



Application for **REZONING/CONDITIONAL REZONING**

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

**Project Name/Location**

Property Address: 5800 Patterson Avenue - see attached Date: 12-22-17  
Tax Map #: \_\_\_\_\_ Fee: \_\_\_\_\_  
Total area of affected site in acres: 5.995 acres

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

**Zoning**

Current Zoning: R-4

Existing Use: Vacant School site owned by EDA and leased to Bon Secours

**Proposed Zoning/Conditional Zoning**

(Please include a detailed description of the proposed use and proffers in the required applicant's report)  
**Medical Office Building and other B-7 Uses**

Existing Use: Vacant School site owned by EDA and leased to Bon Secours

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Bon Secours-St. Mary's Hospital c/o James W. Theobald

Company: Hirschler Fleischer

Mailing Address: P.O. Box 500

City: Richmond State: VA Zip Code: 23218-0500

Telephone: (804) 771.9513 Fax: (804) 644.0957

Email: jtheobald@hf-law.com

**Property Owner:** See Attached.

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(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: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: ( ) Fax: ( )

Email: \_\_\_\_\_

**Property Owner Signature:** See Attached

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.

**WESTHAMPTON SCHOOL  
APPLICATION/PROPERTY INFORMATION**

Property Owner Information:

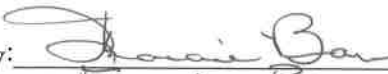
Bon Secours St. Mary's Hospital of Richmond, Inc.  
c/o Stephan F. Quiriconi  
Bon Secours Richmond Health System  
5875 Bremono Road, Suite 705  
Richmond, Virginia 23226  
(804) 281-8301  
Stephan\_Quiriconi@bshsi.org

Economic Development Authority of the City of Richmond  
c/o Jane Ferrara  
501 East Main Street  
Richmond, Virginia 23219  
804-521-4002  
jane.ferrara@richmondgov.com


<b>Property Owner</b>	<b>Property Address</b>	<b>Tax Map Number</b>	<b>Acreage</b>	<b>Current Zoning</b>
Bon Secours St. Mary's Hospital of Richmond, Inc.	5800 Park Avenue	W0210116011	.191	R-4
Bon Secours St. Mary's Hospital of Richmond, Inc.	5804 Park Avenue	W0210116009	.181	R-4
Bon Secours St. Mary's Hospital of Richmond, Inc.	5806 Park Avenue	W0210116008	.169	R-4
Bon Secours St. Mary's Hospital of Richmond, Inc.	5808 Park Avenue	W0210116007	.189	R-4
Bon Secours St. Mary's Hospital of Richmond, Inc.	5803 Pratt Street	W0210116013	.177	R-4
Bon Secours St. Mary's Hospital of Richmond, Inc.	5802 Park Avenue	W0210116010	.186	R-4
Bon Secours St. Mary's Hospital of Richmond, Inc.	5810 Park Avenue	W0210116006	.193	R-4
Bon Secours St. Mary's Hospital of Richmond, Inc.	5812 Park Avenue	W0210116005	.210	R-4
Bon Secours St. Mary's Hospital of Richmond, Inc.	5801 Pratt Street	W0210116012	.177	R-4

Bon Secours St. Mary's Hospital of Richmond, Inc.	5805 Pratt Street	W0210116014	.088	R-4
Economic Development Authority of the City of Richmond	5800 Patterson Avenue	W0210140001B	4.234	R-4
Total Acreage			5.995	

BON SECOURS – ST. MARY'S HOSPITAL OF  
RICHMOND, INC., a Virginia non-profit corporation

By:   
Name: Francine Barr  
Title: CEO

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF  
RICHMOND, VIRGINIA, a political subdivision of the  
Commonwealth of Virginia – as to 5800 Patterson  
Avenue

By:  (SEAL)  
Name: Julious P. Smith, Jr.  
Title: Chairman

APPROVED AS TO FORM:

n/a  
Bonnie M. Ashley, General Counsel to the Authority

December 21, 2017

## APPLICANT'S REPORT

### Rezoning Request

Addresses: 5812 Park Avenue, 5810 Park Avenue, 5800 Park Avenue, 5804 Park Avenue, 5806 Park Avenue, 5808 Park Avenue, 5803 Pratt Street, 5802 Park Avenue, 5801 Pratt Street, 5805 Pratt Street, 5800 Patterson Avenue

Map Reference Numbers: W0210116005, W0210116006, W0210116011, W0210116009, W0210116008, W0210116007, W0210116013, W0210116010, W0210116012, W0210116014, W0210140001B

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Submitted to:	<b>City of Richmond</b> Department of Community Development Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	<b>Bon Secours – St. Mary's Hospital of Richmond, Inc.</b> 5801 Bremono Road Richmond, Virginia 23226
Prepared by:	<b>Hirschler Fleischer, Attorneys at Law</b> 2100 East Cary Street Richmond, Virginia 23223

## Introduction

The applicant, Bon Secours – St. Mary's Hospital of Richmond, Inc. ("Bon Secours"), requests rezoning to the B-7 zoning district with proffered conditions to authorize the development of a medical office building and future reuse of the existing Westhampton School structure for B-7 uses. The proposed project at this location assists Bon Secours achieve its *Vision* of advancing the Bon Secours tradition of good help to those in need. This request is in furtherance of the Westhampton School project described in the 2013 Performance Agreement (the "Performance Agreement") between the City of Richmond (the "City"), the Economic Development Authority ("EDA") and Bon Secours.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The school portion of the subject property is located on the north side of Patterson Avenue, the west side of Libbie Avenue, and the south side of Park Avenue. The portion of the subject property located on the north side of Park Avenue, the West Side of Chase Street, and the south side of Pratt Street is being held for future development. The subject property is referenced by the City Assessor as 11 tax parcels, 5812 Park Avenue, 5810 Park Avenue, 5800 Park Avenue, 5804 Park Avenue, 5806 Park Avenue, 5808 Park Avenue, 5803 Pratt Street, 5802 Park Avenue, 5801 Pratt Street, 5805 Pratt Street and 5800 Patterson Avenue. Seven parcels are improved with a single-family detached house owned by Bon Secours. The eleventh parcel has an unused structure on the subject property that was formerly the Westhampton School. This parcel will continue to be owned by the EDA subject to a long-term lease with Bon Secours. The subject property contains a total of approximately 5.995 acres of land area.



The single-family detached rental homes were constructed in 1946 and are one story in height.

The surrounding uses are:

1. A recreational playing field to the west.
2. Residential properties to the north across Park Avenue.

3. The Reinhart Guest House at St. Mary's Hospital to the north.
4. Commercial properties to the south across Patterson Avenue.
5. Residential properties to the east across Libbie Avenue.
6. Commercial property to the east across Libbie Avenue (corner of Libbie and Patterson).

### **EXISTING ZONING**

The property's underlying zoning classification is R-4 Single-Family Residential, which does not permit the proposed use.

The surrounding properties in the City of Richmond are generally zoned R-4 Single Family Residential and B-2 Retail.

### **MASTER PLAN DESIGNATION**

The Master Plan recommends "Mixed Use" for the subject property which includes a combination of office, retail, personal service, general commercial and service uses. Taken with the uses in the area, the proposed use is in keeping with the Master Plan designation, as well as with the Bon Secours - St. Mary's Hospital Master Plan which was developed as part of the charrette that was conducted in 2009. This request is also in furtherance of the Performance Agreement.

## **Proposal**

### **PROJECT SUMMARY**

In furtherance of the Westhampton School property reuse described in the 2013 Performance Agreement, the Applicant plans to develop a new three-story, 55,000 square foot medical office building and other B-7 uses in the future. The 10 single-family parcels are for future development/programming. Main vehicular accesses to the site will be via the existing curb cut on Park Avenue and the existing curb cut on Patterson Avenue.

Tree coverage will be provided in accordance with the requirements of the Zoning Ordinance. Landscape buffers will be provided at each site boundary. Buffers will be at least five feet wide. Outdoor lighting on the site and at the building will provide the minimum lighting necessary to ensure adequate safety, night vision, and comfort, and not create or cause excessive glare onto adjacent properties and public street rights-of-way. The height of lighting structures will not exceed 35 feet.

The proposed rezoning for uses in the B-7 Zoning District with proffered conditions will have little traffic impact on the area. The site was a former school which had a greater impact on the area. The local streets (Libbie and Patterson) have the ability to handle the anticipated traffic. Service/delivery vehicles will make infrequent visits to the building.

Currently, the Property is unused and ripe for development/reuse. Taken with the uses in the area, the proposed use is in keeping with the Master Plan designation, as well as with the Bon Secours - St. Mary's Hospital Master Plan which was developed as part of the charrette that was conducted in 2009. This request is also in furtherance of the Westhampton School project described in the 2013 Performance Agreement. The proposed request supports all these goals. The development will assist Bon Secours in achieving its Vision of advancing their tradition of good help to those in need.

**PROFFERS**

Your applicant submits the attached proffers to mitigate potential inconsistencies with the proposed use of the subject property and the surrounding community.

Very truly yours,

Charles H. Rothenberg

CHR:lm