



## CITY OF RICHMOND

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

**Ord. No. 2014-156:** To rezone the properties known as 1308 Sherwood Avenue and 1213, 1215, 1217, 1219, 1221 and 1223 Brookland Parkway from the R-3 Single-Family Residential District to the I Institutional District.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** September 2, 2014

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#### **PETITIONER**

Gloria Freye  
McGuire Woods LLP  
901 East Cary Street, Richmond, VA 23219

#### **LOCATION**

1308 Sherwood Ave

#### **PURPOSE**

To rezone the properties known as 1308 Sherwood Avenue and 1213, 1215, 1217, 1219, 1221 and 1223 Brookland Parkway from the R-3 Single-Family Residential District to the I Institutional District.

#### **SUMMARY & RECOMMENDATION**

The request is to rezone the property and construct a Virginia Treatment Center for Children psychiatric facility. The proposed facility would provide short-term, acute care, inpatient and outpatient programs designed to stabilize psychiatric patients. This hospital use is a permitted principal use in the I-district.

The subject property is located on the block bounded by Interstate 95/64 to the west and Sherwood Avenue to the south. The subject property is currently in the R-3 district and consists of 1 parcel fronting on Sherwood Avenue. The parcel on Sherwood Avenue is mostly undeveloped and is authorized by a Special Use Permit (Ord. No. 87-254-224) for the placement of an office trailer to be used as two offices and a meeting room for the Richmond Cerebral Palsy Center. The rezoning of this property to the I-district requires an amendment to the Master Plan for the development of the properties.

The Richmond Master Plan designates this property as Institutional in the North Planning District. "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. Typical zoning classification that may accommodate this land use category" I-Institutional" (p. 135).

The applicant has requested the properties listed at 1213, 1215, 1217, 1219, 1221, and 1223 Brookland Parkway be removed from the ordinance and not be part of the proposed rezoning.

Staff finds the I Institutional zoning district to be an appropriate zoning for the property and the proposed Virginia Treatment Center for Children. The I Institutional zoning is supported by the recommendations in the City's Master Plan and the proposed use is a compatible inclusion into the Children's Hospital Master Plan.

Therefore, staff recommends approval of the rezoning to I Institutional District subject to the requested ordinance amendment to remove properties listed at 1213, 1215, 1217, 1219, 1221, and 1223 Brookland Parkway from the rezoning request.

## **FINDINGS OF FACT**

### **Site Description**

The subject property located at 1308 Sherwood Avenue, next to the existing Children's Hospital of Richmond at VCU, consists of one parcel totaling 4.7 acres and is mostly undeveloped. The subject properties located at 1213, 1215, 1217, 1219, 1221, and 1223 Brookland Parkway are also undeveloped.

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

The request is to rezone the properties and construct a Virginia Treatment Center for Children psychiatric facility. The proposed facility would provide short-term, acute care, inpatient and outpatient programs designed to stabilize psychiatric patients. This hospital use is a permitted principal use in the I-district. The proposed facility would be located at 1308 Sherwood Avenue and the properties along Brookland Parkway would be used for future parking areas.

### **Master Plan**

The Richmond Master Plan designates this property as Institutional in the North Planning District. "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. Typical zoning classification that may accommodate this land use category" I-Institutional" (p. 135).

### **Zoning & Ordinance Conditions**

The subject properties are zoned R-3 Single-Family Residential District, which does not permit the proposed facility to provide short-term, acute care, inpatient and outpatient programs designed to stabilize psychiatric patients and it does not permit the proposed parking to serve Institutional uses. A rezoning to I Institutional District is required to permit the proposed uses.

### **Surrounding Area**

The properties to the north and east are zoned R-3, and R-5 and are occupied by single-family residences. The properties to the west and south are zoned M-1 Light Industrial and are occupied by various industrial uses.

### **Neighborhood Participation**

Staff has contacted 2<sup>nd</sup> District Council Representative, Charles Samuels, and has received no letters of support or opposition.

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