

Ebinger, Matthew J. - PDR

From: Regina Largent [largentr@gmail.com]
Sent: Wednesday, January 31, 2018 2:42 PM
To: lawmanchem@yahoo.com; jthompson@richmondhabitat.org; Cuffee-Glenn, Selena - CAO; Robertson, Ellen F. - City Council; Stokes, Kiya A. - City Council Office; egreenfield@rarealtors.com; max@sportsbackers.org; dave@johannasdesign.com; Murthyvg@gmail.com; Ebinger, Matthew J. - PDR; rodney@thewiltonco.com; Larson, Kristen N. - City Council; Lyle, Bryce H. - City Council Office
Subject: Shops at Stratford Hills rezoning

As a resident of Stratford Hills, I ask that you please consider rejecting the request for rezoning the property near the Shops at Stratford Hills shopping center from R2 to B2. The parcels currently zoned for business in this area are underused with many of the shops empty and unleased. Building strong and thriving communities both residential and business cannot happen in an area that is already saturated with untenanted strip malls and business offices. The result will be a greater number of empty storefronts. Before approving this rezoning, please have the developers show that building more businesses are needed in order to tenant unused businesses—although I doubt they can do that. We need more affordable housing in Richmond, not more business building that will sit unused.

Regina Largent

Ebinger, Matthew J. - PDR

From: Noreen Brown [nortomb@gmail.com]
Sent: Monday, January 29, 2018 12:12 PM
To: Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR
Subject: Rezoning at the shopping center

Gentlemen, I am opposed to the rezoning at the Target/Publix shopping center on Forest Hill Avenue. There are empty spaces for new businesses right in the center. No need to erect more. There's an empty tattoo parlor adjacent to the proposed site. There's an empty bank and gas station across the street.

Any plan to remove trees or shrubbery is bad. Trees and plants are good for the environment. Is it true that the property was cleared without permission? If so was there a fine imposed?

Thank you,
Noreen Brown
2956 Hathaway Road, 1102
Richmond, VA 23225

Ebinger, Matthew J. - PDR

From: lou [lou.webber@comcast.net]
Sent: Saturday, January 20, 2018 5:40 PM
To: Ebinger, Matthew J. - PDR
Subject: Shopping center at Forest Hill/Chippenham

Follow Up Flag: Follow up
Flag Status: Flagged

This was a poorly planned (?) project to begin with. It has not been able to keep tenants for any length of time, even before Martins pulled out. Publix will be a big help when they open, so lets see what happens then.

The berms were a mistake and should be removed for easier ingress to Forest Hill Avenue shops, but why do we need rezoning to build more stores when the existing ones are not being utilized? The desecration of the wooded area did not sit well with our community and the excuses were flimsy at best.

I think the present center needs to be reconfigured before adding any more stores to it. My impression of Harper has not changed from the original presentation of this center years ago, so I would like to see the center flourishing before more building takes place. Also I keep reading that shopping centers are rapidly becoming a thing of the past with online shopping becoming the "in" thing. If I were an investor, I would be leery of this project.
Lou Webber

January 18, 2018

VIA ELECTRONIC MAIL

Rodney Poole, Esquire
Land and Use Administration
City Hall, Room 511
1001 East Broad Street
Richmond, Virginia 23219

Re: ORD 2017-242
Application amend Ord. No. 2000-410-2001-10 (adopted Jan. 8, 2001)
CUP Preliminary Plan Amendment Application/Shops at Stratford Hills

Dear Mr. Poole,

The purpose of this letter is to reply to issues raised in the presentation made by Preston Lloyd at the hearing held on January 3, 2018 regarding the above-referenced amendment to Ord. No. 2000-410-2001-10 and any modification to the current CUP.

Points made by Mr. Lloyd during his presentation:

1. The two new parcels of property facing Forest Hill Avenue are currently zoned B2, community business, and therefore they can build whatever they choose regardless of the recommendations of the commission and/or city council, the surrounding businesses or the concerns of the citizens of the community;
2. Regardless of whether or not the application is approved, the AutoZone and Valvoline will be built;
3. Unless the application is approved, the two businesses will be built without any landscaping buffer or other requirements of the current CUP, basically removing any margin of control of the city or the citizens of the community;
4. Harper's decision to clear-cut the property facing Forest Hill and bordering the Shops at Stratford Hills was done only as a security measure and that is when they lost the trust of the community.

If it is true that Harper can build whatever they choose on the two parcels of property that face Forest Hill Avenue, then there is no point in wasting time discussing the issue. The only avenue left for the citizens of this area is to contact the proposed businesses directly. However, I would think that this position taken by Harper only further demonstrates their total lack of concern for this community, the businesses located here and citizens that live here.

As for the thinly veiled threat, no matter how nicely stated, that no one other than Harper would have any control over the development and aesthetics of the two parcels unless the application is approved, does merit discussion.

The Shops at Stratford Hills face Forest Hill Avenue and are currently governed by the CUP that was adopted in 2001. The community was heavily involved in negotiations for this project. The final guidelines of the CUP were compromises agreed to by all of the parties involved. Now Harper is coming back and saying that they do not like those guidelines. In actuality, they never did. However, they are now using the new parcels as a bargaining chip. Rezone a portion, change, modify and totally do away with some of the concessions or we will build the new parcels without a buffer, building the parking lot out to the sidewalk, place signage however and wherever we choose and not install any landscaping. When looking at the two parcels in comparison to the Shops at Stratford Hills, the two new parcels have minimal street frontage as compared to the shopping center. Therefore, rezoning and modifying the current CUP would have far greater consequences for the community than the two new parcels being built without regulations and therefore should be denied.

In addition, the land that was clear-cut was never a security concern for The Shops at Stratford Hills or the surrounding businesses or the citizens of our community. There were never any reports made to the Richmond Police Department. Harper did not poll the other businesses located along this stretch of Forest Hill Avenue to see if they had seen "homeless people" or anything to lead them to believe that there were large encampments of homeless people on this property that posed a security threat. The only people seen panhandling in the area were from the Jones and Jones Assisted Living. This was simply an excuse used as subterfuge for the removal of the trees that the community was actively attempting to protect. Harper did not notify anyone or any entity of their plan. They did not discuss this with the surrounding businesses. They did not follow any rules or regulations for clearing land in the City of Richmond and, in fact, a stop order was issued on March 27, 2017 for code violation §14-153(f)-Commencing land disturbing activities without approved plan or permit. Harper has been in business long enough to know what is required prior to clear-cutting any land. They just chose to ignore the rules and regulations. However, after the clear-cutting, at a community meeting that was held by Harper at the Shops at Stratford Hills, when citizens asked about the stop work order, both Harper and their legal counsel vehemently denied that any stop order had ever been issued and they were fully within their rights to do this.

Since the clear-cutting, we now have a colony of vultures that are roosting on the water tower and flocking around the pond at The Shops at Stratford Hills. The property that was clear-cut was obviously their nesting grounds and vultures are a protected species in the state of Virginia. By law, the nesting grounds of these birds are not to be destroyed. Does this at all concern Harper? Absolutely not and we, the citizens of the community, fully expect them to now try, with the assistance of the city and/or the state, to have the colony destroyed.

As for Harper having the trust of the community, that was destroyed long before the property was clear-cut. Not only have they openly mislead the community, they have continually refused to listen to the community when contacted about the lack of maintenance of the property, continued vacancies and the decline of the shopping center citing financial concerns. They have refused to listen to any and all suggestions from the community regarding the continued vacancies in all of Harper's properties along Forest Hill Avenue and Shelia Lane.

It is the desire of Harper to have the Shops at Stratford Hills look the same as their other properties on Shelia Lane and across Forest Hill Avenue. Any approval of rezoning and modifications to the CUP for the Shops at Stratford Hills would just put them one step closer to attaining their ultimate goal. However, their goal is not conducive to promoting development that will enrich and sustain this area of Forest Hill Avenue and the community.

City Councilman Michael Jones stated at a council meeting a few weeks ago that, "businesses should be good stewards of the communities that they wish to do business in." This statement goes for developers as well. Harper has proven time and again that they are not interested in the community, the citizens that live and shop here or the rules and regulations of the City of Richmond. Granting this application would be rewarding them for their actions and reinforcing their belief that they have the right to do whatever they choose with no regard for the community, other businesses in the area, the citizens that live here or the rules and regulations of the City of Richmond.

Therefore, I ask that you oppose this application and that you recommend that City Council refuse to pass ORD 2017-242 along with any requested modifications to the current CUP.

Sincerely,
Joyce Moore

cc: lawmanchem@yahoo.com
jthompson@richmondhabitat.org
Selena.Cuffee-Glenn@richmondgov.com
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Murthyvg@gmail.com
matthew.ebinger@richmondgov.com
kristen.larson@richmondgov.com
bryce.lyle@richmondgov.com

Ebinger, Matthew J. - PDR

From: Evelyn Terry [evelynterry@aol.com]
Sent: Friday, January 05, 2018 10:34 PM
To: Olinger, Mark A. - PDR; Ebinger, Matthew J. - PDR
Subject: Development on Forest Hill Ave.

Follow Up Flag: Follow up
Flag Status: Flagged

I oppose plans for the Shops at Stratford Hills Community Unit Plan presented by Harper Associates. I know the city's interest is more tax dollars.

Before a decision is made, the city should study what is happening nationally with shopping areas. You will find retail development has been overbuilt and shopping areas are failing.

Many of us have been in meetings with Harper, trying to work out compromise. They totally disregard what is suggested and are disrespectful to the people who are to support their stores. We do not need what they are proposing. It will increase traffic in an area that is already congested. It is not designed to encourage us to bike or walk to. They have destroyed hundreds of trees without approved plans. If you lived in our neighborhood you may have a different view of the plans.

I live half way between Forest Hill Avenue and Huguenot Road. If the shops at Stratford Hills continue to decline, it is easy for me to head across the Huguenot Bridge to shop at River Road and Carytown. It's amazing these areas can come up with unique shops and restaurants but Harper comes up with Auto repair stores, something we don't need or want.

Please do not turn Forest Hill Avenue into another Midlothian Turnpike. You did not listen to us when we did not want Wal-Mart. It has only increased crime. Please listen and encourage Harper to work with us to come up with a plan that we can be proud of. Stratford Hills has been an upscale community since the mid-1950s. Let's keep it that way. Take time to develop and approve plans that will attract professionals.

Please show us that the city is capable of making well thought out decisions based on research, not a knee jerk reaction chasing the tax dollar.

Thank you.
Evelyn Terry
7619 Granite Hall Avenue
Richmond, Va 23225
Sent from my iPhone

Ebinger, Matthew J. - PDR

From: Jerry Miller [Jerry.Miller@bankatunion.com]
Sent: Wednesday, January 03, 2018 12:16 PM
To: Ebinger, Matthew J. - PDR
Subject: Stratford Hills Shopping Center

Hello,

I have been active in development projects for nearly 25 years in the Stratford Hills community. As the former president of the Greater Oxford Civic Association and the leader of the Huguenot Neighborhood Team, I often would be called upon to help developers and citizen get aligned on key projects . Throughout my work in the space, I have looked to balance the needs/wishes of the community with the rights of developers – working such projects as the Stony Point Fashion Park, Walmart/Lowes and Target/Ukrop's centers. At times it can be difficult to ensure that the community's collective interest is appreciated by the developers. When citizens look at development, the focus is typically on what it brings to (or takes away from) the community. Many developers have a higher priority on the economics of a deal.

On the proposed changes to the Stratford Hills Shopping center, the community is generally opposed to certain elements of the plan – basically the proposed tenant mix (Lube shop and auto parts store). We have worked tirelessly to ensure that developments compliment the neighborhood and not distract from it. As far as signage on Chippenham Parkway and potential changes to the interior of the center, most folks are supportive. However, taking key frontage and placing a lube shop and an auto parts store is inconsistent with the overall intent and design for the center. If one walks down the street, they will routinely see cars being worked on outside the existing auto parts store near the Food Lion – the CUP plan for the Stratford Hills center clearly does not allow this. I am of the opinion that the lube shop and the auto parts store will distract from the overall quality of the existing center. We worked very hard to secure Publix at the site and are optimistic about the future of the center. However, if the developer is successful in securing development rights for the lube and auto store, these tenants will not add to the center's appeal. For that reason, I am opposed to allowing this development to move forward. If the developer found other tenants (restaurants, etc.), I am certain my views would change on the development. Until then, I ask that you not support the proposed changes.

Thanks,

Jerry Miller
3020 Darnley Drive
Richmond, VA 23235
804-564-7777

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Ebinger, Matthew J. - PDR

From: Sid Kere [sid.kere@gmail.com]
Sent: Saturday, December 30, 2017 3:51 PM
To: lawmanchem@yahoo.com; jthompson@richmondhabitat.org; Cuffee-Glenn, Selena - CAO; Robertson, Ellen F. - City Council; Stokes, Kiya A. - City Council Office; egreenfield@rarealtors.com; max@sportsbackers.org; dave@johannasdesign.com; Murthyvg@gmail.com; Ebinger, Matthew J. - PDR; rodney@thewiltonco.com; Larson, Kristen N. - City Council; Lyle, Bryce H. - City Council Office
Cc: steegmayer60@gmail.com; scshelshore@gmail.com
Subject: Stratford Hills Shopping Center

It is not a good idea to allow another auto supply store in the Stratford Hills shopping area extending on Forest Hill Ave from Chippenham Pkwy to Hathaway Rd. There is already an auto supply store, Advance Auto at that location. Even other stores such as Food Lion, Target, a gas station, and the three auto repair businesses carry some auto supplies. And a bigger store, Walmart with an extensive auto supply department is less than two miles from the area.

Thus, there is no point in allowing another auto supply store to start up in that area – it (or one of the others) is bound to fail.

Also, any condo development in the area must have a 100-ft tree buffer, not a 25-ft buffer. Unless properly planned, any further development could have a disastrous effect on existing property values.

Therefore, as a longtime resident of Stratford Hills, I urge you to reject the permit for an auto supply store or other commercial enterprises in that area

Thank you for your consideration.

Sid S Kere, 7830 Marilea Rd, Richmond VA 23225

Ebinger, Matthew J. - PDR

From: Olinger, Mark A. - PDR
Sent: Wednesday, January 03, 2018 12:03 PM
To: Ebinger, Matthew J. - PDR
Subject: FW: Forest Hill
Attachments: image003.jpg

Matthew

For the CPC

Thanks.

m.

Mark A. Olinger, Director
Dept. of Planning & Development Review
City of Richmond
900 E. Broad Street, Room 511
Richmond, VA 23219
804.646.6305 (p) 804.317.0442 (c)
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www.richmondgov.com



www.richmond300.com

From: Bob [mailto:bob@bobscottart.com]
Sent: Wednesday, January 03, 2018 11:59 AM
To: Olinger, Mark A. - PDR
Subject: Forest Hill

Dear Mr Olinger:

As a long time resident of Stratford Hills I urge you to oppose Harper's current plan to build a Valvoline and Autozone on the parcel of land fronting Forest Hill 1. These businesses will not only take business away from 3 locally owned garages that all offer oil changing within a 2 block section of Forest Hill, but also do not represent the landscaping goals of the original CUP.

This plan seems to be an easy fix for Harper, but is detrimental to the health of the community and works against the idea of healthy urban planning where consumers are presented with a variety of retail and buffering landscaping.

Sincerely,
Bob Scott

Sent from my iPhone

Dear Councilwoman Larson and Mr. Poole and members of the Planning Commission,

I am writing as a neighbor and property owner on Montauk Drive, which is in close proximity to the proposed development at the Stratford Hills Shopping Center. This letter is to state my opposition to the proposed modifications to the Community Unit Plan for the project. I am not in any way opposed to new development or housing but the proposed business mix.

While I understand that it is not the purview of the Planning Commission to regulate business use, the proposed automotive businesses are not desirable for this area as there are already several duplicative business within 1000 feet of this area and it will create a cluster of automotive uses which is not a preferred business mix for this area and could impact the viability of the 3 locally owned automotive shops that are located in close proximity.

With right community input and actual engagement with the surrounding businesses, community members and property owners, there is a workable solution to create a desirable neighborhood that reflects the statements of the Richmond Master Plan on page 194-196 -which makes note of significant issues of increased traffic along Forest Hill Avenue and "sprawl of uncoordinated strip type development along Forest Hill threatens the long term viability of the three main centers that anchor the strip. In addition, strip type development increases vehicular congestion within the limited right of way that is available along Forest Hill Avenue".

As the city is in the process of updating the Master Plan, I would hope that the input of local property owners would be of consideration and that the Commission would note that an increase in more automotive serving businesses would be counter acting the desire for walkability and neighborhood serving retail.

Respectfully,

Ellyn Parker
6837 Montauk Drive
Richmond VA 23225

December 19, 2017

VIA ELECTRONIC MAIL

Rodney Poole, Esquire
Land and Use Administration
City Hall, Room 511
1001 East Broad Street
Richmond, Virginia 23219

Re: ORD 2017-242
Application amend Ord. No. 2000-410-2001-10 (adopted Jan. 8, 2001)
CUP Preliminary Plan Amendment Application/Shops at Stratford Hills

Dear Mr. Poole,

The purpose of this letter is to clarify the community opposition to the above-referenced amendment to Ord. No. 2000-410-2001-10 and any modification to the current CUP.

POSITION:

The issues are as follows:

- The current CUP requires a 100' buffer at the street, yet Harper & Associates, in an attempt to alleviate citizen objections by the citizens of this area to the removal of trees and green space, chose to clear cut the land in the spring of this year, with no regard to the current CUP, rules and regulations for clearing land in the City of Richmond or any preservation of the aesthetics of our area and the surrounding properties;
- Approval of this project would constitute unfair competition for the other businesses in this area and jeopardize their livelihood, we do not have the volume of people to support the addition of an AutoZone and Valvoline;
- Both AutoZone and Valvoline will construct their own buildings with no thought or attention to any continuity of the surrounding buildings which will only add to the current disheveled appearance of the properties along this stretch of Forest Hill Avenue and further degrade the environment of our area;
- Harper & Associates have been unable to lease spaces within the current buildings at the Shops at Stratford Hill since they were constructed which is evidence to its over development and the developers total lack of ability to predict the needs of this area;
- Harper & Associates have not maintained the current property claiming a lack of funds;
- Harper & Associates consistently demonstrates that they are either unable or unwilling to follow the requirements set forth by the current CUP;
- Harper & Associates have consistently demonstrated their lack of willingness to work with the citizens of this area;
- The current design of the roadways do not lend themselves to the increase in traffic and pose additional safety hazards to what are already dangerous conditions along this stretch of roadway.

SUMMARY:

The purpose here is not to oppose all development in this area. The concern here is that this proposed development by this developer is not conducive to promoting development that will enrich and sustain this area of Forest Hill Avenue.

Harper & Associates have used every excuse possible, such as shops not being visible from the street and not enough signage, to explain the failure of this development. However, if you look around at successful developments in the surrounding areas in Henrico and Chesterfield you will find that those excuses do not hold water. The actual reason for the existing development not being successful is that it was never designed properly for this area and does not meet the needs of its citizens. Adding to this already faulty plan will only speed the downfall of this area and force hard working business owners to close their doors.

Some would argue that the Richmond 300 plan, though still in its infancy and development and put forth by the current mayor, calls for more development within the City of Richmond. However, the plan does not call for any and all development proffered by any and all developers/investors to be approved, as some would suggest. One key component of the plan charges the city administration and staff with "protect[ing] the constituents from unacceptable growth" and "to strengthen neighborhood centers."

Some may also suggest that we, the citizens that gather at community meetings, write letters and attend public meetings such as this one, are nothing more than gadflies that oppose any and all development "in our backyard." However, this is not the case. The citizens of the City of Richmond are the heart and conscience of the city. We are the taxpayers and have a vested interest in our communities. It is not only our responsibility but also our duty as residents, homeowners, and business owners to protect our neighborhoods and only encourage development that will further enrich our area as well as oppose development that does not.

Therefore, I ask that you oppose this application and that you recommend that City Council refuse to pass ORD 2017-242 along with any requested modifications to the current CUP.

Sincerely,
Joyce Moore

cc: lawmanchem@yahoo.com
jthompson@richmondhabitat.org
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Ebinger, Matthew J. - PDR

From: VIRGINIA BONNELL [ginibonnell@comcast.net]
Sent: Monday, December 18, 2017 9:41 AM
Cc: Gini Bonnell
Subject: The Shops at Stratford Hills - Public Hearing

To Members of the City Planning Commission,

Below please find a copy of an email I recently sent to Kristen Larsen regarding the proposed "public" hearing for The Shops at Stratford Hills. I hope that you will consider my request regarding time, date and location of this important meeting so that all concerned citizens will have an opportunity to participate.

Regards,

Gini Bonnell

Richmond, VA

----- Original Message -----

From: VIRGINIA BONNELL <ginibonnell@comcast.net>
To: Kristen.Larson@richmondgov.com
Cc: matthew.ebinger@richmondgov.com, "Lyle, Bryce H. - City Council Office" <Bryce.Lyle@richmondgov.com>, Gini Bonnell <ginibonnell@comcast.net>
Date: December 18, 2017 at 9:28 AM
Subject: The Shops at Stratford Hills - Public Hearing

Hi Kristen - I am writing to express my concerns regarding the timing of the Planning Commission's public hearing regarding the expansion and modification of the CUP for The Shops at Stratford Hills.

Due to the importance of this public hearing and the many concerns already expressed by the neighborhood regarding this issue, I strongly urge you to do whatever you can to have this public hearing be held at the Huguenot Community Center on an evening after the holidays to ensure that ALL members of the public are able to attend.

Thank you for your immediate consideration of this request.

Gini Bonnell

Ebinger, Matthew J. - PDR

From: Larson, Kristen N. - City Council
Sent: Monday, December 18, 2017 9:29 AM
To: Sandi Bassett
Cc: Ebinger, Matthew J. - PDR; Lyle, Bryce H. - City Council Office
Subject: RE: Planning Commission mtg. at 1:30 today

Sandi – The planning commission always meets at 1:30 on Mondays. If you cannot attend, you can always email your comments to Matthew Ebinger, who I copied on this email.

For the item you are looking at on the agenda, it will likely be postponed until after the holiday. A request was made by myself as well as the developer.

Thanks
Kristen

Kristen Nye Larson

Richmond Council Member, 4th district
email: kristen.larson@richmondgov.com
Mobile Phone: 804-503-1313 | Office Phone: 804-646-6263
Facebook: [KristenNLarson](#) | twitter: [kristenRVA](#)

From: Sandi Bassett [<mailto:sandibassett@comcast.net>]
Sent: Monday, December 18, 2017 9:10 AM
To: Larson, Kristen N. - City Council
Subject: Planning Commission mtg. at 1:30 today

Like most others, I cannot attend a Planning Commission meeting at 1:30 in the afternoon on a weekday that affects our neighborhood. I would like to go on record as opposing the proposed Autozone and Valvoline construction on the acreage facing Forest Hill Ave. next to the old Martin's store (soon to be Publix). We DO NOT NEED another auto service facility. If this area is to be improved, some other type of enterprise needs to be proposed.

I also find it curious that meetings of this type are scheduled in the middle of the day when most people are working and cannot attend - not to mention in the week prior to the Christmas holiday. Sadly, this smacks of "behind closed doors" and "get it done before anyone notices" type of government.

I hope you will represent our neighborhood in vigorously opposing this rezoning. At least have a continuance granted so that a proper hearing can be held at the Huguenot Community Center on an evening when those who will be affected can attend and express an opinion.

Thanks for your service.

I am writing as a neighbor and property owner on Montauk Drive which is in close proximity to the proposed development at the Stratford Hills Shopping Center.

I would ask that you continue this matter until the developer takes appropriate steps to meet with the community about the proposed business mix and desired zoning changes.

While I understand that it is not the purview of the Planning Commission to regulate business use, the proposed automotive businesses are not desirable for this area as there are already several duplicative business within 400 feet of this area and it will create a cluster of automotive uses which is not a preferred business mix for this area.

With right community input and actual engagement with the surrounding businesses, community members and property owners, there is a workable solution to create a desirable neighborhood that reflects the statements of the Richmond Master Plan on page 194-196 -which makes note of significant issues of increase traffic along Forest Hill Avenue and "sprawl of uncoordinated strip type development along Forest Hill threatens the long term viability of the three main centers that anchor the strip. In addition, strip type development increases vehicular congestion within the limited right of way that is available along Forest Hill Avenue".

As the city is in the process of updating the Master Plan, I would hope that the input of local property owners would be of consideration.

I would kindly request as a property owner that this matter be continued to a later date after the developer has taken steps to meet with the neighborhood in a publicly noticed meeting at a time that working neighbors would be able to attend.

Respectfully,

Ellyn Parker
6837 Montauk Drive
Richmond Va 23225

Ebinger, Matthew J. - PDR

From: Joyce Moore [scshelshore@gmail.com]
Sent: Wednesday, December 13, 2017 10:35 PM
To: lawmanchem@yahoo.com; jthompson@richmondhabitat.org; Cuffee-Glenn, Selena - CAO; Robertson, Ellen F. - City Council; Stokes, Kiya A. - City Council Office; egreenfield@rarealtors.com; max@sportsbackers.org; dave@johannasdesign.com; Vivek Murthy; Ebinger, Matthew J. - PDR; rodney@thewiltonco.com; Larson, Kristen N. - City Council; Lyle, Bryce H. - City Council Office
Subject: Rezoning and Modification to the CUP at The Shops at Stratford Hills

Ladies and Gentleman,

This project has been proposed by Harper & Associates for well over a year. The citizens have been clear and concise in expressing their opinions and concerns to Harper & Associates, Will Allen and both attorney's from Williams Mullens. At the meetings held at the Southampton Citizens Association as well as the one held at the Shops at Stratford Hills, all of the representatives were only interested in doing what they wanted without any consideration for what this area needs and/or wants. In fact, at several times during all presentations, when the citizens were asking questions they were met with rudeness and rhetoric. One representative of Harper & Associates was not even familiar with the traffic passing along Forest Hill Avenue or it's origins. Perhaps if he or any of the other representatives lived in this area the plan might be shaped to fit the needs of this area and it's citizens.

I do not support this project as proposed for the following reasons:

1. We currently have one auto parts store, one Goodyear Tire, Walmart and 2 small business operated by local citizens that perform automotive maintenance and repair;
2. We need to protect the small, local businesses which will be put out of business by this proposed project;
3. We are not Midlothian or Hull Street and do not have the volume of people needed to support all of this new construction and what already exists, as evidenced by the large number of empty, rundown spaces in this area;
4. The Shops at Stratford Hills has continued to have vacancies that have never been filled since their construction and yet they are asking to build a Auto-Zone and Valvoline with additional retail space in the proposed Phase II;
5. Harper & Associates manages these properties but they have always suffered from lack of care, we have continually been told that it is due to a lack of funds yet they want to build more when they cannot even lease and maintain what they have already built;
6. The current design of the roadways do not lend themselves to the increase in traffic and pose additional safety hazards to what are already dangerous conditions along this stretch of roadway.

The citizens in this area love our green spaces, although this property was destroyed by Harper in an attempt to remove citizen opposition to the removal of trees and natural areas. It was done in an underhanded manner and they did not follow the rules and regulations required for clearing land. The excuses that they gave did not hold water and the citizens of this area were not fooled by their subterfuge.

However, we are not opposed to development that will enrich this area. The issue here is that this project will not enrich our area. The same thing happened with Belt Boulevard, Midlothian and Hull Street within the city limits. Building anything just for the sake of tax revenue without any long range planning or foresight will lead to the same environment here and in the long run will not benefit the city or it's citizens. We are fast becoming the unsavory part of Forest Hill Avenue and approving this plan put forth by the same developers/property managers of current neglected properties along Forest Hill will be a detriment to the citizens that live here and future tax revenues for the city.

For these reasons, and many more, I ask that you oppose this project in it's entirety.

Sincerely,
Joyce Moore

Ebinger, Matthew J. - PDR

From: Joyce Moore [scshelshore@gmail.com]
Sent: Thursday, December 14, 2017 8:55 AM
To: awmanchem@yahoo.com; jthompson@richmondhabitat.org; Cuffee-Glenn, Selena - CAO; Robertson, Ellen F. - City Council; Stokes, Kiya A. - City Council Office; egreenfield@rarealtors.com; max@sportsbackers.org; dave@johannasdesign.com; Vivek Murthy; Ebinger, Matthew J. - PDR; rodney@thewiltonco.com; Larson, Kristen N. - City Council; Lyle, Bryce H. - City Council Office
Subject: Rezoning and Modification of the CUP at The Shops at Stratford Hills

Ladies and Gentlemen,

The hearing scheduled for Monday, December 18, 2017 at 1:30 p.m. falls one week before Christmas. Due to holiday schedules and many residents, including our council representative, being out of town, it makes it impossible for the citizens of this area to respond and/or attend the hearing.

Please continue this hearing until after the first of the year so that the citizens have time to respond and gather at the public hearing regarding the above-referenced matter.

In addition, we ask that you schedule a public meeting at Huguenot High School at a time when the citizens can assemble to hear what changes have been proffered by the applicant and the City of Richmond since this project was last presented in the spring of 2017. Having a hearing in the middle of a work day at City Hall with very limited discussion does not allow the majority of residents the ability to attend.

Thank you for your consideration,
Joyce Moore

Ebinger, Matthew J. - PDR

From: Larson, Kristen N. - City Council
Sent: Thursday, December 14, 2017 2:48 PM
To: Ashley Villanueva
Cc: Lyle, Bryce H. - City Council Office; Ebinger, Matthew J. - PDR
Subject: RE: Stratford Hills development meeting

Ashley - Thanks for your input. I'm copying the planning department so they can put it in the record.

Thanks

Kristen Nye Larson
Richmond Council Member, 4th district
email: kristen.larson@richmondgov.com
Mobile Phone: 804-503-1313 | Office Phone: 804-646-6263
Facebook: KristenNLarson | twitter: kristenRVA

-----Original Message-----

From: Ashley Villanueva [mailto:ashvil95@icloud.com]
Sent: Tuesday, December 12, 2017 8:22 PM
To: Larson, Kristen N. - City Council
Subject: Stratford Hills development meeting

Dear Kristen,

I've heard through the NextDoor app that a meeting regarding development around Stratford Hills Shopping Center has been scheduled for next week. Since I likely will not be able to attend, I would like to pass on my comments about the proposal.

The area along Forest Hill does not need more auto-related businesses. Advance Auto, 2 auto repair garages, Smileys auto glass repair, and a tire store already exist in walking distance of Stratford Hills Shopping Center. Additional auto businesses in this neighborhood are unnecessary and potentially harmful to the existing ones. There are other un/under-represented business sectors that I would welcome: medical offices (particularly an urgent care facility such as Patient First), drug stores, pet stores, book stores, or even theaters. Having just moved into Hathaway Tower, I love being able to do my shopping at nearby stores. A successful neighborhood requires diversity of businesses and I would support commercial development that seeks to achieve that goal.

As always, thank you for your representation on City Council and all you do for Richmond.

Best regards,
Ashley Villanueva
2956 Hathaway Rd #904
Richmond, VA 23225

Ebinger, Matthew J. - PDR

From: Brooke Anderson [msbrookeanderson1@gmail.com]
Sent: Friday, December 15, 2017 9:51 AM
To: awmanchem@yahoo.com; jthompson@richmondhabitat.org; Cuffee-Glenn, Selena - CAO; Robertson, Ellen F. - City Council; Stokes, Kiya A. - City Council Office; egreenfield@rarealtors.com; max@sportsbackers.org; dave@johannasdesign.com; Vivek Murthy; Ebinger, Matthew J. - PDR; rodney@thewiltonco.com; Larson, Kristen N. - City Council; Lyle, Bryce H. - City Council Office
Cc: steegmayer60@gmail.com
Subject: Proposed Autozone/Valvoline @ Forest Hill

To the Planning Commission of the City of Richmond

R/E proposed Autozone/Valvoline business on Forest Hill/intersection of Cherokee Road

Dear Committee members:

We are residents of Oxford and strongly oppose the Autozone/Valvoline business at this intersection. We already have such businesses and many store fronts are empty. In other words we do not need another one that puts the existing ones such as Forest Hill Garage or Dances and Advance Auto Parts out of business. This does not make sense at all for our community. No need for Autozone has been identified.

Furthermore Harper Associates indiscriminately cut down ALL TREES in this area and left a gaping hole that completely altered the neighborhood. The neighborhood has been severely hurt by this and it was mean-spirited and in total disregard what the neighborhood wanted. Harpers was well aware of this and nevertheless preceded. In addition any new building there would have required a tree buffer and they destroyed it. They claim they will put a few sticks of trees there -which will soon be neglected and then removed. That is what is happening all along those so called businesses that do not take care of their outside and don't care how it affects the neighborhood. Autozone/Valvoline will add to the almost there strip mall look that has a negative effect on the neighborhood.

We are against any zoning amendment but would like to keep this area residential. Houses/Condos with green space and a tree buffer-perhaps. But a very definite NO to Autozone and the tear down of the mid century modern butterfly house.

We also request a deferral of the hearing scheduled on Dec 18th. Once again-rushed decisions provide the wrong outcome.

Thank you! Sincerely,

The Bragg Family

7731 Kenmore Drive, Richmond, VA 23225



Southampton Citizens Association

May 5, 2017

Rodney Poole, J.D.
Chairman
Planning Commission
City of Richmond
900 E. Broad Street, Room 511
Richmond, Virginia 23219

Dear Chairman Poole:

Executive Summary: The Southampton Citizens Association **opposes the proposed Community Unit Plan (CUP) amendments relevant to new construction at the Shops at Stratford Hills.** Opposition regards 1) a failure to commit to landscaping evidenced in its worst form by the removal of all of the trees 2) tenant mix and 3) existing vacancies in the shopping center.

Please consider this note a formal communication of the Southampton Citizens Association (SCA) position relative to the **zoning request of Harper Associates on Forest Hill Avenue at the Shops at Stratford Hills.** Said request regards amendments to the Community Unit Plan (CUP) that governs the aforementioned Shops at Stratford Hills.

Comprised of 2,500 homes in the City of Richmond, the Southampton Citizens Association represents the community that immediately adjoins the Shops at Stratford Hills. Our members both reside in the area and shop at the center. For over a half a century SCA has been an active participant in the City of Richmond and region and has been a leader in all relevant deliberations and discussions pertinent to the neighborhood.

The Southampton Citizens Association wishes to apprise you of the organization's decision as it relates to Harper Associates and their proposed CUP amendments. First, it is important to note that SCA has engaged in recurring and meaningful discussions with Harper since the shopping center was first proposed for redevelopment and that SCA supported the center then and continues to support the center now. SCA approved the redevelopment and our members support the tenants with their patronage. Second, SCA has been engaged in dialogue with Harper Associates for well over a year in an effort to address vacancies at the center. The conversations became more urgent with the announcement that Martin's would depart leaving a major tenant vacant. In the context of the vacancy conversations, SCA and Harper Associates have discussed varying options including the proposals included in the Harper Associates proposed CUP amendments. These discussions included directly with SCA leadership as well during public meetings.

The most relevant community, i.e., the Southampton Citizens Association, representing 2,500 homes wishes to apprise you that the neighborhood **supports the following proposed CUP amendments;**

1) Allow the construction of one freestanding monument sign facing Chippenham Parkway (Route 150) in the location shown and labeled as item (1) on the Amendment Exhibit. Given the traffic volume on Chippenham Parkway, the lack of tenant identification signage at this location has been a principal concern raised in lease renewal discussions with anchor tenants.

2) Allow a break in the median at the main center entrance from Forest Hill Avenue (Route

683) in the location shown and labeled as item (2) on the Amendment Exhibit. This would allow increased traffic circulation to tenants of Lot 3.

3) Allow a break in the median at the secondary east entrance from Forest Hill Avenue (Route 638) in the location shown and labeled as item (3) on the Amendment Exhibit. This would allow increased traffic circulation to tenants of Lot 2.

4) Confirm the existing buffer requirements set forth in the CUP Ordinance, which will continue to screen Phase II from the property zoned R-2 located to the east of the project, as shown and labeled as item (5) on the Amendment Exhibit.

In contrary, the Southampton Citizens Association is **NOT in support of the following proposed CUP amendments;**

5) Allow a curb cut with right-in/right-out access from the Phase II Outparcel to Forest Hill Avenue (Route 638) in the location shown and labeled as item (4) on the Amendment Exhibit. This would allow increased traffic circulation to the Phase II Outparcel, and is a condition of development for the proposed retailers on the Phase II Outparcel.

6) Annex the Additional Property to the CUP, as shown and labeled as item (6) on the Amendment Exhibit. Given the inclusion of the Additional Property, the Applicant further proposes to (a) allow the construction of buildings and parking areas on the Phase II Outparcel in the shaded/bubbled locations shown on the exhibit, and (b) increase the cap on commercial development from 420,000 sq. ft. to 428,000 sq. ft.

It should be noted that the Southampton Citizens Association in the fall of 2016 voted to disapprove of development in Phase II. It should also be noted that despite the vote to disapprove, Harper Associates decided to clear-cut the property removing all trees. It should be further noted that Harper Associates identified a reason for the clear-cutting that fails to pass the plain-sense standard. It should be lastly noted that Harper Associates as recently as at the Southampton Citizens Association meeting on March 21st, 2017 advised that Harper Associates only intended to construct new buildings on the area that is adjacent to Forest Hill Avenue yet the proposed amendments would allow for future amendments providing for construction of other buildings in Phase II.

The Southampton Citizens Association wishes success for the Shops at Stratford Hills and we will continue to show our patronage but what we cannot and will not support is the deliberate removal of scores if not hundreds of trees for the construction of new retail space after the neighborhood already voted in opposition. It should be noted that reasons for opposition regarded 1) a failure to commit to landscaping evidenced in its worst form by the removal of all of the trees 2) tenant mix and 3) existing vacancies in the shopping center.

What was a beautiful oasis or buffer in between commercial properties has been replaced with an eyesore. SCA wishes the planting of new trees and vegetation to remediate the area.

Thank you for your review and attention to the neighborhood's wishes and please advise should you have any questions and/or concerns.

Sincerely,

Jonathan Young

Jonathan Young
President
Southampton Citizens Association
www.scarichmond.com
804-320-4251

Ebinger, Matthew J. - PDR

From: Andrea [asteegmayer@gmail.com]
Sent: Wednesday, December 13, 2017 12:37 PM
To: Ebinger, Matthew J. - PDR
Subject: Autozone

Mr. Ebinger

I send an email opposing the autozone/valvoline business on forest hill.

I would like to be added to an email list that notifies residents is upcoming planning commission meetings for the city My email address is steegmayer@gmail.com Thank you Andrea steegmayer

Sent from my iPhone

Ebinger, Matthew J. - PDR

From: Liza [lizajane523@aol.com]
Sent: Tuesday, December 12, 2017 9:36 AM
To: Ebinger, Matthew J. - PDR
Subject: Shops at Stratford Hills

Dear Mr. Ebinger,

Please know that the last type of business needed in Stratford Hills is another auto shop/garage. We already have 4 such establishments within walking distance of the proposed addition of an Auto-Zone and a Valvoline to the Shops at Stratford Hills.

I do plan to attend the public hearing on Dec. 18th regarding this project, because I do not want to see Forest Hill Ave. become another Westover Hills Boulevard populated by businesses that detract from the community and ultimately affect the value of homes in our area.

Please add my name to the list of those opposed to this request for the expansion and modification of the CUP for the Shops at Stratford Hills.

Thank you for your attention to this matter.

Sincerely,
Vicki Omohundro
804-320-4599
Lizajane523@aol.com

Ebinger, Matthew J. - PDR

From: Liza [lizajane523@aol.com]
Sent: Tuesday, December 12, 2017 8:49 PM
To: jthompson@richmondhabitat.org; Cuffee-Glenn, Selena - CAO; Robertson, Ellen F. - City Council; Stokes, Kiya A. - City Council Office; egreenfield@RARealtors.com; max@sportsbackers.org; dave@johannasdesign.com; Murthyvg@gmail.com; Ebinger, Matthew J. - PDR; rodney@thewiltonco.com
Subject: Hearing Regarding the Shops at Stratford Hills

Dear Members of the Planning Commission Board,

I am requesting that the December 18th hearing regarding the Shops at Stratford Hills be continued until after the first of the year in January, 2018. More time is necessary for citizens to be able to gather and make their concerns known to the City of Richmond. Unfortunately while local citizen's associations were contacted on December 4th, my association did not share this information with its active members until after 4:00PM on Tuesday, 12/12/17.

Many of the residents of my community have serious concerns about the construction of an AutoZone and a Valvoline within walking distance of the 4 auto/garage businesses already in operation.

Holding this meeting on the Monday before Christmas Day places the citizens at an unfair advantage for representation. Many people are already out of town for the holidays. Others need the time to arrange for leave from their jobs to attend this 1:30PM meeting.

Thank you in advance for giving serious consideration to my request as stated.

Sincerely,
Vicki Omohundro
804-320-4599
Lizajane523@aol.com

Ebinger, Matthew J. - PDR

From: Susan Archer [archerlcsw007@gmail.com]
Sent: Tuesday, December 12, 2017 6:33 PM
To: lawmanchem@yahoo.com; jthompson@richmondhabitat.org; Cuffee-Glenn, Selena - CAO; Robertson, Ellen F. - City Council; Stokes, Kiya A. - City Council Office; egreenfield@rarealtors.com; max@sportsbackers.org; dave@johannasdesign.com; Murthyvg@gmail.com; Ebinger, Matthew J. - PDR; rodney@thewiltonco.com
Subject: Proposed project!

I am writing to object to your December 18th date for a public hearing. It is too close to the holidays and apparently during the day. Not only does this make you cowards, common among leaders today, but you may miss valuable information. I will share some with you now, The Shops at Stratford Hills are BORING. You only go there if you want something from one store, it is not diverse enough to do multi-shopping trips.

If you put auto parts stores there I will commit right not to stop going there all together. BORING! The only auto thing I would consider needed in the area auto related is a car wash like the one on Midlothian. You can consider that your second free tip.

What would make that area more interesting? A book store, a pet store, a float spa, a metaphysical shop, an area like at Stoney Pointe fashion Park with a sprinkler and interesting things to look at, pet friendly, a walking path. A grocery store that is interesting Publix, Good Food Grocery, Whole Foods, something... Tom Lenard's or Trader Joe's, Panera, Chipotle. Fun food, a sub shop, bring back 5 guys, if you make the place worth going to and easier to get in and out of... I do realize that Stratford Hills may not seem to warrant these types of shops to you or to the businesses themselves, but maybe that is because it is so boring, no one wants to go.

I'm not a developer, but I do some consulting. I am right about this for sure.

Susan Archer

--

Susan Archer, LCSW
Archstone Counseling & Treatment
1007 Peachtree Blvd.
Richmond, VA 23226
804-288-1788

Ebinger, Matthew J. - PDR

From: VIRGINIA BONNELL [ginibonnell@comcast.net]
Sent: Tuesday, December 12, 2017 8:05 AM
To: Larson, Kristen N. - City Council; Ebinger, Matthew J. - PDR
Cc: Gini Bonnell
Subject: Public Hearing Regarding Expansion and Modification of the CUP for The Shops at Stratford Hills

Kristen and Matthew - my sense here is that everyone is missing a wonderful opportunity to create something innovative, inviting and truly unique to The Shops at Stratford Hills. The area along Forest Hill Avenue holds great potential and what we need is someone to step forward with a vision and not simply "settle" for less. I attended a meeting several months ago that both of you attended and I think the residents of Stratford Hills were very vocal on how they felt about these proposed changes. I do hope that both of you will keep this in mind during the public hearing on December 18th.

Gini Bonnell

The City Planning Commission will hold a public hearing regarding the expansion and modification of the CUP for The Shops at Stratford Hills. The property is located at 7017 and 7101 Forest Hill Avenue which fronts Forest Hill Avenue and runs next to the shopping center near Mexico Restaurant and the old Martins and extends back to Gravel Hill Road. They are planning on adding 3.4 acres and modifying the development standards. The hearing will be Monday, December 18, 2017 at 1:30 in City Hall, 5th floor conference room, 900 East Broad Street. The current plans call for placing a Auto-Zone and a Valvoline facing Forest Hill Avenue with signage at the street. Behind these proposed establishments is currently zoned R2 for single family homes which would be changed for Harper's phase II of this project.

Ebinger, Matthew J. - PDR

From: Robert Bedell [bandbb1@verizon.net]
Sent: Friday, April 14, 2017 11:55 AM
To: Ebinger, Matthew J. - PDR
Subject: Phase 2 amendment to CUP Shops at Stratford Hills

There are several reasons some of these CUP change should be rejected. They need to be considered separately into three parts.

- 1.The changes and improvements internal to the existing mall.
2. The approval to locate two Auto Service business fronting on Forest Hill Ave.
3. The rezoning of the R-2 Residential sites to B-2 Business

Number 1. is not objectionable to most people and could very well be within the current owners rights without amending the CUP

Number 2. however is in conflict with the City Master Plan of 2010, which states that "any future retail development should be confined to existing Forest Hill-Stratford Hills Shopping Centers and the current boundaries of these centers should be maintained with no allowances for expansion of commercial activities into the surrounding residential areas"

Also in number 2. the type of business being proposed contributes to the problem of increased traffic volume and the down grading of the Forest Hill corridor.

Number 3.also is in conflict with the City Master Plan of 2010 for the same reason as number 2.

Number 3. ignores a basic urban planning and zoning principle of gradual transition from one type of zone to an other (in this case business and residential).They should be separated by a less restricted but still residential zone.

The current R-2 lots would more appropriately be used for multi housing as the East side of Gravel Hill Rd. has R-2 lots with single family residential houses.This would satisfy the zoning transition.

The current owner of the R-2 lots ,Woody Real Estate Investments LLC ,can not claim hardship if these lots are not allowed to be changed to business as they were well aware when they purchased them, they could have requested a change to business as a condition of purchase, but did not. I personally believe they did not want it known that these land purchases were to be part of Phase 2 CUP amendment. At the same time as these lots were acquired by Woody their offices was moved from Bristol VA. to the same address in Richmond as Harper Associates ,the developers, and Jeffery Harper was named representative for Woody, at the same time..

Down grading zoning defeats the purpose of having zoning in the first place. It also can lead to a general down grading of what is now an upper middle case residential area that is why the City had created a master plan.

Ebinger, Matthew J. - PDR

From: Clare Novak [cmnovak@gmail.com]
Sent: Tuesday, December 12, 2017 6:53 AM
To: Larson, Kristen N. - City Council; Ebinger, Matthew J. - PDR
Subject: Shops at Stratford Hills-Public Hearing December 18, 2017 at 1:30 pm

Dear Ms. Larson;

I am deeply concerned that I am learning about a proposal from the developer of the Shops at Stratford Hills will be on the Planning Commission agenda next week. There is nothing on your Facebook page that addresses this matter and the adjoining neighborhoods are opposed to these expansion plans about the plans that have been proposed. It was a slick move for the applicant to file the application with the December hearing date during the holidays and at a daytime public hearing which is very difficult for people to attend. I cannot take vacation time to attend this meeting.

Please do not support this application and please request that the applicant be required to hold another meeting with the community. This is not the right development for our neighborhood.

Can you also address how they were able to remove the 100' landscape/tree buffer from the property on the eastern border that is required by the CUP when they removed all of the trees this summer under the guise of addressing a homeless encampment? Please provide a response.

This area does not need another auto service business. There are four existing auto care businesses within a mile of this development (Walmart/Dance/Firestone/Forest Hill Service Station). This commercial area of Forest Hill Avenue is becoming an major eyesore and it has deteriorated substantially in the 10 years that I lived here. There are so many illegal signs posted in the right of way and at the entrance of the shopping and the adjacent shopping centers that it is starting to look blighted. Also, the number of illuminated signs that are flashing all night in the shoppings centers near Walmart and Food Lion are atrocious. Does the zoning ordinance address this use of lighting as signage in this manner?

This area could really use some type of revitalization and streetscape plan as a means to visually enhance it and make it more attractive to businesses.

This commercial area is becoming another Midlothian Turnpike and we don't want it to go in that direction. We need our legislative representative to listen to the community.

I look forward to receiving a response from you.

Thank you.

Clare Novak
3316 Blithewood Dr.
Richmond, VA 23225
804-477-4349