

Petition Opposing Ordinance No. 2025-231 (3219 Tuxedo Boulevard)


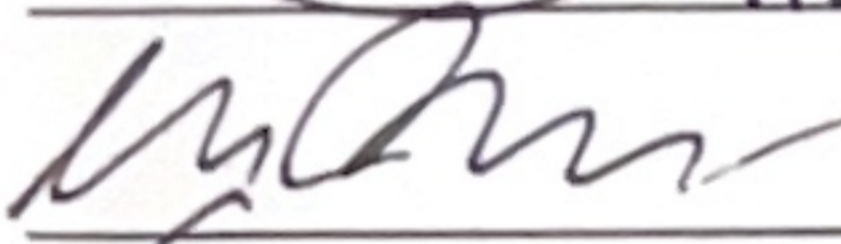
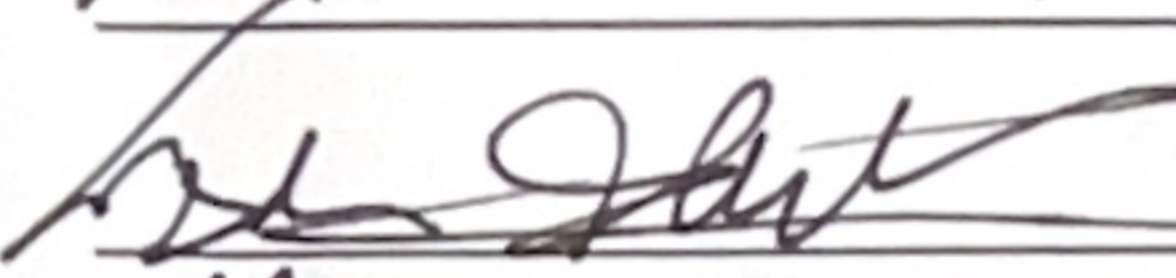
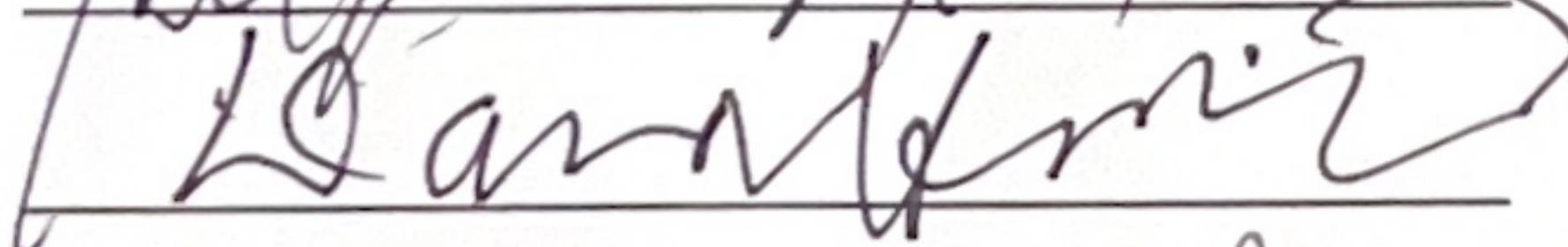
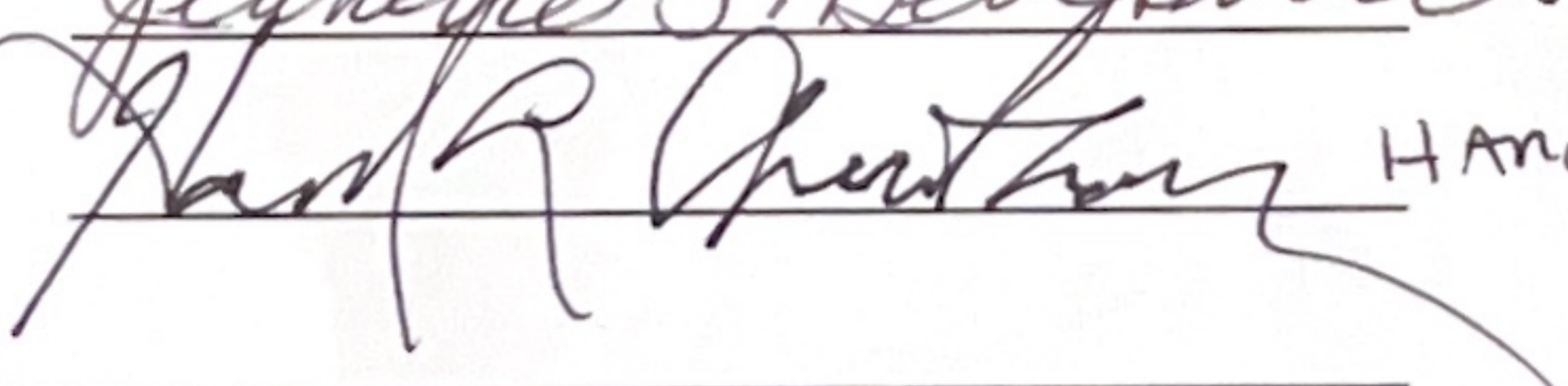
We, the undersigned residents and stakeholders of the Creighton neighborhood and the City of Richmond, oppose Ordinance No. 2025-231, which would allow five single-family homes to be constructed on a 12,500-square-foot lot at 3219 Tuxedo Boulevard.

This proposal is incompatible with R-5 zoning and would:

- Overcrowd a lot meant for two homes
- Create traffic, parking, and stormwater problems
- Undermine the established character of our neighborhood
- Set a precedent for overdevelopment on undersized lots

We urge the Richmond Planning Commission and City Council to vote NO on this ordinance and uphold the R-5 zoning standards that protect our community.

Signature | Printed Name | Address

 ALANNAH ODOM, 3213 TUXEDO BLVD.  
 MICHAEL BOURGEOIS, 3213 TUXEDO BLVD.  
 3308 Tuxedo Blvd  
Marcus Jones 3308 Tuxedo Blvd  
Wij 3316  
Janett Tucker 3312 Tuxedo Blvd.  
Joseph Alexander 3310 Tuxedo  
Stephanie Lumsden 3313 Tuxedo Blvd  
Julie M. M. 3212 Tuxedo  
 DANA HARCUS 3204  
Jeannette P. Blackwell JEAN BLACKWELL 3205  
 HAROLD HEATH 3204  
\_\_\_\_\_  
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currently, there are  
four vacant houses on our street.

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**FW: Public Comment Opposing Ordinance No. 2025-231 — 3219 Tuxedo Blvd**

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**From** Oliver, Alyson E. - PDR <Alyson.Oliver@rva.gov>  
**Date** Thu 10/9/2025 2:03 PM  
**To** Wilson, Madison E. - PDR <Madison.Wilson@rva.gov>

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**From:** Michael Bourlotos <michaelbourlotos@gmail.com>  
**Sent:** Thursday, October 9, 2025 1:58 PM  
**To:** Oliver, Alyson E. - PDR <Alyson.Oliver@rva.gov>  
**Cc:** PDR Land Use Admin <dcdLandUseAdm@rva.gov>  
**Subject:** Public Comment Opposing Ordinance No. 2025-231 — 3219 Tuxedo Blvd

You don't often get email from [michaelbourlotos@gmail.com](mailto:michaelbourlotos@gmail.com). [Learn why this is important](#)

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Dear Members of the Richmond City Planning Commission (and staff),

I'm writing as a resident of the Creighton neighborhood to comment on **Ordinance No. 2025-231**, which proposes to allow five single-family dwellings on the 12,500 sq ft parcel at 3219 Tuxedo Boulevard in the Creighton neighborhood.

I urge the Commission to **recommend denial or deferral** of this request. The proposed density - about 17.4 units per acre - is incompatible with R-5 zoning and conflicts with the established development pattern. Approving this special use would undermine the protective intent of the zoning code.

My key concerns:

- **Overcrowding and scale** - the plan more than doubles what an R-5 lot of this size should support.
- **Traffic and parking impacts** - Tuxedo Blvd is narrow and street parking is already constrained; additional homes and driveways will worsen congestion and reduce safety.
- **Stormwater and drainage** - the ordinance includes only general language about "adequate facilities," with no detailed plan. The rooftops and paved surfaces proposed will intensify runoff, risking negative impact on neighboring properties.
- **Neighborhood character** - approving this would erode the rhythm, spacing, and character of Creighton. The Richmond 300 Master Plan calls for infill that fits existing context; this does not.

The community supports thoughtful development, but this proposal doesn't meet the legal standards for a special use permit, especially under § 30-1050.1 (which prohibits uses that tend to overcrowd land, create congestion, or interfere with light and air).

Thank you for your careful consideration of the neighborhood's concerns. I respectfully request the Commission reject or defer this ordinance and require a plan that aligns with R-5 zoning norms.

Sincerely,  
Michael Bourlotos  
3213 Tuxedo Blvd, Richmond VA, 23223  
757-303-0776

**From:** [Oliver, Alyson E. - PDR](#)  
**To:** [Trump, Shaianna L. - PDR](#)  
**Subject:** FW: Public Comment Ordinance No. 2025-231 — 3219 Tuxedo Blvd.  
**Date:** Tuesday, December 16, 2025 2:14:06 PM

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**From:** XL Rocket <alannahrodom@gmail.com>  
**Sent:** Monday, December 15, 2025 11:49 PM  
**To:** Oliver, Alyson E. - PDR <Alyson.Oliver@rva.gov>  
**Cc:** PDR Land Use Admin <dcdLandUseAdm@rva.gov>  
**Subject:** Public Comment Ordinance No. 2025-231 — 3219 Tuxedo Blvd.

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I am writing to offer a perspective informed by both my own past circumstances and my work at the Virginia Indigent Defense Commission, where housing instability is a frequent and consequential issue. From this perspective, I am particularly attentive to how development decisions affect neighborhood stability and long-term access to housing.

In this neighborhood, several housing transitions have already occurred, including redevelopment directly across the street at Creighton Court. These changes highlight the importance of evaluating new proposals with a clear understanding of existing residents' circumstances, needs, and the cumulative effects of change over time. Overlooking these factors can unintentionally reduce housing accessibility and neighborhood stability.

I encourage the Commission to consider this application with careful attention to context and the potential impact on those who already live here. Thoughtful planning should advance growth while safeguarding continuity and accessibility for the community that exists today.

Sincerely,

Alannah Odom (3213 Tuxedo Blvd.)

**From:** [Oliver, Alyson E. - PDR](#)  
**To:** [Trump, Shaianna L. - PDR](#)  
**Subject:** FW: Ordinance No 2025-231 3219 Tuxedo Road  
**Date:** Tuesday, December 16, 2025 2:14:44 PM

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**From:** Michael Bourlotos <michaelbourlotos@gmail.com>  
**Sent:** Monday, December 15, 2025 10:52 PM  
**To:** Oliver, Alyson E. - PDR <Alyson.Oliver@rva.gov>  
**Subject:** Fwd: Ordinance No 2025-231 3219 Tuxedo Road

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

From: herself [laura-stephens.com](mailto:laura-stephens.com) <[herself@laura-stephens.com](mailto:herself@laura-stephens.com)>  
Date: Thu, Nov 20, 2025 at 3:19 PM  
Subject: Ordinance No 2025-231 3219 Tuxedo Road  
To: Pitts, Marianne G. - PDR <[marianne.pitts3@rva.gov](mailto:marianne.pitts3@rva.gov)>  
Cc: [michaelbourlotos@gmail.com](mailto:michaelbourlotos@gmail.com) <[michaelbourlotos@gmail.com](mailto:michaelbourlotos@gmail.com)>, [cynthia.newbille@rva.gov](mailto:cynthia.newbille@rva.gov) <[cynthia.newbille@rva.gov](mailto:cynthia.newbille@rva.gov)>, [sam.patterson@rva.gov](mailto:sam.patterson@rva.gov) <[sam.patterson@rva.gov](mailto:sam.patterson@rva.gov)>

Good afternoon, Marianne,

I know that this is a busy week for the PDR staff with the publication of the second draft of the Code Refresh maps and related regulations. I am encouraged by the significant changes that seem to have been made based on community feedback but have not looked at them yet.

As I told you Monday night, I am extremely concerned about the above referenced SUP application. It has been delayed until the December 16<sup>th</sup> meeting because the developer had not met with the neighbors about the proposed project. I believe Commissioner McKenzie was also concerned the staff report states that only one comment was received from the neighborhood when there was a petition signed by 12 residents which did not appear to have been considered by PDR staff. Mr. Bourlotos, who is copied here, was the neighbor who wrote the resident email which was recorded by staff and who spoke during the November 3<sup>rd</sup> meeting. When I last corresponded with him on November 11<sup>th</sup>, he stated that the neighbors still had not been contacted by the developer.

The Tuxedo Blvd neighborhood is a single street between I-64 and Oakwood Cemetery. The street makes a loop with Milburn Ave, where Commonwealth Heating is the only occupant. Milburn Ave is outside the city limits. There are 32 lots on the street, 5 of which are vacant, 17 are owner occupied and 10 are rental properties.

The developer has stated that he plans to build 5 single family homes with four bedrooms and 3 baths that “would be affordable at around \$400,000.” The Staff Report states that “the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.”

30% of the addresses on the street signed a petition to oppose the SUP (and more have signed it since) on the grounds that it would

1. Overcrowd a lot meant for two homes,
2. Create traffic, parking, and stormwater problems
3. Undermine the established character of the neighborhood
4. Set a precedent for overdevelopment on undersized lots

The existing R-5 zoning requires lot widths of 50 feet with side yards of 5 feet. The proposed RD-C zoning would allow for 25-foot lots and reduce the side yard requirement to 3 feet. Maximum lot coverage would increase from the existing 35% to 50%. The application would divide the current 125-foot lot into 5 lots with 25-foot frontages. Since there are 10 lots on the street with less than 30-foot frontages there is little room for argument that the proposed lot size would be inconsistent with the neighborhood.

However, the existing houses are not close together. They all have more than the currently required 5-foot side yards. 89% of the existing houses occupy less than 33% of the lot. The proposed houses would occupy around 50% of the lot with side yards of 2.48 – 2.52 feet. To increase the lot coverage by more than 50% of what is currently the norm is to overcrowd and would undermine the established character of the neighborhood. It would certainly set a precedent for overdevelopment on future lots.

Residents spoke at the public hearing about the existing traffic congestion and limited parking available on a street which has no outlet and no driveways. The proposed development would add 20 bedrooms. If only 10 additional cars, with an average length of 15 feet, began parking on the street they would create congestion in the streets. I wonder how staff concluded that this would not be the case.

Much as I wonder how staff could conclude that the proposal would not create congestion, I contest the applicants’ statements that the proposal would

1. Preserve the street’s spatial rhythm. The proposed lot coverages, side yards, and heights would dwarf the majority of other structures on the street.
2. Potential for more affordable housing units. The proposed houses would be single-family homes would likely require PITI more than \$2,400 per month. Households would have to earn at least \$96,000 annually to be able to maintain a 30% housing ratio before utilities were added. The AMI in Richmond is \$62,700.00. The proposed units will not be “affordable” to most Richmond residents.

Five properties, including the SUP applicant, are delinquent in payment of real estate taxes. HUD

classifies the neighborhood income level as Low Income to Very Low Income with a government “Duty to Serve”. Nearly 75% of the homes have a Development Potential Ratio of less than 2.0. 70% of the 20 lots that have a DPR less than 2.0 are owner occupied. The four houses that have a DPR of greater than 3 were all developed after 2021, and all are rentals. Two of these houses exceed the lot coverage requirements cited in their Letters of Compliance. I don’t have enough data to calculate the Displacement Risk Ratio, but it obviously is very high.

Since Richmond does not have the ability to establish a long-term owner-occupant program (LOOP) or mandatory inclusionary zoning, special care should be taken to ensure that all residents have been

1. notified of Special Use Permit applications,
2. made aware of tax relief options
3. informed of rehabilitation assistance as an incentive to preserve existing affordable housing
4. informed of legal representation of tenants facing eviction lawsuits in order to prevent unfair and unnecessary eviction
5. made aware that they are in the Woodville/Creighton Conservation Area and of the benefits available therein

I am concerned that the proposed development, which pushes hard against the proposed limits of Code Refresh 2, would result in displacement of the majority of residents on the street. Until we have the tools to protect and promote affordable housing within the city, we should not allow special uses such as what are proposed in this application.

Laura Stephens