of R-63 that is requested for southside of the 1300 Block of West Clay by Sterling Builders. It is however, that a general consensus that the proposed R-8 by planning is the best possible fit to keep the single family character of the Carver Community.

Please note that we submitted our position of opposition to Sterling Builders' request for an expansion of R-63 to the 1300 block of W. Clay St.

Jerome Legions, President  
Carver Area Civic Improvement League  
804 439 1309

----- Forwarded message -----

**From:** **Matthew G. Roberts** <[MRoberts@beankinney.com](mailto:MRoberts@beankinney.com)>  
**Date:** Thu, Jun 17, 2021, 12:34 PM  
**Subject:** Request for Meeting - Sterling Bilder LLC  
**To:** [carverneighborhood@gmail.com](mailto:carverneighborhood@gmail.com) <[carverneighborhood@gmail.com](mailto:carverneighborhood@gmail.com)>, [jeromelegions1@gmail.com](mailto:jeromelegions1@gmail.com) <[jeromelegions1@gmail.com](mailto:jeromelegions1@gmail.com)>  
**Cc:** Josh Bilder <[josh.bilder@gmail.com](mailto:josh.bilder@gmail.com)>

Mr. Legions,

I hope you are well. I am writing on behalf of my client, Sterling Bilder, LLC, which owns the properties located at 1315 and 1321-1335 West Clay Street at the intersection of Kinney Street.

As I am sure you are aware, the City is proposing to rezone portions of the Carver neighborhood as part of the Pulse Corridor rezoning effort. As you may know, staff has proposed to rezone this section of West Clay Street from the R-7 to the R-8 District, while rezoning areas south and east to the TOD-1 and R-63 districts. In fact, the R-63 District is proposed on the southern portion of this block, as well as immediately to the east along West

Clay Street.

We have submitted a letter to the Planning and Development Review Department requesting consideration to move the R-63 District zoning line to my client's properties. I am attaching that letter for you here. As explained in the letter, we believe this minor adjustment in the zoning line would be beneficial for this area of the neighborhood. This is also a very limited request, in that it would only move the line to my client's properties.

If possible, we would appreciate 20-30 minutes of your time to get your feedback on this proposal. While we would have hoped to have reached you sooner, we only became aware of staff's proposal recently, and we have had to work quickly as a result. Given the limited nature of our request, though, we hope that this would take a short amount of your time.

Thank you very much for your time. I look forward to hearing from you.

Regards,

Matt Roberts

**Matthew G. Roberts**

**Shareholder**



2311 Wilson Blvd., Suite 500

Arlington, VA 22201

703.284.7250 (Arlington) | 804.506.0066 (Richmond) | 484.767.8389 (cell) | 703.525.4000 (main) | 703.525.2207 (fax)

[mroberts@beankinney.com](mailto:mroberts@beankinney.com) | [vcard](#) | [bio](#)

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**From:** [Jonathan Marcus](#)  
**To:** [PDR Zoning Administration](#); [Vonck, Kevin J. - PDR](#); [Palmquist, William D. - PDR](#); [Jordan, Katherine - City Council](#); [Philipsen, Sven J. - City Council](#)  
**Cc:** [Jerome Legions](#); [Janis Allen](#); [Kerthy Hearn](#); [Rex Scudder](#); [Elsa Woodaman](#); [Tim Beane](#); [Michael Lantz](#); [Stephanie Pittrell](#)  
**Subject:** Concerns about the Broad Street rezoning  
**Date:** Sunday, June 20, 2021 1:33:03 PM

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To the Planning Commission:

In the land use discussions over the past couple of years, interested citizens and neighborhood leaders have been assured that plenty of time and attention would be devoted to the rezoning process that follows Richmond 300.

The long-promised citizen and neighborhood engagement has not taken place, and none of the neighborhood associations have expressed support for the proposed zoning. In fact, neighborhood leaders oppose the proposed zoning. Furthermore, the vote is scheduled before adjacent neighborhood associations have had time to meet with membership.

Therefore, we ask that the vote be postponed so that the neighborhoods may consider the proposed zoning and work with the Planning Department to promote growth and greater density that embraces the will of the citizens.

Respectfully yours,  
Jonathan Marcus  
President, RVA Coalition of Civic Associations

**From:** [Faye Browning](#)  
**To:** [Palmquist, William D. - PDR](#)  
**Cc:** [Historic W. Grace St. Assoc.](#)  
**Subject:** Historic west Grace and Step Backs  
**Date:** Monday, June 21, 2021 7:56:24 AM

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Dear Mr. Palmquist,

I live at 2316 West Grace Street in a home I purchased in 2015. I am concerned that the Richmond 300 plan does not include the "Step Back" provisions I thought were agreed upon earlier in the discussions between the Historic West Grace Association and the City.

I relocated to Richmond and chose the Fan area because it most offered the benefits of an "urban village." As a resident I have the privileges of walkable streets, accessibility to small businesses, and most importantly, limited traffic that allows street parking.

However, erecting considerably larger dwellings with only a separation of a 20 foot alley - or less - would impair much of the environment we enjoy. Without step backs we would have a greater density resulting in more traffic and less parking, more noise while we cope with that of Broad, and an alley jammed with vehicles which in turn limits the accessibility of garages, and parking slips. Finally, this would greatly affect the light and privacy we currently have in our back yards.

I and others are requesting that the Planning Commission restore the step backs to the 300 Plan which were originally agreed upon. These were discussions made in good faith and the City should honor the commitments that were intended.

Thank you for your consideration.

Sincerely,  
Faye Browning

**From:** [Anna Bell](#)  
**To:** [Palmquist, William D. - PDR](#)  
**Subject:** Rezoning, Southside of Broad Street between Ryland and AA Boulevard, steps-backs inclusion  
**Date:** Monday, June 21, 2021 9:36:52 AM

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Please include step-back designs for new buildings on the South side of W. Broad Street between Ryland and Arthur Ash Boulevard. We greatly appreciate your including this needed design in order to respect our West Grace homes. Thank you.

Anna and Michael Bell  
1824 W. Grace Street, 23220

**From:** [Debra Saneda](#)  
**To:** [Palmquist, William D. - PDR](#)  
**Subject:** Planning Commission - Step Backs  
**Date:** Monday, June 21, 2021 9:49:36 AM

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Dear Mr. Palmquist -

We are city residents who live in the Fan. We are writing to express our support for "step backs" for new buildings on the South side of Broad Street between Ryland and Boulevard. We ask that the step back provision be included in the zoning proposal being considered at today's meeting.

Thank you,

Debra and Chris Saneda

**From:** [clarkglave@1791.com](mailto:clarkglave@1791.com)  
**To:** [Palmquist, William D. - PDR](#)  
**Subject:** including setbacks in fan zoning  
**Date:** Monday, June 21, 2021 10:59:17 AM

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Dear Sir,

Please count us among those residents of West Grace Street who are concerned that the new zoning rules will not require setbacks.

We support requiring new construction to meet the current historic streetscape and requiring stories above the 2nd floor to be set back as well to

preserve the current view shed and light transmission.

Sincerely,

Clark and Monica Glavé

**From:** [jerome legions](#)  
**To:** [Ebinger, Matthew J. - PDR](#); [Palmquist, William D. - PDR](#); [Vonck, Kevin J. - PDR](#); [Pechin, Maritza - PDR](#); [Ebert, Sharon L. - DED](#)  
**Cc:** [Jordan, Katherine - City Council](#); [Lambert, Ann-Frances - City Council](#); [Larson, Kristen N. - City Council](#); [Lynch, Stephanie A. - City Council Office](#); [Trammell, Reva M. - City Council](#); [Robertson, Ellen F. - City Council](#); [Addison, Andreas D. - City Council](#); [Jones, Michael J. - City Council](#); [Janis Allen](#); [Doug Kleffner](#); [Justin jones](#); [Jonathan Marcus](#); [Homer, Pierce](#)  
**Subject:** Request to postpone vote  
**Date:** Thursday, July 1, 2021 1:26:41 PM

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Hello and good afternoon

My name is Jerome Legions and I'm a resident of the Carver community. I am also the president of the Carver area Civic Improvement League. Today I would like to speak in both capacities as a resident and the community civic league president in regards to the pulse rezoning. In both capacities I would like to ask that the vote be postponed.

We are deeply concerned that Bowe St is being rezoned TOD1 and a portion of Bowe Street from Clay St to the alley is Zoned R-63. Also what are the benefits of rezoning Norton Street from Clay to the alley R-63.

Regarding TOD1 on Bowe St and our concern regarding height: *Regarding height, if a property has a side or rear lot line that abuts a property in an R district, or is across an alley from a property in an R district, then the height at the 20 foot setback is limited to 3 stories. After 3 stories, the building must stepback so as not to violate an incline plane originating at the top of the 3<sup>rd</sup> story and extending over the property at a rate of 1:1* Still does not give the total height of the building.

Why and what were the deciding factors of the suggested/proposed rezoning of the mentioned Bowe and Norton Street. R-8 should be considered for the east side of Bowe St and Norton Street where R-63 is suggested. R-63 on the west side of Bowe St where TOD1 is the rezoning recommendation.

Also this vote needs to be tabled until Planning and Carver have had serious discussion and the possibilities of including Carver's Community Design Overlay in the rezoning process which has been submitted to Planning Several times.

## **Carver Community Design Overlay**

### **1. Demolition**

- a. Demolition is strongly discouraged except under dire condition circumstances.*
- b. If a residential structure is demolished it needs to be replaced with another residential structure*

### **2. Front Porches**

- a. Residential structures shall have a one-story covered front porch. Duplexes may*

- have two-level front porches if units are divided up and down.*
- b. Front porches shall extend at least half the width of the front of the structure*
- c. The porch shall be at least 5' deep*
- d. Porch railing and columns shall have painted finish, unpainted, treated wood shall not be allowed*
- e. Porch columns, railing and balusters shall match the architectural style of the structure*

### *3. Doors and Windows*

- a. One entry door shall be located on the front*
- b. All sides of the structure shall have doors or windows*
- c. Windows on the same floor should be the same height*
- d. Windows should be aligned vertically*
- e. Windows should be twice as tall as they are wide*
- f. Windows on front façade shall be no less than 34" wide*
- g. On renovations, windows shall fill the existing openings*
- h. Snap-in grilles shall not be allowed.*
- i. At least 20% of the façade shall be devoted to windows and doors. This shall include elevations that face side streets on corner lots*

### *4. Front Façade and Cornice*

- a. In general, there shall be no roofs sloped to the front*
- b. No front facing gables shall be allowed*
- c. There shall be proportional trim, cornice or fascia at the roof line*
- d. Space above upper windows and cornice trim shall not exceed the width of the windows*
- e. Vinyl siding or synthetic stucco shall not be allowed*
- f. If lap siding is used all windows and doors shall have 4" or 6" trim*

### *Misc*

- a. Minimum floor to floor of 10' (gives 9' ceilings);*
- b. Narrow lots – if a house lot is less than 20' in width it strongly suggested that a zoning variance be requested to eliminate the zoning required side yard in order to avoid "skinny" houses.*
- c. Modern is ok*
- d. No parking space in front yard. If lot does not abut an alley, a variance shall be requested for no on-site parking.*
- e. Where lots slope, retaining walls shall be installed to reduce runoff from yard onto sidewalk*

### *Other Ideas*

- 1. Ann Darby had suggested creating a parking overlay that would require one additional parking space for each additional bedroom above three*

**I hope that the planning commission understand the request for a delay in the vote based on concerns of Carver Community**