

Ebinger, Matthew J. - PDR

From: C M <cem299@gmail.com>
Sent: Saturday, December 5, 2020 7:18 AM
To: Ebinger, Matthew J. - PDR
Subject: Re: Zoning consideration along Old Jahnke Road.

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i oppose the re-zoning.

On Fri, Dec 4, 2020 at 4:56 PM Ebinger, Matthew J. - PDR <Matthew.Ebinger@richmondgov.com> wrote:

Good Afternoon:

Can you confirm that this is an official letter of opposition to be provided to the Planning Commission, or would you like to discuss further with staff Monday morning?

Thank You,

Matthew J. Ebinger, AICP

Principal Planner | Land Use Administration | Department of Planning and Development Review

Secretary to the Planning Commission

City of Richmond | 900 E Broad Street, Room 511 | Richmond, VA 23219 |

Matthew.Ebinger@RichmondGov.com | 804-646-6308

From: C M [<mailto:cem299@gmail.com>]
Sent: Thursday, December 3, 2020 4:25 PM

To: Brown, Jonathan W. - PDR <Jonathan.Brown@richmondgov.com>
Subject: Zoning consideration along Old Jahnke Road.

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Thanks for your call and the contact address. I live on Westcott Drive, which is accessible off of Jahnke Road where Jahnke intersects with Old Jahnke Road. My wife and I take an exercise walk every day that includes Old Jahnke Road, so we are very familiar with the area at issue..

1. It is understandable that the owner(s) of the parcel at issue would wish to develop it for financial gain. We understand that the owner(s) may be connected with the medical office buildings now at Jahnke and Hioaks Roads.
2. Therefore, it seems possible that there is an intention to build additional medical offices on the parcel.
3. If medical offices are the plan, parking will be necessary as will road access. We can't imagine that the City will allow there to be driveway accesses from Jahnke Road. Assuming that is the case, then access would have to occur via Old Jahnke Road. That will create substantial new traffic on that road, which would be undesirable to the residents along Old Jahnke Road.
4. If Old Jahnke Road will be used as access to parking areas on the parcel, then parking on Old Jahnke Road itself should not be allowed. Old Jahnke is not wide enough for ambulances and fire trucks to maneuver when vehicles are parked along Old Jahnke.
5. Whatever is constructed along Old Jahnke Road, we recommend that it not be multi-story. Buildings higher than one story would be a complete mis-match with the character of the residences along Old Jahnke.
6. Something we are not clear about is whether a zoning change would state that it is allowed specifically for medical offices. An undesirable event would be for zoning to be changed and then medical offices are built, and then, later, someone converts the structures (or replaces them) with something of an entirely different character (e.g., a McDonalds or retail stores).
7. The parcel now has numerous trees and shrubs. If rezoning and subsequent building permits evolve, we believe the City should insist on a continuing presence of such. Imagine being a resident on Old Jahnke Road and having to look out one day to structures that completely fill the whole parcel without such trees and shrubs. That would be highly undesirable.

Ebinger, Matthew J. - PDR

From: CATHERINE WELSH <welshcm@verizon.net>
Sent: Friday, December 4, 2020 9:57 AM
To: PDR Land Use Admin; City Clerk's Office
Cc: westovergardens.civic@gmail.com
Subject: Comments on Ord.No. 2020-250

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Dear Members of the Richmond City Planning Committee and Richmond City Council,
I would like to voice my opposition to Ordinance No. 2020-250: the rezoning of Old Jahnke Rd. from R-1 Single Family Residential to RO-2 Residential and Office.
The properties in question provide a sight and sound barrier between Jahnke Rd. and the Westover Gardens Community. Jahnke Rd. serves as one of the major corridors for traffic flow from and to Chesterfield County and I am sure there are traffic studies to verify this intense traffic flow especially during peak rush hours. A change in zoning and subsequent building of offices and parking lots would change this community forever.
Westover Gardens is a quiet wooded neighborhood and the only single family residential community in that area and should be protected from encroachment. There are apartment complexes, townhouses and condominiums but this is the only single family community.
Medical offices aplenty exist on Hioaks Rd. and vacant land is begging for development on Carnation Rd. for the inevitable growth around land-locked Chippenham Hospital.
Please do not change the zoning but allow these properties on Old Jahnke Rd. to remain R-1 Single Family Residential.
Thank you for your kind attention to my request.

Catherine Welsh
6806 Old Jahnke Rd, Richmond 23225
804-745-1512

From: Joseph Maughon <josephmaughon@gmail.com>
Sent: Monday, December 7, 2020 2:46 PM
To: PDR Land Use Admin
Subject: Comment on Planning Commission Mtg today 12/7/20

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good afternoon,

I tuned in to the Planning Commission's meeting today using the link for streaming provided in the mailed notice. Being unaware that there would be no option provided for comment via this means, I called in by telephone only when the floor was opened for comments and questions (which was the first time I realized there would be no option for those streaming the conference to comment via the streaming page), but, having no instructions on how to comment via telephone (other than instructions that were given orally, quickly and over a tinny mic, and not repeated--I do greatly appreciate the Planning Commission's work to accommodate all the changes Coronavirus has required, but I do not feel this gave adequate opportunity for comment), was still unable to comment.

I would have liked to comment on Agenda Item 11 (ORD. 2020-250). I am a resident of one of the properties directly across from the subject properties. I bought this property knowing that those properties were zoned residential, and eager to see residences eventually go up across from me, thereby likely increasing property value by making this a "newer" neighborhood. I would like to share my objection to a rezoning that would do the opposite, decreasing property values in the various established residential properties directly across from the subject properties as well as the whole neighborhood, which branches northward using Westover Gardens Blvd, which is adjacent to one of the subject properties.

The established residential properties in this neighborhood are single-family, and do provide housing for many young families, who pump money and employment into the surrounding businesses. These businesses include a grocery store and various restaurants within walking distance, and many more less than a five-minute drive away. Moreover, it is surely because of nearby neighborhoods like this that areas like Forest Hill--which has seen the addition of new branches of some of Richmond's most successful and beloved businesses, such as The Veil Brewing Company and Blanchard's Roasting Company, among others preexisting these and some planned to come soon--have seen great success recently.

Reducing property values here by rezoning to allow for nonresidential uses (which are always an eyesore when directly across from a beautiful neighborhood, no matter how well-designed they may be) directly across from the neighborhood would have results antithetical to the great progress this area has seen. I do not believe this proposed rezoning would be beneficial for this great city.

I am not sure these sentiments will be in any way effective in light of the fact that I was unable to make them in real time, but I wanted to send this email hoping that perhaps it could be used.

Thank you and kind regards,

--

Joseph Maughon