



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2022-298:** To authorize the special use of the property known as 1701 Stockton Street for the purpose of a day nursery for up to 12 children, upon certain terms and conditions.

---

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** November 7, 2022

---

#### **PETITIONER**

Shanika Christmas, Footprints Childcare, LLC

#### **LOCATION**

1701 Stockton Street

#### **PURPOSE**

To authorize the special use of the property known as 1701 Stockton Street for the purpose of a day nursery for up to 12 children, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is requesting a Special Use Permit which would allow a day nursery for up to 12 children within an R-7 Single and Two-Family Urban Residential District. A day nursery with up to five children is a permitted use. In order to provide services for six or more children the approval of a special use permit is required.

Staff finds the proposed special use permit would be consistent with the Richmond 300 Master Plan which recommends Community Mixed Uses for the property. This designation encourages personal service and institutional uses.

Staff finds that the proposed use should not pose an undue burden on the availability of on-street parking, due to the provision of on-site parking, availability of mass transit in the area, and the staggered, temporary nature of the parking demanded by this use.

Staff finds that with the ordinance conditions, the safeguards contained within the City Charter relative to the granting of Special Use Permits are met. Specifically, staff finds 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.

Therefore, staff recommends approval of the special use permit request.

#### **FINDINGS OF FACT**

##### **Site Description**

The 4,500 square foot property is located in the Blackwell Neighborhood at the western corner of Stockton Street and E 17<sup>th</sup> Street. The property is improved with a two-story single-family detached dwelling, which was constructed on the property in 2004.

### **Proposed Use of the Property**

The request will authorize a daycare facility for up to twelve children as an accessory use to a single-family detached dwelling.

### **Master Plan**

The City's Richmond 300 Master Plan designates the property as Community Mixed Use, which is described as a Cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.

**Development Style:** The building size, density, and zoning districts for these areas may vary significantly depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Uses may be mixed horizontally in several buildings on a block or vertically within the same building. Developments continue or introduce a gridded street pattern to increase connectivity.

**Ground Floor:** Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged.

**Mobility:** Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal streets. Parking areas are located within the structure and to the rear of buildings and require screening; shared parking requirements are encouraged.

**Intensity:** Buildings generally ranging from two to six stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas, as necessary. New buildings that are taller than historical buildings should step back from the build-to line after matching the height of the predominant cornice line of the block.

**Primary Uses:** Retail/office/ personal service, multi-family residential, cultural, and open space.

**Secondary Uses:** Single-family houses, institutional, and government.

### **Zoning and Ordinance Conditions**

If adopted, the Special Use Permit would impose conditions on the property, including:

- (a) The Special Use of the Property shall be as a day nursery for up to 12 children, not including children living on the Property.
- (b) Two off-street parking shall be required for the Special Use.
- (c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (d) The hours of operation for the day nursery shall be from 6:00 a.m. to 6:00 p.m., Monday through Friday.
- (e) The day nursery shall be licensed by and operated under the requirements of the Virginia Department of Education or its successor agency.

### **Surrounding Area**

The adjacent properties are in the same R-7 Single and Two-Family Urban Residential District and generally contain single-family detached residential uses.

**Neighborhood Participation**

Staff notified area residents and property owners, as well as the Blackwell historic Community Civic Association and the Historic Blackwell Neighborhood Association. Staff has received a letter of support from the Blackwell Historic Community Civic Association.

**Staff Contact:** Ray Roakes, Planner, Land Use Administration, 804-646-5467