



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-153: To authorize the special use of the property known as 3915 Patterson Avenue for the purpose of a day nursery, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 8, 2015

PETITIONER

Jeanna Marshall
Westend Preschool Center
3915 Patterson Avenue
Richmond, VA 23221

LOCATION

3915 Patterson Avenue

PURPOSE

To authorize the special use of the property known as 3915 Patterson Avenue for the purpose of a day nursery, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The property is located in the R-5 Single-Family Residential zoning district. The property is currently improved by the Patterson Avenue Child Care Program, which is not a permitted stand-alone use in the R-5 district. However, because the day nursery was historically affiliated with the Patterson Avenue Seventh Day Adventist Church, the use was permitted. The request is to operate day nursery independently of the Church with the approval of a special use permit.

The subject property is 0.289- acre in size and the existing building is approximately 1,940 square feet. The nursery has 10 employees and is permitted by the Virginia Department of Social Services to provide for 33 children in the age range of 6 weeks through 10 years. The Virginia Department of Social Services stipulates that services may be provided to no more than 5 children under the age of two and one-half at any time.

The Richmond Master Plan designates this property as Single-Family (low density) in the Far West Planning District. "Primary uses are single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities and limited public and semi-public uses (p. 133)."

The Master Plan recognizes the value existing commercial uses bring to the Near West Planning District. This use has and would continue providing a needed service to the adjacent community.

Staff finds that the City Charter conditions relative to the granting of special use permits has been met. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property is 0.289- acre in size and the existing building is approximately 1,940 square feet. The nursery has 10 employees and is permitted by the Virginia Department of Social Services to provide for 33 children in the age range of 6 weeks through 10 years.

Proposed Use of the Property

The property is located in the R-5 Single-Family Residential zoning district. The property is currently improved by the Patterson Avenue Child Care Program, which is not a permitted use in the R-5 district. However, because the day nursery was historically affiliated with the Patterson Avenue Seventh Day Adventist Church, the use was permitted. The request is to operate day nursery independently of the Church with the approval of a special use permit.

Master Plan

The Richmond Master Plan designates this property as Single-Family (low density) in the Far West Planning District. "Primary uses are single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities and limited public and semi-public uses (p. 133)."

Zoning & Ordinance Conditions

The property is located in the R-5 Single-Family Residential zoning district. The property is currently improved by the Patterson Avenue Child Care Program, which is not a permitted use in the R-5 district. However, because the day nursery was historically affiliated with the Patterson Avenue Seventh Day Adventist Church, the use was permitted.

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The special use permit ordinance would permit the day nursery expansion and require, through conditions, a minimum of 100 square feet of outdoor play area per child, and a continuous opaque fence or structure not less than four feet in height, enclosing the rear yard play area. The proposed ordinance would also waive the parking requirements for the day nursery use.

Surrounding Area

The adjacent properties to the north, east, west, and south are zoned R-5, and are primarily occupied by single-family residences. The properties to the immediate east are occupied by the Patterson Avenue Seventh Day Adventist Church.

Neighborhood Participation

Staff has contacted 1st District Council Representative, John Baliles, and the Westhampton Citizens Association. Staff has received no letters of support nor opposition.

Staff Contact: Willy Thompson, Senior Planner, (804) 646-5734