



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Legislation Text

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**File #:** ORD. 2016-268, **Version:** 1

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To rezone the properties known as 5903 Grove Avenue, 6001 Grove Avenue, 6 Maple Avenue, 10 Maple Avenue, 5604 Cary Street Road, 5606 Cary Street Road, and 5902 Three Chopt Road from the R-1 Single-Family Residential District to the IC Institutional District (Conditional).

### O & R Request

**DATE:** June 23, 2016

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** Dwight C. Jones, Mayor (by request)  
(This in no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** Selena Cuffee-Glenn, Chief Administrative Officer

**THROUGH:** Peter L. Downey, Jr., Deputy Chief Administrative Officer for Economic Development  
and Planning

**FROM:** Mark A. Olinger, Director, Dept. of Planning and Development Review

**RE:** To rezone the properties known as 6001 Grove Avenue, 5903 Grove Avenue, 5902 Three Chopt Road, 10 Maple Avenue, 6 Maple Avenue, 5606 Cary Street Road, and 5604 Cary Street Road from the R-1 - Single-Family Residential District to the IC - Institutional District (conditional).

**ORD. OR RES. No.**

**PURPOSE:** To rezone the properties known as 6001 Grove Avenue, 5903 Grove Avenue, 5902 Three Chopt Road, 10 Maple Avenue, 6 Maple Avenue, 5606 Cary Street Road, and 5604 Cary Street Road from the R-1 - Single-Family Residential District to the IC - Institutional District (conditional).

**REASON:** The applicant has requested a rezoning to the IC - Institutional District (conditional) in order to accommodate continued operation and future improvements to the educational institution known as St. Catherine's School.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its August 15, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of seven parcels of land comprising a total of approximately 13 acres fronting on Grove Avenue, Maple Avenue, Cary Street Road, St. Catherine's Lane, and Three Chopt Road in the Three Chopt neighborhood of the Far West planning district. The property is improved with an educational institution known as St. Catherine's School.

Six of the seven parcels of the subject property are designated by the Master Plan for Institutional land use. "Primary uses include institutional uses, such as places of worship, private schools, universities, museums, hospitals and other care facilities. Typically this land use category depicts larger scale uses, while small scale uses of this type are incorporated within the predominant surrounding land use designations" (p. 135). One parcel, 5902 Three Chopt Road, the location of the Head of School's residence, is designated by the Master Plan for Single-Family (Low Density) land use. The primary use for this land use designation is "single-family detached dwellings at densities up to seven units per acre" and "includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses" (p. 133).

Specifically for St. Catherine's School, the Master Plan States: "Expansion of St. Catherine's School should be limited to the ongoing acquisition of isolated single family residential properties along the north side of Grove Avenue. Property acquisitions along this section of Grove Avenue should not result in a change to the existing residential use" (p. 184).

The subject property is currently zoned R-1 -Single-Family Residential. Properties to the south and west are located in the same R-1 district. Properties to the east are zoned R-4 - Single-Family Residential, properties to the northeast are zoned UB-P01 - Urban Business (Grove/Libbie Parking Overlay), and properties to the north are zoned R-2 - Single-Family Residential.

A mix of residential (predominantly single-family), institutional, public-open space (Country Club of Virginia), government (fire station), and commercial, mix-use, and office (Libbie/Grove Service Area) land uses are present in the vicinity of the subject property.

**FISCAL IMPACT / COST:** The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No.

**REVENUE TO CITY:** \$3,200.00

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** July 25, 2016

**CITY COUNCIL PUBLIC HEARING DATE:** September 12, 2016

**REQUESTED AGENDA:** Regular

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, August 15, 2016.

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None.

**REQUIRED CHANGES TO WORK PROGRAM(S):**

**ATTACHMENTS:** Draft Ordinance & Proffered Conditions, Application Form, Master Plan, Map

**STAFF:** Matthew J. Ebinger, AICP, Senior Planner  
Land Use Administration (Room 511)  
804-646-6308

*PDR O&R No. 16-13*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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