



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

Property Address: 2417 / 2419 Royall Ave; 2408 / 2410 and 2420 Webber Ave Date: _____
Tax Map #: _____ Fee: _____
Total area of affected site in acres: _____

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

Zoning

Current Zoning: R-5

Existing Use: Youth Shelter

Proposed Use

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

Educational Building / Day Nursery

Existing Use: N/A

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Kimara Parker

Company: Faith Gospel Family Worship Center

Mailing Address: P.O. Box 34423

City: Richmond State: VA Zip Code: 23234

Telephone: (804) 232-4783 Fax: (804) 232-4833

Email: faithgospelworshipcenter@verizon.net

Property Owner: Faith Gospel Temple Church; Viola S. Taylor Revocable Trust

If Business Entity, name and title of authorized signee: Kimara Parker, Trustee (Administrator)

(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: P.O. Box 34423

City: Richmond State: VA Zip Code: 23234

Telephone: (804) 232-4783 Fax: (804) 232-4833

Email: faithgospelworshipcenter@verizon.net

Property Owner 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)

Faith Gospel Family Worship Center

January 24, 2019

City of Richmond
Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219

RE: Special Use Permit - Faith Gospel Family Worship Center

Dear Sir/Madam:

Enclosed please find a Special Use Permit Application and supporting materials for the properties located at 2417 / 2419 Royall Avenue and 2408 / 2410 and 2420 Webber Avenue.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Kimara Parker
Administrator

Enclosures

Faith Gospel Family Worship Center

January 2019

Proposed Usage for 2417 / 2419 Royall Avenue and 2408 / 2410 and 2420 Webber Avenue

The proposed usage for the building located at 2417 / 2419 Royall Avenue includes an educational building to include a licensed childcare facility for children 0-12. The three story building will hold classrooms/play areas for infants/toddlers on the first floor, classrooms/play areas for preschool and school age children on the second floor, and a storage area only for the third floor. Floor plans of the building are enclosed herein.

The current childcare facility and all educational classes are held in the church building located directly behind 2417 / 2419 Royall Avenue, at 2420 Webber Avenue. Some food preparation will continue to occur in the church building and the childcare facility will continue to utilize the playground area immediately adjacent to the church. A site plan showing the existing landscaping and outlining the properties to be utilized in the overall operation of the childcare facility is enclosed herein.

The proposed usage for the Royall Avenue location will not be detrimental to the safety, health, and moral and general welfare of the community involved. Moving the childcare and educational classes into the Royall Avenue building will actually improve the current services received by the community. The community has for the last forty years benefitted from having the childcare facility inside the church. However, the Royall Avenue building will provide more space to engage in age-appropriate, innovative activities. The surrounding neighborhood would not be exposed to anything different than what currently occurs at the center. The children would benefit from more space, program expansion, and more services geared to support working parents in the area.

Congestion in the streets, roads, alleys, and other public ways and places would not occur. Currently, we have access to two parking areas off the street. The church parking lot located in the rear of the building offers 25 parking spaces and the parking area directly in front of the building offers 10-13 spaces. All parking can take place on our property. Drop-off times for parents range from 6:00-10:00 a.m., with the majority of drop-offs before 8:00 a.m. to ensure children receive breakfast. Evening pick-up for the children who do not receive transportation home may begin as early as 2:30-5:30 p.m.

The building already exists and no new construction is planned. There would be no hazards from fire, panic or other dangers. The building is continually inspected by the Fire Marshall and monitored by a fire protection company. Since the building is already on site, there is no interference with adequate light and air.

The building was used in the past as an emergency youth shelter with residents residing overnight. There will be no more residential services provided with only care during our business hours of Monday-Friday, 6:00 a.m.-5:30 p.m.

Faith Gospel Family Worship Center

1/17/2019

City of Richmond
Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, VA 23219

Re: Proposed Use of 2419-2417 Royall Avenue, Richmond, VA 23224

Faith Gospel Family Worship Center currently owns the property at 2419-2417 Royall Avenue, which sits directly behind the church at 2420 Webber Avenue, Richmond, VA 23224. The church had previously occupied the building with a childcare center and later usage included a youth emergency shelter. Faith Gospel Family Worship Center currently runs a childcare center inside of the church at 2420 Webber Avenue. However, we are relocating the current childcare center back into 2419-2417 Royall Avenue.

The already established childcare center has been serving the neighborhood for the last 40 years. We are a licensed facility which provides services for children ages 0-12. We are open all year long, providing infant care, preschool care, before, and after school care. We have provided invaluable care to our clients throughout Southside Richmond. With continued growth, it is imperative that we move the childcare operations into 2419-2417 Royall Avenue.

The 2419-2417 Royall Avenue location will serve infants (ages 0-24 months), preschoolers (ages 2-5 years old), and school age children (ages 5-12). We will open Monday through Friday from 6:00 a.m. to 5:30 p.m. Our enrollment capacity will be 130 children. We will have a total of approximately 20 employees. The infants and preschoolers will occupy the building 8-10 hours each operating day. The school age children would occupy the building before school and after school 2-4 hours each operating day. Holiday and summer operations would include 8-10 hours of attendance each operating day for school age children enrolled in the child care facility along with enrolled infants and preschoolers. Each age group will be grouped together in their respective classrooms with teacher-student ratios in accordance with Licensing Standards for the State of Virginia.

The parking and vehicular traffic will remain the same as now. Parents will drop off and pick up children in the parking lot directly in front of the building, which has ample parking. There is also additional parking in the rear and sides of the building due to the building located behind the church and the adjacent parking lot. Parents and guests would have access to the church parking

lot if needed. Street parking would not be necessary and would not cause congestion for the surrounding streets.

The 2419-2417 Royall Avenue location is a three-story masonry building with ample space for the multiple classrooms for children. The building has been a part of the community for over 50 years and served the community in educational capacities previously. This location is not detrimental to the safety, health, morals, and general welfare of the community. Our relocation will enhance the community and provide a valuable resource to the clients we already serve.

The 2419-2417 Royall Avenue location also will be an asset to the current school in the area, Oak Grove Bellemeade Elementary School. Our before and after school program currently serves children who attend this school and moving into this location will give us increased space to serve more children. This benefits those working parents by providing a safe place where their children can receive care near their current school and neighborhood.

We believe that relocating the childcare facility from 2420 Webber Avenue to 2419 Royall Avenue provides increased space for the childcare center which currently serves the community. The new facility will also provide needed infant childcare in a secure setting for those parents in the community returning to the workforce. We have been using the church for over forty years to provide these needs to the community, but with access to increased space and security, we can continue in the neighborhood servicing our clientele.

Sincerely,



Kimara Parker
Administrator