

INTRODUCED:

AN ORDINANCE No.

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.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING:

AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled “Compiled; Zoning Plat Showing ~~2~~ Parcels 4.557 Acres Of Land Lying On The North Line Sherwood Avenue ~~And The South Line Of Brookland Parkway,~~” prepared by Timmons Group, and dated April 23, 2014, ~~and~~ revised June 10, 2014, and revised August 18, 2014, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2014 records of the City Assessor, are excluded from the R-3 Single-Family Residential District and shall no longer be subject to the provisions of sections 114-406.1 through 114-406.7 of the Code of the City of Richmond (2004), as amended, and that the same are included in the I Institutional District and shall be subject to the provisions of sections 114-432.1 through 114-

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

432.9 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

1308 Sherwood Avenue	Tax Parcel No.	N000-1019/001
1223 Brookland Parkway	Tax Parcel No.	N000-0858/012
1221 Brookland Parkway	Tax Parcel No.	N000-0858/011
1219 Brookland Parkway	Tax Parcel No.	N000-0858/010
1217 Brookland Parkway	Tax Parcel No.	N000-0858/009
1215 Brookland Parkway	Tax Parcel No.	N000-0858/008
1213 Brookland Parkway	Tax Parcel No.	N000-0858/007

§ 2. This ordinance shall be in force and effect upon adoption.



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.richmondgov.com/>

Project Name/Location

Project Name: Virginia Treatment Center for Children (VTCC) Date: Original 4/30/14
Revised 8/18/14

Property Address: 1308 Sherwood Avenue Tax Map #: N-000-1019-001

Fee: \$1,900 Total area of affected site in acres: 4.557
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-3

Existing Use: Vacant

Is this property subject to any previous land use cases?
 Yes No

If Yes, please list the Ordinance Number:
SUP 87-254-229, 80-101-60, PC resolution dated
June 3, 1985 adopting drawing 79-22/SK-MP-2

Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

Institutional with Master Plan Amendment

Applicant/Contact Person: Gloria L. Freye, Esquire

Company: McGuireWoods LLP

Mailing Address: 901 East Cary Street

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 775-1152 Fax: (804) 698-2055

Email: gfreye@mcguirewoods.com

Crippled Children's Hospital (DBA Children's Hospital of

Property Owner: Richmond of VCU Health System)

If Business Entity, name and title of authorized signer: Jean Reed, Esquire

Mailing Address: 2924 Brook Rd./Office Stephen Putney House, 1010 E. Marshall St., 2nd Fl.

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 828-9010 Fax: ()

Email: JReed2@mcvh-vcu.edu

Property Owner Signature: *Gloria L. Freye*
Attorney in Fact

(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.)

Applicant's Report
Virginia Treatment Center for Children
Rezoning & Master Plan Amendment

Rezoning Request and Master Plan Amendment

Virginia Commonwealth University Health System Authority ("VCU") requests rezoning to I (Institutional) for the property located at 1308 Sherwood Avenue (the "Property"). The request to rezone the Property from R-3 Single-Family Residential to the Institutional district will allow construction of the new Virginia Treatment Center for Children psychiatric facility (the "VTCC").

VTCC will be developed primarily upon the parcel located at 1308 Sherwood Avenue.

In addition to the rezoning, VCU requests amendment to their existing Master Plan (# 79-22/SK-MP-2) to reflect proposed expansions of the existing Children's Hospital and the new VTCC.

Intended Use of the Property

In 2013, the Virginia General Assembly approved funding to build a new, state-of-the-art facility to replace the outdated VTCC facility located at 515 N. 10th Street. Like the existing VTCC, the new, relocated facility will provide short-term, acute care, inpatient programs designed to stabilize children and adolescents and provide the services to enable them to return home. The acute care program includes the following inpatient services:

- crisis stabilization, assessment, and diagnosis
- educational services
- medication and medical assessment and management
- individual, group and family therapy
- occupational therapy
- recreational therapy
- pet therapy
- nutritional services

Outpatient services will include:

- psychiatric and mental health assessments
- psychiatric medication treatment and monitoring
- occupational therapy and psychological testing and treatment

The new VTCC facility will provide these services in a child friendly environment. Space will be added for enhanced research capabilities and additional training opportunities for mental health professionals. The new VTCC

and families have easy access to CMHRC staff that help coordinate mental health services and resources in the community.

Spaces for therapy, recreation, a gymnasium, and a faith center will be located within the central area of the facility with controlled security access. The new therapy and activity areas will provide indoor and outdoor spaces (which is lacking in the existing VTCC facility) for group therapy sessions.

Controlled and secure access to educational spaces is also located within the facility. The education spaces will allow VTCC staff and teachers to give daily educational instruction to patients unable to attend their local school.

Dietary services, environmental services, materials management, pharmacy, and plant operations will be consolidated in a controlled service zone adjacent to the receiving and delivery dock on the west side of the building. This service area has a separate access from Sherwood Avenue. Mechanical equipment will be located in a mechanical penthouse or on the roof with screening.

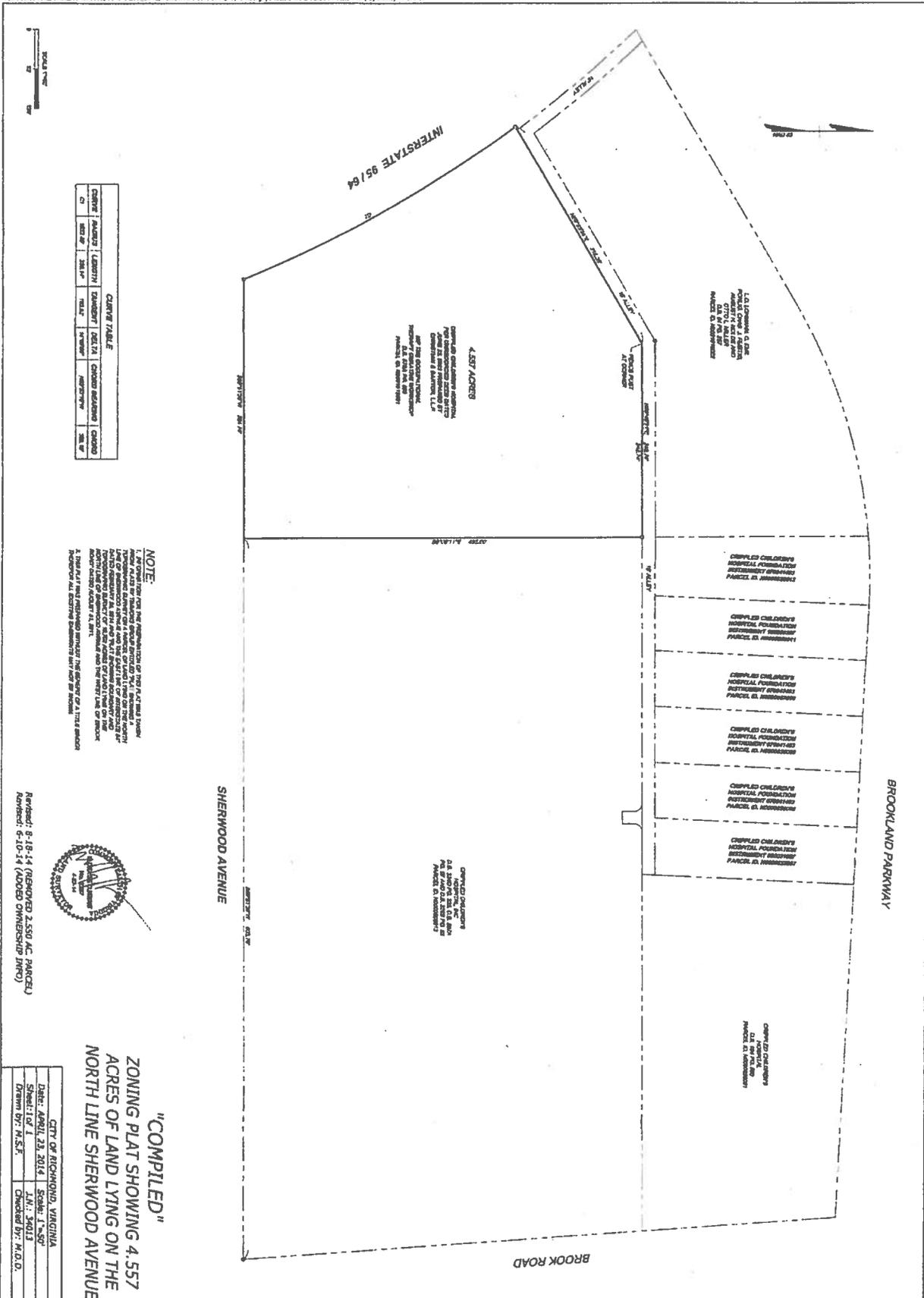
Architecture

The architecture for VTCC is modern in design, while referencing some historic features of the Children's Hospital. While different in shape and materials, the clerestory features and colors proposed for the VTCC building relate well to the Italianate towers of the existing hospital. The red/copper color of the curving roof lines and portions of the exterior walls of the new building were selected to complement the red tile roof of the Children's Hospital. The use of gray, tan, and white stone on the VTCC building will coordinate with the materials used on the Children's Hospital.

The new building is designed to meet Silver LEED standards with the portion of the roof located over the central part of the building designed as an unoccupied planted "green" roof. The green roof will provide a visually pleasing landscape from the second floor windows, lower air temperature and heat effect, as well as serve as part of the VTCC stormwater system.

City Master Plan and Institutional Zoning

The City's Master Plan for the North Planning District (the "Plan") identifies almost all the area bounded by Brook Road, Sherwood Avenue, I-95, Robin Hood Road, and Brookland Parkway for Institutional uses. The existing Children's Hospital and Luther Memorial School are zoned Institutional. The Plan notes that most of the existing land uses in the North Planning District are appropriate and that infill and redevelopment should match the scale and architecture of existing buildings.



OWNER TABLE			
OWNER	ADDRESS	SECTION	ACRES
COMPILED CHILDREN'S HOSPITAL FOUNDATION	1000000000	1	4.557
COMPILED CHILDREN'S HOSPITAL FOUNDATION	1000000000	2	0.1667
COMPILED CHILDREN'S HOSPITAL FOUNDATION	1000000000	3	0.1667
COMPILED CHILDREN'S HOSPITAL FOUNDATION	1000000000	4	0.1667
COMPILED CHILDREN'S HOSPITAL FOUNDATION	1000000000	5	0.1667
COMPILED CHILDREN'S HOSPITAL FOUNDATION	1000000000	6	0.1667
COMPILED CHILDREN'S HOSPITAL FOUNDATION	1000000000	7	0.1667
COMPILED CHILDREN'S HOSPITAL FOUNDATION	1000000000	8	0.1667

NOTE:
 1. THE OWNER OF THIS PARCEL HAS THE OBLIGATION TO PROVIDE A RECORDING PLAN TO THE CITY OF RICHMOND, VIRGINIA, IN ORDER TO OBTAIN A ZONING PLAT. THE CITY OF RICHMOND, VIRGINIA, WILL REVIEW THE RECORDING PLAN AND THE ZONING PLAT TO DETERMINE IF THE PARCEL IS ELIGIBLE FOR A ZONING PLAT. THE CITY OF RICHMOND, VIRGINIA, WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND, VIRGINIA, AND ANY OTHER AGENCIES THAT MAY APPLY TO THIS PROJECT.



Revised: 8-18-14 (REVISED 2.557 AC. PARCELS)
 Revised: 6-10-14 (ADDED OWNERSHIP INFO)

"COMPILED"
 ZONING PLAT SHOWING 4.557
 ACRES OF LAND LYING ON THE
 NORTH LINE SHERWOOD AVENUE

CITY OF RICHMOND, VIRGINIA
 Date: APRIL 23, 2014 | Scale: 1"=50'
 Sheet: 1 of 1 | L.M.: 34013
 Drawn by: M.S.F. | Checked by: M.O.O.