



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

CPCR.2026.002 RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING A FINAL COMMUNITY UNIT PLAN FOR THE PARCEL KNOWN AS 1300 WESTWOOD AVENUE 1219 PALMYRA AVENUE TO AUTHORIZE THE DEVELOPMENT OF A FIELD HOUSE

To: City Planning Commission
From: Land Use Administration
Date: April 21, 2025

PETITIONER

Jennifer Mullen on behalf of Veritas School

LOCATION

1219 Palmyra Avenue

PURPOSE

The applicant proposes to construct a field house at 1219 Palmyra Avenue (partially on 1300 Westwood Avenue); however, the property is subject to a preliminary community unit plan (Ord. 2025-046).

Following the approval of a preliminary community unit plan, a final plan indicating, in detail, the proposed layout of the site and character of improvements shall be submitted to the Planning Commission for approval. After receiving a report from the Director of Planning and Development Review, the Commission shall, by formal resolution, approve the final plan.

RECOMMENDATION

Staff finds that the proposal is consistent with and not in conflict with any conditions in the approved preliminary community unit plan and is aligned with the City's Master Plan, in which the subject property is identified as having an Institutional future land use designation.

Staff finds that the proposed field house would provide additional recreational space, enhancing the institutional function of the land.

Staff concludes that the proposed final plan will continue to adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property; will not unreasonably impair an adequate supply of light and air to adjacent property; will not unreasonably increase congestion in streets; will not unreasonably increase public danger from fire or otherwise unreasonably affect public safety; and will not diminish or impair the established values of property in surrounding areas.

Therefore, staff recommends approval of the community unit final plan request.

FINDINGS OF FACT

Site Description

The 51,706 square foot (1.18 acre) property is located in the Laburnum Park neighborhood on the Veritas School campus at the corner of Palmyra Avenue and Lamont Street.

Proposed Use of the Property

Field house.

Master Plan

The City's Richmond 300 Master Plan designates the future land use for the subject property as Institutional, which is defined as public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religions institutions.

Development Style: Several buildings owned by an institution are often connected by an engaging character that creates a campus-like environment.

Ground Floor: Active commercial ground floor uses are required on street-oriented commercial frontages. Residential uses may be permitted on the ground floor in certain sections of the area. Regardless, ground floor residential units should still have street-oriented façades with setbacks, front yards, and balconies where appropriate.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveway entrances are prohibited on priority and principal street frontages and minimal driveway entrances are allowed on secondary streets. Ground floor parking is prohibited on principal street frontages.

Intensity: Varies.

Primary Uses: Institutional, cultural, government, and open space.

Secondary Uses: Retail/office/personal service and multi-family.

Zoning & Conditions

The current zoning for this property is Institutional.

The proposed field house is subject to review by the City Planning Commission as outlined in Section 30-456.7. The resolution would condition the following:

1. Application for a building permit shall be submitted within twenty-four (24) months of the date of Commission approval of the plan, otherwise, such approval shall be considered null and void. Plans submitted for building permit approval shall be substantially in conformance with the plans approved by the Commission.

Surrounding Area

The surrounding land uses are residential and institutional.

Neighborhood Participation

A sign was posted on the property as outlined in Section 30-456.11. - Posting of notice on property. Staff has received no letters to date regarding the proposal.

Staff Contact: Shaianna Trump, Planner & Secretary to the City Planning Commission, Land Use Administration (Room 511) 646-7319