

south right of way line of Jahnke Road and the west right of way line of Hioaks Road; thence extending in a southerly direction [~~long~~] along the west right of way line of Hioaks Road 21.95 feet to a point; thence continuing south along said right of way line 140.97 feet to a point; thence continuing south along said right of way line 46.31 feet to a point; thence extending in a westerly direction along a property line 283.68 feet to a point; thence extending in a southerly direction along a property line 481.60 feet to a point; thence extending in a easterly direction 31.42 feet along a property line to a point; thence extending in a southerly direction along the west right of way line of Hioaks Road 30.87 feet to a point; thence extending in a westerly direction along a jog in the right of way line of Hioaks Road 6.05 feet to a point; thence extending in a westerly direction along a property line 323.32 feet along a property line to a point; thence extending in a southerly direction 294.00 feet along a property line to a point; thence extending east 354.94 feet to a point; thence extending south along the west right of way line of Hioaks Road 694.41 feet to a point; thence continuing along said right of way line 264.23 feet to the point of its intersection with the north right of way line of Carnation Street; thence extending in a southwesterly direction along said right of way line 505.49 feet to a point; thence extending in a westerly direction 156.75 feet [~~long~~] along said right of way line to a point; thence extending in a northerly direction along the east right of way line of Chippenham Parkway 279.69 feet to a point; thence extending in a northerly direction along said right of way line 2589.89 feet to its point of intersection with the south right of way line of Jahnke Road; thence extending in a easterly direction along the south right of way line of Jahnke Road 463.30 feet to the point of beginning, is hereby permitted to be used for the purpose of the installation of accessory signage substantially in accordance with sheets G1.00, A2.00, A2.01, and A2.02 of the site plan and architectural drawings entitled "*Campus Signage, CJW Medical Center, Chippenham & Johnston Willis,*" prepared by Gresham Smith and Partners, and dated June 24,

2003, sheet A2.03 of the site plan entitled “Site Signage at 500 Hioaks Medical Building”, prepared by Gresham Smith and Partners, and dated June 24, 2003, and the sign schedule entitled “CJW Medical Center Chippenham Campus, Campus Signage Schedule”, prepared by Gresham Smith and Partners, dated June 24, 2003 and revised August 18, 2003, copies of which are attached to and made a part of Ordinance No. 2003-328-313, adopted November 10, 2003, as modified by the plans entitled “Chippenham Hospital Sign,” consisting of Exhibits A, B, C and D, prepared by Adena M. Patterson, AICP, and dated ~~January 10~~ May 21, 2014, copies of which are attached to and made a part of this ordinance.

§ 2. That adoption of this ordinance shall constitute the granting of a special use permit for the ~~[real estate]~~ properties, which shall be transferable from the owner to the successor or successors in fee simple title of the owner, whether acquired by operation of law, deed or otherwise, and which shall run with the land.

§ 3. That the Commissioner of Buildings is hereby authorized to issue to the owner of ~~[said real estate]~~ the properties a building (sign) permit(s) in accordance with the above-referenced plan for such purpose(s), subject to the following terms and conditions:

(a) That the owner of the ~~[property]~~ properties shall be bound by, shall observe, and shall comply with all other laws, ordinances and rules and regulations adopted pursuant thereto, applicable to the land and building, except as otherwise provided in this ordinance;

(b) That application for a building (sign) permit(s) shall be made within twenty-four months from the effective date of this ordinance, which building permit shall expire by limitation and become null and void if construction is not commenced within one hundred eighty days from the date of the building permit, or if construction is suspended or abandoned for a period of one hundred eighty days at any time after work is commenced, as provided in applicable provisions of

the Virginia Uniform Statewide Building Code. Should application for the building permit not be made within twenty-four months from the effective date of this ordinance or should the building permit expire and become null and void, the privileges granted by this ordinance shall terminate and the special use permit shall be come null and void;

(c) That signage on the [~~premises~~] property shall be limited to the approximate locations depicted on the attached site plans and to the sign area and dimensions described on the [~~attached~~] sign schedule attached to Ordinance No. 2003-328-313, adopted November 10, 2003, and modified by the plans attached to this ordinance, with the proposed signs substantially as depicted on the [~~attached~~] architectural drawings attached to Ordinance No. 2003-328-313, adopted November 10, 2003, and modified by the plans attached to this ordinance;

(d) The emergency room wait time hours and minutes as shown on the plans attached to this ordinance shall be the only changeable portion of the freestanding sign message. The sign's supporting structure shall be screened with dense evergreen plantings as shown on the plans attached to this ordinance.

(e) That final grading and drainage plans, if necessary, shall be approved by the Director of [~~Community~~] Planning and Development Review prior to the issuance of any building (sign) permits;

[~~(e)~~] (f) That storm or surface water shall not be allowed to accumulate on the land and adequate facilities for drainage of storm or surface water from the land and building shall be provided and maintained at all times by the owner at its costs and expense so as not to adversely affect or damage adjacent property or public streets and alleys and the use thereof;

[~~(f)~~] (g) That in all other respects, use of the premises shall be in accordance with the applicable underlying zoning.

~~(g)~~ (h) That no permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the subject property have been paid.

§ 4. That the privileges granted by this ordinance may under certain circumstances be revoked. Upon noting that a condition of a special use permit has been violated, the Zoning Administrator shall issue a written notice of violation to the property owner. The notice shall inform the property owner (i) which condition or conditions have been violated, (ii) the nature of the violation, and (iii) that the City Planning Commission shall hold a public hearing at which it shall review the violation and the special use permit pursuant to the provisions of sections ~~[32-1050.7]~~ 114-1050.7 through ~~[32-1050.14]~~ 114-1050.11 of the Code of the City of Richmond ~~[(1993)]~~ 2004, as amended, if (a) the property owner does not abate the violation within thirty (30) days of the issuance of the notice or (b) three (3) notices of violation are issued to the property owner within any twelve (12) month period. No action taken pursuant to the provisions of this section shall in any way limit the City's right to pursue any other remedy at law or in equity against the property owner. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section ~~[32-1080]~~ 114-1080 of the Code of the City of Richmond ~~[(1993)]~~ (2004), as amended, or any other applicable laws or regulations.

§ 5. That when the privileges granted by this ordinance terminate and the special use permit becomes null and void or when use of the ~~[premises]~~ properties is abandoned for a period of twenty-four consecutive months, use of the ~~[real-estate]~~ properties shall be governed thereafter by the zoning regulations prescribed for the district in which the real estate is then situated.

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

II. That this amendatory ordinance shall be in force and effect upon adoption.

RECEIVED
APR 15 2014



OFFICE OF CITY ATTORNEY

CITY OF RICHMOND
INTRACITY CORRESPONDENCE

O & R REQUEST

FEB 05 2014

Chief Administration Office
City of Richmond

O&R REQUEST

DATE: January 30, 2014

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Byron C. Marshall, Chief Administrative Officer

THROUGH: Peter H. Chapman, Deputy Chief Administrative Officer for Economic
Development and Planning

FROM: Mark A. Olinger
Director, Department of Planning and Development Review

SUBJECT: To amend Ordinance No. 2003-328-313, which amended and reordained Ordinance No. 96-168-162, adopted June 24, 1996, granting authorization for a special use of the properties at 7101 Jahnke Road and 500 Hioaks Road for the purpose of installing accessory signage, to modify the permitted signage, to authorize additional identification and directional signage, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To amend Ordinance No. 2003-328-313, which amended and reordained Ordinance No. 96-168-162, adopted June 24, 1996, granting authorization for a special use of the properties at 7101 Jahnke Road and 500 Hioaks Road for the purpose of installing accessory signage, to modify the permitted signage, to authorize additional identification and directional signage, upon certain terms and conditions.

REASON: The applicant is proposing to add a freestanding sign to be visible from Chippenham Parkway. The addition of this sign requires an amendment to the special use permit ordinance approved in 2003.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its April 7, 2014 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

201402004

BACKGROUND: The subject property is currently located within the R-73 Residential (Multi-Family) zoning district, which does not permit your desired signage. A special use permit was granted in 1996 to authorize signage exceeding the amount permitted by underlying zoning and then amended in 2003.

The signage for the subject property is currently governed by an existing Special Use Permit, authorized by Ordinance number 2003-328-313. The proposed amendment is to add an a freestanding sign, visible from Chippenham Parkway.

The Richmond Master Plan designates this property as Institutional. "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).

FISCAL IMPACT: The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

COST TO CITY: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

REVENUE TO CITY: \$1,200 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: March 10, 2014

CITY COUNCIL PUBLIC HEARING DATE: April 14, 2014

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, April 7, 2014

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORDINANCES: None.

ATTACHMENTS: Application Form, Applicant's Letter, Draft Ordinance, Survey, Plans

STAFF: Willy Thompson, Senior Planner
Land Use Administration (Room 511)
646-5734



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

Project Name: Chippenham Hospital Date: 08/01/2013

Property Address: 7101 Jahnke Road Tax Map #: C005-0599/002

Fee: \$1200.00 Total area of affected site in acres: 1.0
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-73

Existing Use: Hospital

Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number:

2003-328-313

Proposed Use

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

Install a new freestanding sign near the

off-ramp from northbound Chippenham

Parkway to Jahnke Road

Applicant/Contact Person: Adena Patterson or Gloria Freye

Company: McGuireWoods LLP

Mailing Address: 901 E Cary Street

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 775-7764 or 775-1152 Fax: (804) 698-2031

Email: apatterson@mcguirewoods.com / gfrey@mcguirewoods.com

Property Owner: Chippenham Hospital Inc, c/o HCA Virginia

If Business Entity, name and title of authorized signee: Mark Foust, VP Communications

Mailing Address: 7300 Beaufont Springs Drive, #101

City: Richmond State: VA Zip Code: 23225

Telephone: (804) 327-7604 Fax: ()

Email: mark.foust@hcahealthcare.com

Property Owner Signature: [Signature]

(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
Chippenham Hospital
Revised 1/16/14**

Introduction

Chippenham Hospital is part of HCA Virginia Health System, which has 13 hospitals, 30 outpatient centers, and 15,000 employees throughout the Commonwealth. This network has an annual payroll of \$685 million and pays \$72 million in state and local taxes.

Chippenham Hospital is a state-designated Level III trauma center with 93,000 Emergency Room visits each year. Chippenham Hospital is owned by HCA, Inc. based in Nashville, Tennessee ("HCA"). HCA has improved its ER processes and efficiencies in the last several years, yielding better patient care and shorter wait times. Included in those improvements is a program to communicate ER wait times (a key piece of information for patients) on billboards, its website, and via text messaging. HCA wants to expand this program to include an on-campus sign that features current wait times as a valuable service for persons needing medical attention.

Proposed Sign

Chippenham Hospital is located at the interchange of Chippenham Parkway and Jahnke Road. While most of the hospital road frontage is on Chippenham Parkway there is no freestanding sign located along or that can be seen from Chippenham Parkway. The proposed sign is designed to be visible from both northbound and southbound Chippenham Parkway and provide directional information to the hospital's location.

The height, size, and location of the sign are designed to be visible from a distance. The northbound face of the sign is divided into four (4) sections. The overall height of the sign is 16 feet +/- tall. The top section of the sign is dedicated to the Emergency Room ("ER") "wait time sign." The timer will update every 30 minutes based on a rolling four-hour average wait time. The ER wait time section of the sign is 78 square feet in overall area with about 46 square feet of visible copy area. The three other sections of the sign vary in size from 12 square feet for the "Next Exit" (with arrow) panel to approximately 60 square feet for the Chippenham Hospital sign. The sign on the southbound side is the same as the northbound section but without the "Next Exit" sign. (See Exhibit A for the new sign's location and Exhibit B for the sign elevations.)

The sign will be constructed with aluminum with a steel support structure embedded in a concrete foundation. The sign structure will be faced with stone creating a stone base and a square side column topped with a decorative finial. A curved metal decorative bar will top off the sign itself. The sign faces will be translucent acrylic surrounded by an aluminum frame and illuminated with fluorescent lamps. LED modules will be used for the wait time section. Landscaping will be provided around the base of the sign similar to the landscaping shown on Exhibits C and D.

Special Use Permit

The special use permit amendment will permit a new freestanding sign visible to those traveling both directions on Chippenham Parkway. The sign will identify the hospital location, the emergency room access, ER wait time, and directions to the hospital's entrance. The sign will be the only freestanding sign located on Chippenham Parkway that reflects the hospital's location. The stone base and column and other decorative features are designed to blend into the existing landscaping and architecture of the hospital.

There will be no negative impact on public safety or welfare, streets, or other public ways. The sign will not have any impact on the risk of fire or crowding. There will be no impact on public schools, parks, playgrounds, or public utilities. The proposed sign will have no negative effect on light or air, and no impact on existing and future area development.

The sign is designed and located along hospital frontage that does not currently have any free-standing signage. The sign will provide information and directions that will guide drivers to needed medical attention in a safer, better informed manner. The proposed sign will actually promote public safety, health, and welfare.

Chippenham Hospital Sign

Revised Exhibits May 21, 2014

- **Exhibit A** – Location of new freestanding sign along Chippenham Parkway
- **Exhibit B**
 - Northbound and southbound sign elevations
 - Northbound directional “Next Exit”
 - “Emergency” directional sign plus hospital identification and information for both directions
- **Exhibit C** – Southbound elevation in context with sample landscaping
- **Exhibit D** – Northbound elevation in context with sample landscaping

Chippenham Hospital ER Sign Location Map

HCA Virginia Health System
Prepared by Adena M. Patterson, AICP

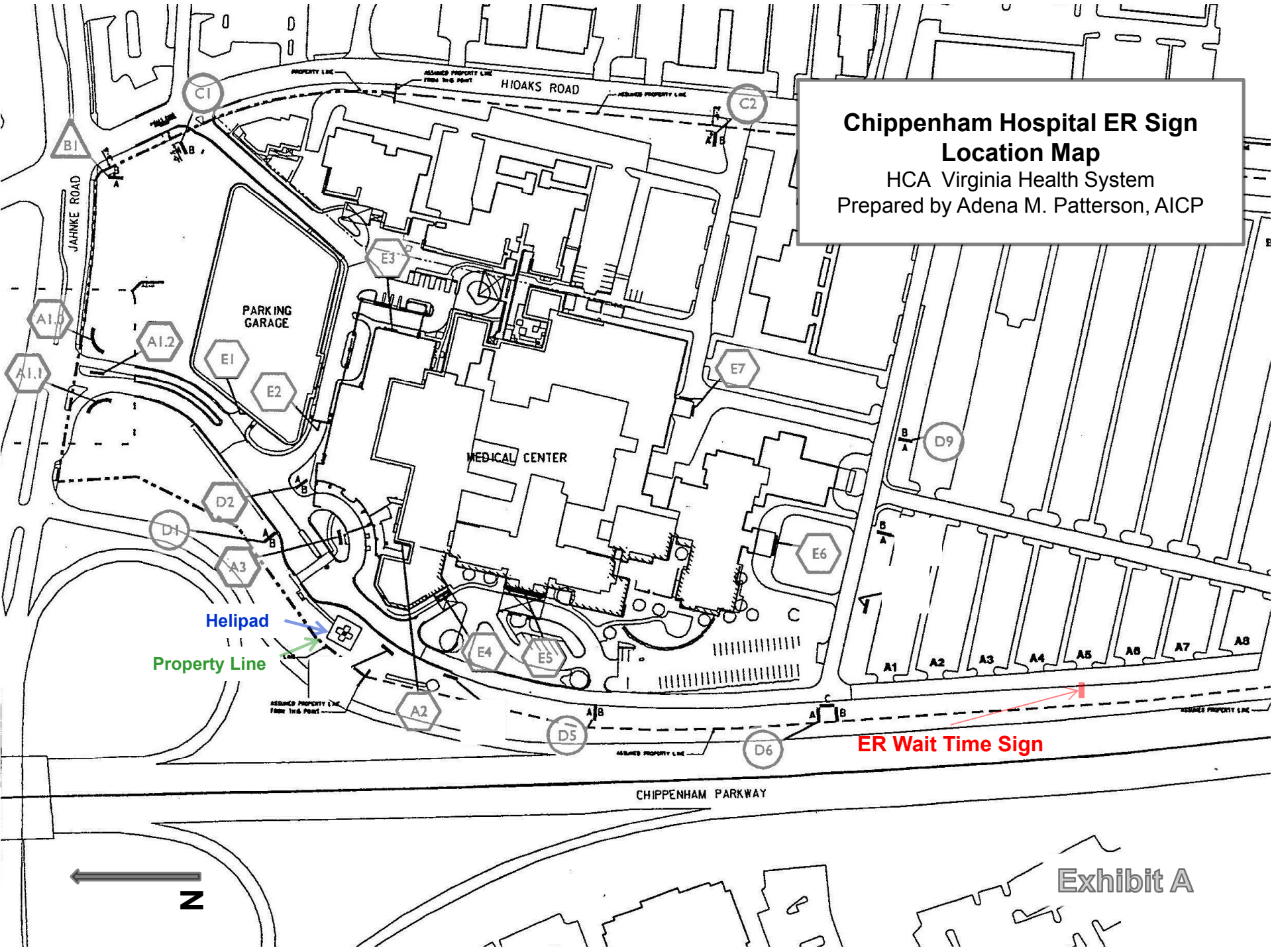
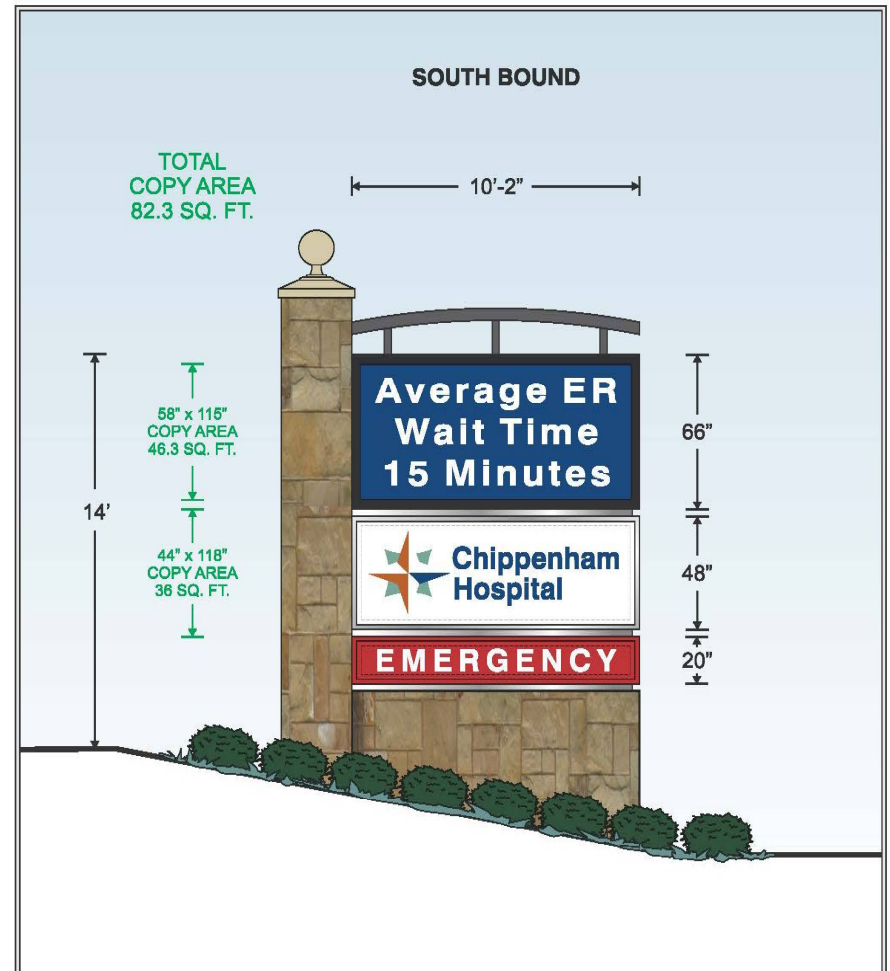
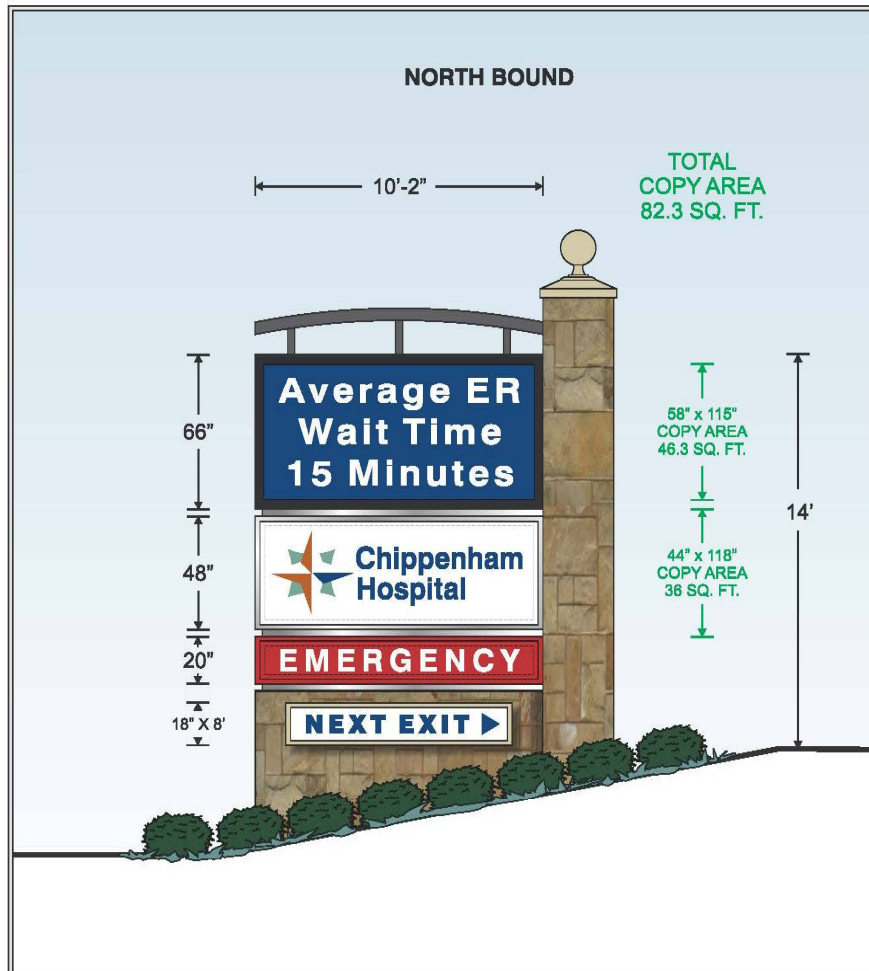


Exhibit A

Exhibit B



HolidaysIGNS
11930 Old Stage Rd.
Chester, Virginia 23836
Fax (804) 796-9454
(804) 796-9443

Client: HCA - CHIPPENHAM HOSPITAL
Date: 5/19/14 Scale: 1/4"=1'-0" Filename: CHIPPENHAM.7
Salesman: ALLEN Drawn By: C.M. Pages:
Customer Approved Placement:

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PERMIT FABRICATION ARTWORK INSTALL

HolidaysIGNS
11930 Old Stage Rd.
Chester, Virginia 23836
Fax (804) 796-9454
(804) 796-9443

Client: HCA - CHIPPENHAM HOSPITAL
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PERMIT FABRICATION ARTWORK INSTALL

Exhibit C



**Southbound Chippenham Parkway
ER Sign with Landscaping**
Revised by Adena M. Patterson, AICP

Holidaysigns

Exhibit D



**Northbound Chippenham Parkway
ER Sign with Landscaping**
Revised by Adena M. Patterson, AICP

Holidaysigns