



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-226: To authorize the special use of the property known as 617 North 1st 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: September 6, 2022

PETITIONER

Mashaunda Collins – Kid Spirit, LLC

LOCATION

617 North 1st Street

PURPOSE

To authorize the special use of the property known as 617 North 1st 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-63 Multifamily 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 Neighborhood Mixed Uses for the property. This designation calls for a small, but critical, percentage of parcels providing retail, office 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 and availability of mass transit in the area.

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 2,165 square foot property is located in the Jackson Ward at 617 North 1st Street, near the corner of North 1st Street and East Jackson Street. The property served by an alley running along the rear property line. The property is improved with a two-story 1,620 square foot single-family attached dwelling.

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 attached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates the property and neighborhood as Neighborhood Mixed Use. This land use category is described as Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas.

New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Ground Floor: Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

Zoning Administration reviewed this request and recommended approval without comment.

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, substantially as shown on the Plans.
- (b) Two off-street parking spaces shall be provided to the rear of the Property.
- (c) The hours of operation for the day nursery shall be from 6:30 a.m. to 6:30 p.m., Monday through Friday.
- (d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (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-63 Multifamily Urban Residential District Zone and generally contain single-family attached and detached residential uses.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Historic Jackson Ward Association. Staff has received no communication of opposition or support.

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