

**From:** [Naa-Sakle Akuete](#)  
**To:** [PDR Land Use Admin](#)  
**Subject:** 1 N Auburn  
**Date:** Monday, March 25, 2024 4:45:22 PM

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Dear Alyson,

I hope you're doing well! I would like to submit the notes below for the Planning Commission meeting on April 2, as they appear to be reconsidering their prior approval. I live at 7 N Auburn Avenue, and my property abuts the parking lot referenced in ordinance # 2024-049.

Please see below for the summary of six months of outspoken and universal community opposition.

— Traffic accidents are the **2nd highest killer of children** nationally. Meanwhile over 3000 pets are hit by cars everyday.

— Last year, **Richmond** saw over 6k car crashes, resulting in **15 deaths**.

— I have personally witnessed at least two accidents on our block: one on the corner of Auburn & Ellwood and one on the corner of Auburn & Floyd. In both accidents, the **cars jumped the curb and onto the sidewalk before crashing**, necessitating medical intervention.

— It may seem like 14 cars from outside of the neighborhood are no big deal, but as you can see, **the two streets bounding the proposed SUP already have a dangerous amount of traffic**.

There are about **50 residential properties** surrounding the lot. With dozens of children and even more pets in the mix, **we got over 40 signatures from neighbors ardently opposed to this SUP**. In fact, during my canvassing, the only properties who didn't sign had residents who were not at home.

Six neighbors spoke at the first Planning Commission meeting to represent us. As they noted, **the expansion of the parking rights clearly goes against Goal 7 (safety) and Goal 10 (traffic reduction)** of Richmond's 300 Master Plan. Everyone understands that it is the developer's right to use the parking lot as is, but the SUP expands the usage to the general public. We cannot afford to put our children's safety at risk by pulling additional traffic into our alleyways.

I was surprised to hear about the original unanimous decision, and I am grateful that the PC is reviewing that choice. The SUP should not be approved in the face of such clear and vehement opposition from the community.

Thank you very much!

Best,  
Naa-Sakle

**From:** [Karen Kelly](#)  
**To:** [Trump, Shaianna L. - PDR](#)  
**Cc:** [andraes.addison@richmondgov.com](mailto:andraes.addison@richmondgov.com); [mdazoning@museumdistrict.org](mailto:mdazoning@museumdistrict.org); [mdapresident@museumdistrict.org](mailto:mdapresident@museumdistrict.org)  
**Subject:** Opposing SUP request for 1 Rear N Auburn Ave  
**Date:** Friday, February 23, 2024 1:16:38 PM

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2/23/2024

Dear Ms. Trump

Last summer the out of town owner had this historically green space behind our homes paved. Neighbors never received a notice of building permits for the paving or the electrical work. Neighbors never received notice of this SUP from your office either. Our neighborhood association posted it the first of this week.

We are opposed to the use of this parking lot by persons residing outside this subject block because:

1. We oppose the encroachment of new commercial users into our residential neighborhood. We are concerned that this SUP will set a dangerous precedent for all the intra-alley green spaces north of Ellwood Ave above Carytown. Recent interest in closing Cary Street to vehicular traffic would throw massive commercial traffic north into the Museum District.
2. The increased traffic will impact our already poorly maintained gravel alleys negatively. Potholes are rarely graded out now.
3. Families with small children will be less safe playing behind their houses with this increase in non-neighbor usage.
4. The paving contractor did not grade the lot to drain to the adjacent drop inlet. Water pools on the lot, attracting mosquitoes in warm weather.

Why was this paving allowed in the first place? Over 90% of residences here have off-street parking. They can install charging stations on their own property. There are many public charging stations within our area already.

The RVA Green 2050 plan calls for more green space and less impervious pavement city-wide. The Richmond300 plan calls for the enhancement of the unique character of Richmond's residential districts. The commercial use of this parking lot does neither.

Please recommend denying this SUP.

Thank you.

Karen and Stephen Kelly, owners  
3157 Floyd Avenue  
Richmond VA 23221

**From:** [Kristina Edwards](#)  
**To:** [PDR Land Use Admin](#)  
**Cc:** [Phil Edwards](#)  
**Subject:** Homeowner Comments Regarding Ordinance No. 2024-049  
**Date:** Saturday, March 2, 2024 4:47:07 PM

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Dear Ms Oliver,

It's our understanding that we should submit our comment for the Planning Commission Meeting, Monday 3/5, at 6pm regarding Ordinance No. 2024-049 Special Use Permit for 1 Rear Auburn Ave and 3145 rear Floyd Ave, to you. We are hoping to be in attendance that evening.

Please let me know if you need anything else from us and thank you for your time.

Best,  
Kristina and Phil Edwards  
3148 Ellwood Ave

As transplants to Richmond we are happy to see the city growing and thriving, especially post pandemic. We have been homeowners at 3148 Ellwood for almost 6 years and love putting down roots as our family grows in the Museum District.

The development of the lot behind our home is particularly concerning not so much because of density, potentially non-residential clients, and attracting transients passing through, though that is certainly part of the concern, as much as it is because the developer, from outside the neighborhood/city, doesn't appear to have an interest in the quality of the block.

The poor quality of the way the lot was graded when the owner paved it is concerning. It collects large amounts of water when there's rain and the unpaved area around it isn't maintained regularly by the owner (we and other neighbors have filled in muddy patches and mowed the tall grass in the summer). This track record doesn't give us faith in expanding the developer's scope of responsibilities and it's largely for that reason that we are opposed to furthering this development.

It also seems likely to reduce property values and tax revenues for the city.

**From:** [ROBERT ALLEY](#)  
**To:** [Trump, Shaianna L. - PDR](#); [Addison, Andreas D. - City Council](#); [mdazoning@museumdistrict.org](mailto:mdazoning@museumdistrict.org); [mdapresident@museumdistrict.org](mailto:mdapresident@museumdistrict.org); [Brown, Whitney H. - City Council Office](#)  
**Subject:** Proposed SUP for 3145 Floyd Ave. Rear  
**Date:** Monday, February 26, 2024 7:24:26 AM

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To Whom It May Concern,

We have lived within several feet of the lot and garages at 3145 Floyd Avenue Rear for thirty-two years. For many of those years, we rented the lot from the owners to keep a rare green space in this part of the city. I kept the grass cut, and it was enjoyed and used by our neighbors and our family for many years until the current owners decided to end our lease with them and pave it with asphalt. As Joni Mitchell sang, "they paved paradise and put up a parking lot." The paving of the lot has also created serious drainage problems in the area. Finally, the addition of fourteen cars to the alley will overwhelm an area that is already congested with vehicles. We also fear it will create a hazardous situation for pedestrians, especially children, and animals. For all these reasons we and many of our neighbors strongly oppose the proposed SUP described below.

Sincerely,

Bob and Pam Alley

3143 Floyd Ave. Richmond, VA 23221

**3145 Floyd Avenue Rear**

PROJECT SUMMARY

The [proposed SUP](#) would authorize the existing surface parking lot with EV charging and garages for use by individuals who reside outside of the same entire block as the Property on a monthly basis.

PURPOSE OF REQUEST

The Property is roughly 80 feet wide, 82 feet deep, and contains approximately 6,560 square feet of lot area. The Property is two parcels, one which contains eight single-story accessory garages and the other which contains 14 surface parking lots, including seven with EV charging apparatus. The parking spaces, EV charging stations and garages could potentially all be utilized by-right. Sec. 30-610.3 of the Zoning Ordinance allows these uses on lots with alley frontage provided they are accessory to principal uses (typically dwellings) within the same block. However, in order to fully and efficiently utilize the parking and garages, the owner is requesting that these uses could serve individuals residing outside the subject block. Therefore, a SUP is required.

PROJECT DETAILS

The surface parking lot includes 14 spaces, seven on the east side of the Property and seven on the west side of the Property. The seven parking spaces on the east side front on the back wall of the garages which support the EV charging apparatus. A singular entrance is provided at the northern property line and a singular exit at the

southern property line. No changes are proposed to the accessory garages. The parking spaces and garages will be leased to individuals on a monthly basis. For the garages, the lease specifies that the tenant will not store any possessions in or around the exterior premises nor place any signs on the exterior of the garage. Importantly, the leases include instruction for the tenants to respect their residential neighbors and all laws governing the area. Lastly, for the spaces with access to EV charging, the electricity is to be paid for by the tenant.

#### TIMELINE

An ordinance was introduced to City Council and is slated for the following public hearings:

**Planning Commission: March 5, 2024, 900 E. Broad St., 2nd Floor, City Hall at 6:00 p.m.**

**City Council: March 11, 2024, 900 E. Broad St., 2nd Floor, City Hall at 6:00 p.m.**

Click [Here](#) for More Information.

#### FEEDBACK

Send your feedback to the MDA board via the [Neighborhood Feedback Form](#). We also recommend that you contact [city planning staff](#) and Councilman [Andreas Addison](#) with your thoughts.

[Shaianna.trump2@rva.gov](mailto:Shaianna.trump2@rva.gov)

[Andreas.addison@rva.gov](mailto:Andreas.addison@rva.gov)

[mdazoning@museumdistrict.org](mailto:mdazoning@museumdistrict.org)

[mdapresident@museumdistrict.org](mailto:mdapresident@museumdistrict.org)

[whitney.brown@rva.gov](mailto:whitney.brown@rva.gov)

**From:** [Caryl Burtner](#)  
**To:** [PDR Land Use Admin](#)  
**Cc:** [CityWebManager](#)  
**Subject:** Oppose EV stations behind 3145 Floyed Phone:8043665467  
**Date:** Thursday, February 22, 2024 2:07:32 PM

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From: Caryl Burtner

Email Address: burtnercaryl@yahoo.com

Mail Address: 3228 Patterson Ave  
Richmond VA 23221

Message:

Please do not allow EV stations in this quiet block of the museum district. The narrow pebbled alleys cannot accommodate the influx of disruptive, external traffic at all hours of the day and night. The Publix parking deck--ONLY 3 BLOCKS AWAY!--has more more than enough EV Stations. Thank you.

**For DIT Use Only:**

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**From:** [Karen Kelly](#)  
**To:** [Trump, Shaianna L. - PDR](#)  
**Cc:** [andraes.addison@richmondgov.com](mailto:andraes.addison@richmondgov.com); [mdazoning@museumdistrict.org](mailto:mdazoning@museumdistrict.org); [mdapresident@museumdistrict.org](mailto:mdapresident@museumdistrict.org)  
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