



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2019-261:** To authorize the special use of the property known as 2100 North 29th Street for the purpose of a private school, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 7, 2019

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#### **PETITIONER**

Anna Julia Cooper Episcopal School

#### **LOCATION**

2100 N. 29th Street

#### **PURPOSE**

To authorize the special use of the property known as 2100 North 29th Street for the purpose of a private school, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The subject property (formerly known as 2820 and 2822 Purcell; 2100, 2106, 2108, 2110, and 2112 N. 29th Street; 2805 and 2807 Newbourne Street) is located in the R-5 Single-Family Residential District. Private elementary and secondary schools are permitted uses in this district. However, as proposed, the school building cannot meet the setback and lot coverage requirements of the R-5 District.

Staff finds that the proposed use is consistent with the recommendations of the master plan and would not pose an undue burden on the availability of on-street parking in the area.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit request.

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#### **FINDINGS OF FACT**

##### **Site Description**

The subject property, known as 2100 N 29th Street, is comprised of approximately 1.28 acres and is located on the block bounded by the Purcell Street to the south, N. 29th Street to the east, and Newbourne Street to the north. The subject property is located in the Woodville neighborhood of the East Planning District.

### **Proposed Use of the Property**

The applicant is the Anna Julia Cooper School Episcopal School and is an independent faith-based school that provides full-tuition scholarships to fourth through eighth grade students with limited economic resources. These students are primarily from the surrounding neighborhood. The use will be a private secondary school.

### **Master Plan**

The City of Richmond's Master Plan designates a future land use category for the subject property as Single-Family Medium Density. Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses.

### **Zoning and Ordinance Conditions**

Private elementary and secondary schools are permitted uses in this district. However, as proposed, the school building cannot meet the setback and lot coverage requirements of the R-5 District.

The special use permit ordinance will impose conditions on the property, including:

- a. The Special Use of the Property shall be as a private school, substantially as shown on the Plans.
- b. No fewer than 13 parking spaces shall be provided on the property, substantially as shown on the Plans.
- c. Any signs for the Special Use shall conform to the requirements for non-dwelling uses permitted in the R-5 District pursuant to section 30-506 of the Code of the City of Richmond (2015), as amended.
- d. A sign and landscape plan, including the location of existing and proposed street trees, must be submitted to and approved by the Director of Planning and Development Review prior to the issuance of any building permit.
- e. No work shall occur within ten feet of a City-owned tree without the prior approval of the Director of Public Works.
- f. All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- g. The Owner shall make improvements within the public right-of-way, including the installation of (i) a sidewalk along Purcell Street, North 29th Street, and Newbourne Street and (ii) a 16-foot alley and entrances, all substantially as shown on the Plans

### **Surrounding Area**

The subject property is located in the R-5 Single-Family Residential District. Adjacent properties to the south and west are in the R-5 Single-Family Residential District. Properties to the north and

east are in the R-53 Multi-Family District. Residential land use predominates the area, with institutional land uses present as well.

**Neighborhood Participation**

Adjacent property owners were notified of the proposal. No letters of support or opposition have been received.

**Staff Contact:** David Watson, Senior Planner, Land Use Administration, 804-646-1036