

INTRODUCED: June 8, 2026

AN ORDINANCE No. 2026-153

To authorize the special use of the property known as 2502 4th Avenue for the purpose of a day nursery for up to 12 children, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 27 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 2502 4th Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a day nursery for up to 12 children, which use, among other things, is not currently allowed by section 30-412.2 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUL 27 2026 REJECTED: _____ STRICKEN: _____

create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 2502 4th Avenue and identified as Tax Parcel No. N000-0657/007 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Physical Improvement Survey of Chestnut Hill, Lot 13, Block 24, City of Richmond, Virginia,” prepared by James River Surveying, and dated December 12, 2025, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a day nursery for up to 12 children, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Physical Improvement Survey of Chestnut Hill, Lot 13, Block 24, City of Richmond, Virginia,” prepared by an unknown preparer, and dated December 11, 2025, and “Jones Residence, 2502 4th Ave, Richmond, Virginia 23222,” prepared by Hedrick Architects, and dated February 12, 2026, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a day nursery for up to 12 children, not including children living on the Property.

(b) All mechanical equipment serving the Property shall be located or screened so as not to be visible by any adjoining public right-of-way.

(c) The hours of operation for the day nursery shall be from 7:00 a.m. to 5:30 p.m., Monday through Friday.

(d) The day nursery shall be licensed by and operated under the requirements of the Virginia Department of Education or its successor agency.

(e) The day nursery shall be operated by the owner or occupant residing on the Property.

(f) A minimum outdoor play area of 100 square feet for each child enrolled shall be furnished on the premises, but not within a required front yard.

(g) The outdoor play area, substantially as shown in the area labeled “SHADED AREA SHOWS PORTION OF EXG BACKYARD TO BE USED FOR CHILDCARE” on the Plans, shall be enclosed within a continuous opaque structural fence or wall not less than four feet in height, and such fence or wall shall not be located within a required front yard.

(h) No play equipment or structure shall be located within a front yard or required side yard.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) 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 Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final,

non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

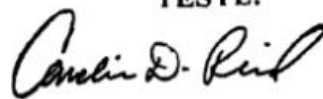
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:



City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: February 24, 2026

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To authorize the special use of the property known as 2502 4th Avenue for the purpose of a day nursery for up to 12 children, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant requests to use their primary residence as a daycare. Daycares are allowed within churches or community centers within the R-6 district, therefore, a Special Use Permit is required.

BACKGROUND: The property is located in the Highland Park Southern Tip neighborhood on 4th Avenue, between Magnolia and Myrtle Streets. The property is currently a 4,200 sq. ft. (.096) parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets (see Street Typologies Map).”

The current zoning for this property is R-6 Single-family attached residential. Adjacent properties are located within the same R-6 zoning district. The area is single family residential and small, neighborhood commercial and institutional uses present in the vicinity.

COMMUNITY ENGAGEMENT: The Highland Park Quality of Life Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan
FISCAL IMPACT: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 8, 2026

CITY COUNCIL PUBLIC HEARING DATE: July 27, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission July 7, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant’s Report, Plans, Survey

STAFF:

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709

Madison Wilson, Planner, Land Use Administration (Room 511) 646-7436



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT

Applicant must complete ALL items

HOME/SITE ADDRESS: 2502 4th Ave Richmond VA APARTMENT NO/SUITE 23222

APPLICANT'S NAME: Latisha Jones EMAIL ADDRESS: [REDACTED]

BUSINESS NAME (IF APPLICABLE): Kids Care Playhouse Childcare

SUBJECT PROPERTY OR PROPERTIES: Family Day Home

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)
- ☐ Wireless Plan of Development (New or Amendment)
- ☒ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- ☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
- ☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER

Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: Latisha Jones

PROPERTY OWNER ADDRESS: 2502 4th Avenue Richmond VA 23222

PROPERTY OWNER EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER PHONE NUMBER: [REDACTED]

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.

Executive Summary:

Kids Care Playhouse Childcare "Where We Learn Through Play" is a full- service in-home daycare facility that cares for children ages birth - 12 yrs of age.

We focus on providing quality childcare services to parents from a variety of financial backgrounds, specifically those in need of quality childcare as they seek out and engage in employment and educational opportunities.

Kids Care Playhouse aims to give a loving, comfortable environment while learning throughout play using their wonderful imagination.

We are state licensed and also had our sup at another location but recently relocated to a new location still in the city of Richmond.

So now we're trying to obtain a new sup at the new location so that we can continue to care for children.

Company Description:

Kids Care Playhouse Childcare is a state licensed facility located in Richmond Virginia. We were founded in 2010 by a former pre-school teacher based in Richmond, Va.

She aims to provide a structured, loving environment while teaching children basic foundational skills that will carry them through their early years of education. Kids Care Playhouse uses the Creative Curriculum tailored to the mixed developmental ages of the children. Our environment is intimate and all children receiving care at our program receive unmatched attention and instruction.

Services Offered:

Kids Care Playhouse offers quality daycare services for children ages birth through 12yrs of age.

Our operating hours are from 7am to 5:30 pm, Monday - Friday.

In observance of all major state holidays our program will be closed.

Each child will receive healthy meals and snacks each day while being on the USDA food program.

We also serve as a vendor to accept subsidy payments received from government agencies.

Full-time services that are offered but are not limited to:

- Field Trips
- Physical Activities
- Before and After School Care
- Transportation
- Summer Care

Management Team:

Ms. LaTisha Jones is the owner and director of Kids Care Playhouse.

Ms. Linda Wyche is the assistant hired full-time to help and assist with the children along with overseeing everyday operations upon the approval of the special use permit.

Ms. Wyche along with myself has been trained and certified in first aide & cpr.

Financial Plan:

The revenue will come from the bi-weekly payment from government agencies along with the weekly tuition rates from the parents currently receiving our services.

- Number of children looking to be enrolled (12)
- Average Tuition rate: \$250/week

The cost drivers will be the overhead cost of maintaining an adequate and safe facility. The main expense will be the mortgage, utilities and food for the children. Other costs will be the maintenance for the auto, fuel, home maintenance, daycare equipment/supplies, laundry, cleaning supplies, office equipment, and insurances.

Operational Plan:

LaTisha Jones will be the owner/director for Kids Care Playhouse Childcare. She will be in charge of the entire overhead operation of the facility. She will develop all curriculums, maintain schedules, and be the person communicating with families. She looks to hire one full-time employee upon approval of the SUP application. Ms. Jones will handle all payroll, bookkeeping, tax payments, and permitting on behalf of the business.

She also will make sure all licensing requirements are made and kept up-to-date.

Parents receiving services will have designated parking directly in front of the home to ensure there is no congestion on any of the streets, roads or alley ways surrounding the facility. Additional parking is located on the side street of the facility. Kids Care Playhouse will continue to only maintain a compactly that allows for optimal intimacy in the learning and care process and discourages overcrowding. Hazardous nor potentially hazardous materials will never be present or used at this facility under any circumstances.

Kids Care Playhouse Childcare will be a licensed facility to serve parents in need of quality childcare in the Richmond City community. Each child that's enrolled will be placed on the USDA meal program. The USDA meal program is a program that reimburses childcare providers with a monthly payment for serving healthy meals and snacks to the children. USDA also holds mandatory childcare training classes for the providers receiving the monthly stipends.

Pick & drop points will be located in front of the facility.

Drop off: 7am - 9am and Pick up from: 4:30pm - 5:30pm Monday through Friday.

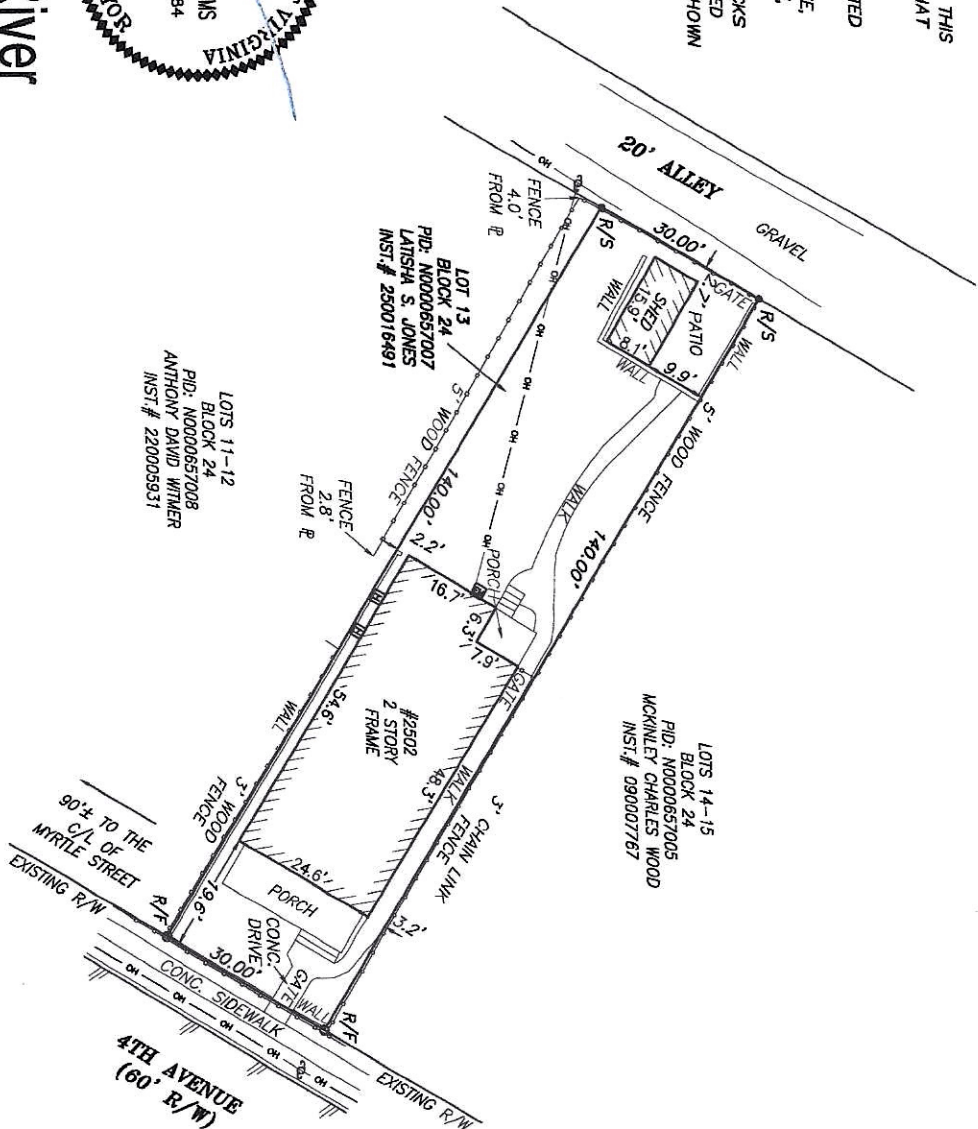
The outside play area is located outside in the backyard with a 6ft locked fence located around the whole facility separating the neighbors yard and also the street area and alley areas.

The entire first floor of the two story building will be used for childcare while the second floor will be used for the owners personal living space.

There will be a child proof gate located at the bottom of the stairs on the first floor to prevent the children from gaining access to the second level of the building.

And yes, having a sign posted on the property is fine.

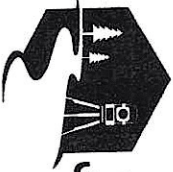
1. THIS SURVEY WAS COMPILED FROM A FIELD SURVEY COMPLETED ON 12/10/25 AND FROM DEEDS AND PLATS OF RECORD.
2. NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY; ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
3. BY GRAPHICAL MEANS THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" ON FLOOD INSURANCE RATE MAP NO. 5101290033E, WITH AN EFFECTIVE DATE OF JULY 8TH, 2025.
4. OWNER SHALL VERIFY BUILDING SETBACKS WITH LOCALITY PRIOR TO ANY PROPOSED CONSTRUCTION OR DEVELOPMENT OF SHOWN PARCEL.



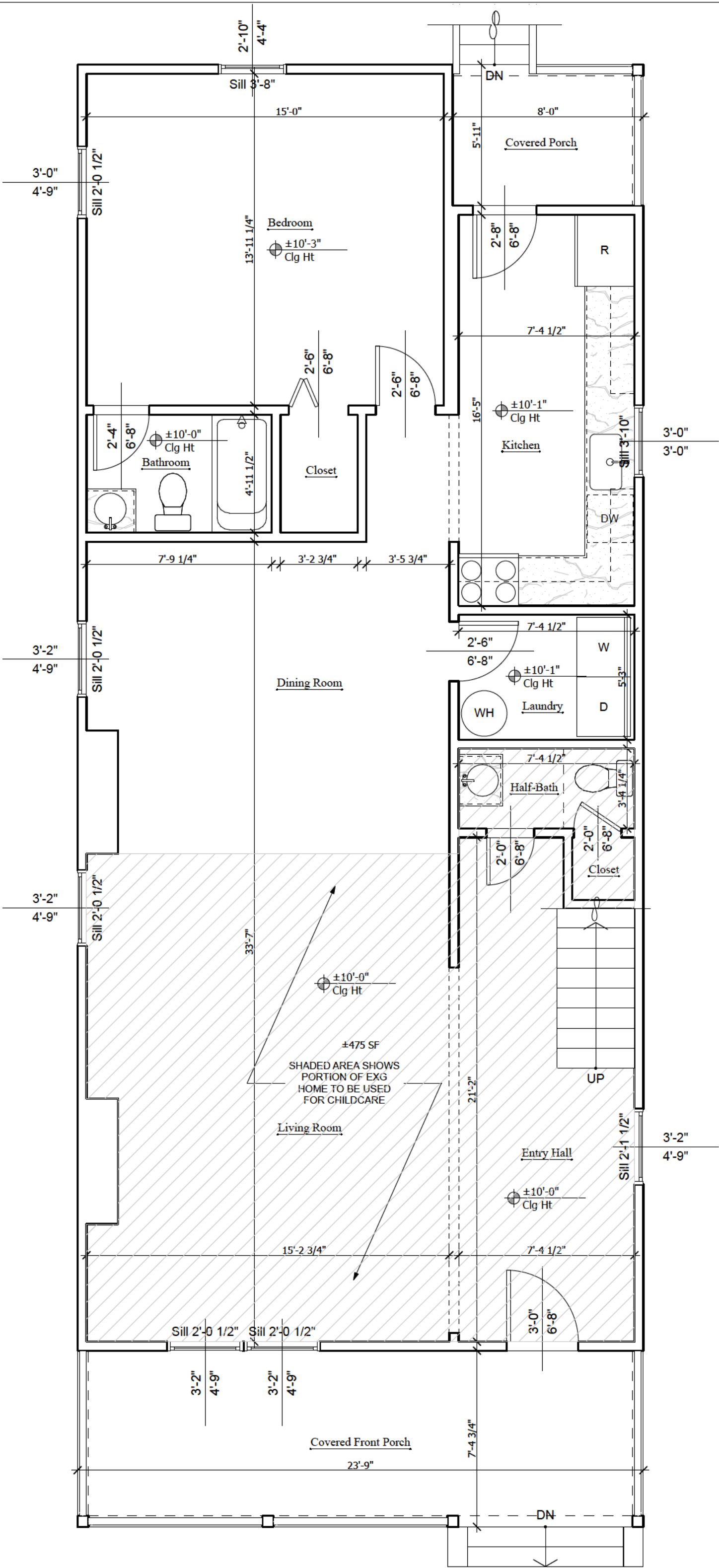
PHYSICAL IMPROVEMENT SURVEY OF

GRAPHIC SCALE

PROJ#	SCALE : 1" = 20'
REVISED:	DATE: 12/11/25
	DRAWN BY: TDR
	CHECKED BY: CDS



UNIT 204
5806 GROVE AVE.
RICHMOND, VIRGINIA 23226
PHONE: (804) 922-4444
SURVEYOR@AMESRIVERSURVEYING.COM



1 Existing First Floor Plan
1/4" = 1'-0"

NOTE: DEPICTION OF EXISTING CONDITIONS DOES NOT AFFIRM CODE COMPLIANCY IN ANY FACET OR FEATURE. NOR DOES IT CONFIRM STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING ETC. ADEQUACY, UNLESS EXPRESSLY NOTED. ALL EXISTING CONDITIONS MUST BE VERIFIED IN FIELD FOR CODE COMPLIANCE.

NOTE: VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO DEMOLITION. NOTIFY ARCHITECT/STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK. REFER TO DEMO NOTES & GENERAL NOTES FOR MORE INFORMATION.

PROGRESS PRINT- NOT FOR CONSTRUCTION

Jones Residence
2502 4th Ave
Richmond, Virginia 23222

HEDRICK
ARCHITECTS

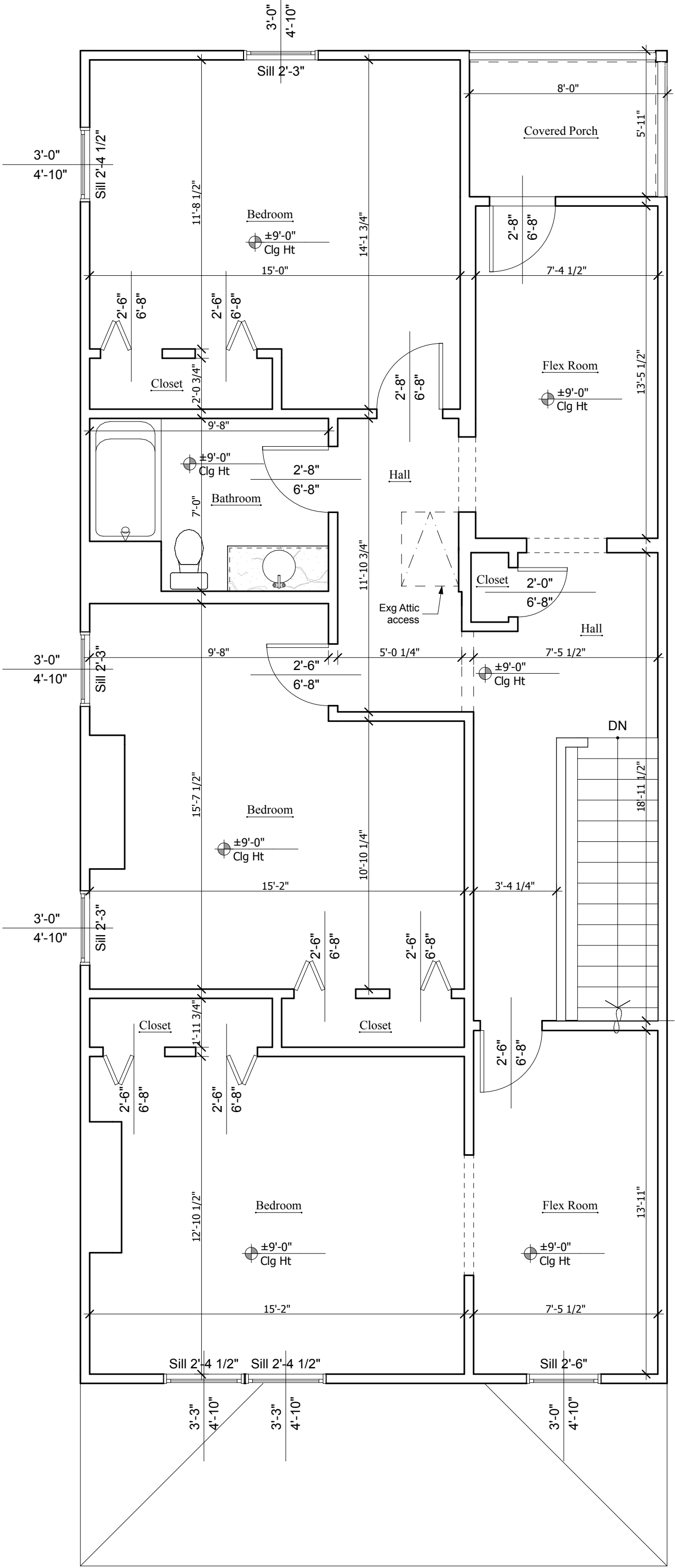
21 S Sheppard St #2
Richmond, VA 23221
(P) 804.562.8959

12 February 2026

Existing
Conditions

Exg First Floor Plan

A1-0



Existing Second Floor Plan

1/4" = 1'-0"

NOTE: DEPICTION OF EXISTING CONDITIONS DOES NOT AFFIRM CODE COMPLIANCY IN ANY FACET OR FEATURE. NOR DOES IT CONFIRM STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING ETC. ADEQUACY, UNLESS EXPRESSLY NOTED. ALL EXISTING CONDITIONS MUST BE VERIFIED IN FIELD FOR CODE COMPLIANCE.

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PROGRESS PRINT- NOT FOR CONSTRUCTION

Jones Residence
2502 4th Ave
Richmond, Virginia 23222

12 February 2026

Existing Conditions

Exg Second Floor Plan

A1-1

HEDRICK ARCHITECTS

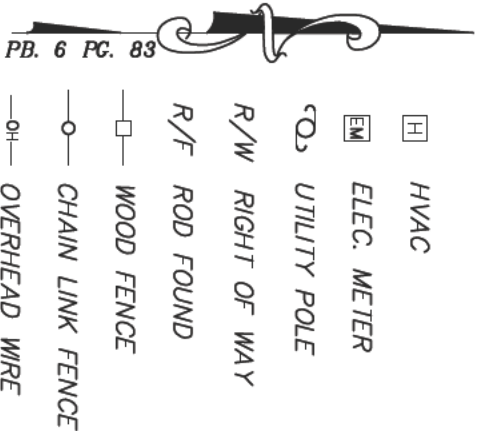
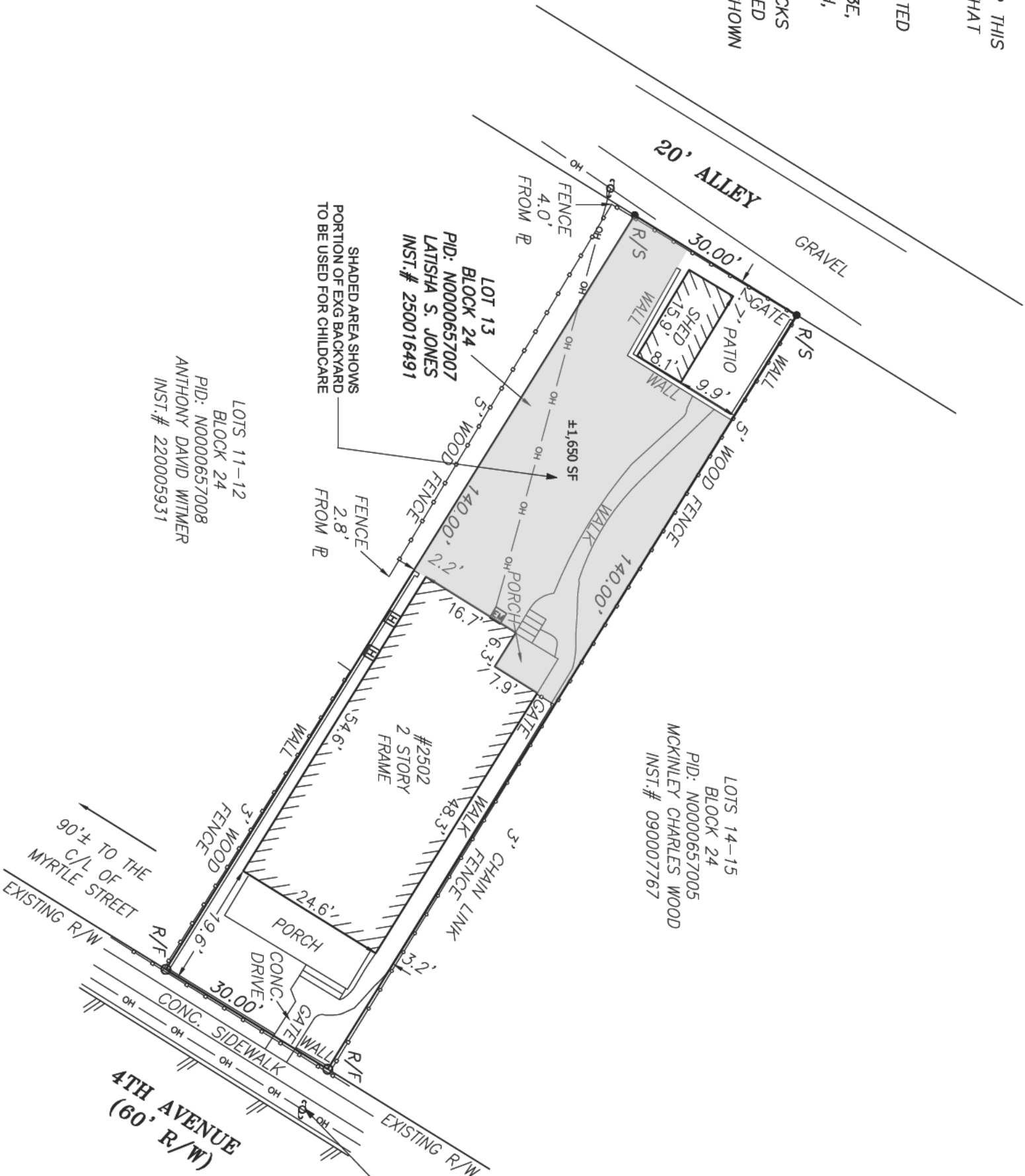
21 S Sheppard St #2
Richmond, VA 23221
(P) 804.562.8959

1. THIS SURVEY WAS COMPILED FROM A FIELD SURVEY COMPLETED ON 12/10/25 AND FROM DEEDS AND PLATS OF RECORD.

2. NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY; ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.

3. BY GRAPHICAL MEANS THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" ON FLOOD INSURANCE RATE MAP NO. 5101290033E, WITH AN EFFECTIVE DATE OF JULY 8TH, 2025.

4. OWNER SHALL VERIFY BUILDING SETBACKS WITH LOCALITY PRIOR TO ANY PROPOSED CONSTRUCTION OR DEVELOPMENT OF SHOWN PARCEL.



LOCATION OF EXG
STREET LAMP

PHYSICAL IMPROVEMENT SURVEY OF

CHESTNUT HILL
LOT 13, BLOCK 24
CITY OF RICHMOND, VIRGINIA

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

PROJ#	SCALE : 1" = 20'
REVISED:	DATE: 12/11/25
	DRAWN BY: TDR
	CHECKED BY: CDS