

June 6, 2021

Department of Planning and Development Review
900 E. Broad Street
Room 511
Richmond, VA 23219

Re: Ord/ 2021-133 To authorize the special use of the properties known as 1705 Chamberlayne Parkway, 1705 1/2 Chamberlayne Parkway, 1707 Chamberlayne Parkway, 1716 Roane Street, 1718 Roane Street, 710 West Fells Street, and 712 West Fells Street for the purpose of a multifamily dwelling, upon certain terms and conditions.

To Whom It May Concern:

The Chamberlayne Industrial Center Association (CIC) has been presented with numerous SUP, and rezoning proposals over the last several years. Each one comes with the same unanswered questions presented by our stakeholders (business and land owners) from within our area.

- Need to address safety and city services for influx of more people and residential property development
- Concerns over on/off street parking
- Master Plan says Industrial, not housing
- Need more transparency in information presented and absolute direction of project(s)
- Current city infrastructure not up to par
- Traffic control
- Concerned on density
- Lack of interstate (I-95) access

The neighborhood is industrial, and business related. This area has been industrial for decades, one business has been practicing for over a 120 years on the same site. Richmond City adopted our area as an industrial area in the recent comprehensive Master plan, the current SUP and ORD 2021-133 is the antithesis of that. The current Ordinance has a nearly fully constructed building on site and is now asking for SUP on the project? It is our recommendation that the city follows its own plan already in place, leaving the area in question with its current zoning. How many more zoning changes, or SUPs will be granted for this kind of activity?

Sincerely:

The Chamberlayne Industrial Center Association

cc: Ann-Frances Lambert – 3rd district Richmond City Councilmember,
Anita Hackett - Edgehill Civic Association
Jonathan Brown – Dept. of Planning and Development Richmond, VA

