



SUP-048326-2019

Application for SPECIAL USE PERMIT

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- ☒ special use permit, new
☐ special use permit, plan amendment
☐ special use permit, text only amendment

Project Name/Location

Property Address: 224 S. Cherry, 912&914 Idlewood, 239, 225&223 S. Linden Date: 01/10/2019

Tax Map #: W0000292009,17,18,19,26&28 Fee: _____

Total area of affected site in acres: 1.02

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-7

Existing Use: Vacant land, parking and community center

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
K-5 Accredited School and Day Care/Nursery/Pre-School and Parking for those uses

Existing Use: Vacant Land, parking and community center

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: St. Andrew's School c/o Thomas Dickay

Company: St Andrew's School

Mailing Address: 227 S. Cherry St

City: Richmond

State: VA

Zip Code: 23220

Telephone: (804) 938

Fax: (804) 304

Email: tdickay@themonumentcompanies.com

Property Owner: St Andrew's Association

If Business Entity, name and title of authorized signee: Henry Valentine III, Treasurer

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: P. O. Box 85678

City: Richmond

State: VA

Zip Code: 23285

Telephone: (804) 780.2041

Fax: ()

Email: Hvalentine3@investdavenport.com

Property Owner Signature:

Henry L. Valentine III

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

Applicant's Report

Special Use Permit

Address : 224 South Cherry Street, Richmond, Virginia

Introduction:

St. Andrew's School (SAS) has operated a in Oregon Hill at 227 South Cherry Street since 1894. Originally founded by Grace Arents, the niece of Lewis Ginter, St. Andrew's provides tuition free elementary school education to 96 students. The school is fully accredited.

The school has recently entered a growth phase and with the support of the St. Andrew's Association, which owns both 224 and 227 Cherry Street, seeks to renovate 224 South Cherry Street. The renovated building will provide additional classroom and administrative spaces for St. Andrew's and a pre-school facility. Classroom space will be located in the ground floor and some of the school administration staff will be relocating from 227 South Cherry St and will occupy the second floor.

The pre-school will be operated as a joint venture between St. Andrew's School and the YWCA sprout program. The pre-school will a non-profit and will provide free and/or subsidized pre-school to Richmond families with limited financial resources.

The parcels where the Pre-School will be located is owned by the St. Andrew's Association. The association also owns most of the properties on the block a total of 1.02 Acres. There is an existing parking lot located to the west of 224 South Cherry. That parking lot will continue to be used for St. Andrew's School Faculty, Staff, and visitors.

As part of the project new parking spots will be constructed on 225 S. Linden, 239 Linden, 914 Idlewood, and 912 Idlewood. Site plans for the parking have been completed and are part of the application. There will be a total of 20 parking spaces in the new parking lot.

The parking provided by the new parking lot and the existing parking exceed the parking amount required by zoning.

As part of this SUP the applicant would like permission to construct the parking as shown on the site plans.

A proposed floor plan for the pre-school has been included in this report. The pre-school will be located on the first floor of 224 S. Cherry St. The pre-school will have exclusive use of three classrooms and one infant room. The total space exclusively used by the pre-school totals 2,036 square feet. The pre-school will share a lobby with the school that totals 1098 square feet. The pre-school will also have exclusive use of a 1,631 square foot playground.

Finding of Facts:

The proposed use is appropriate, and the current zoning allows for private schools. Pre-Schools are also allowed, but only as an accessory use. Since this pre-school is being operated by a joint venture operated by SAS and the YWCA, it is not considered an accessory use.

Furthermore, the last user of the building, William Byrd Community House, used the building as a pre-school/nursery.

The proposed use will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and place in the area involved, (iii) create hazards from fire, panic or other dangers; (iv) tend to cause overcrowding of land and an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.