



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2017-232: To authorize the special use of the property known as 2318 Grove Avenue for the purpose of a day nursery for up to 30 children, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 3, 2018

PETITIONER

Willy Thompson, Markham Planning

LOCATION

2318 Grove Avenue

PURPOSE

To authorize the special use of the property known as 2318 Grove Avenue for the purpose of a day nursery for up to 30 children, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a 4,421 SF, or 0.1 acre, parcel of land improved with a former two-family dwelling, and is a part of The Fan neighborhood in the Near West Planning District. The proposed day nursery at the subject property would be an expansion of the operations of an existing day nursery located at 2319 Grove Avenue.

Day nurseries are not a permitted principal use in the R-6 Single-Family Attached Residential District. A special use permit is therefore required.

Staff maintains concerns with the proposal for additional commercial activity located mid-block in a residential area. Staff finds that the proposal is not consistent with the Master Plan's Single-Family (medium density) residential land use recommendation for the subject property.

Therefore, staff does not recommend approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property consists of a 4,421 SF, or 0.1 acre, parcel of land improved with a two-family dwelling, and is a part of The Fan neighborhood in the Near West Planning

District. The proposed day nursery at the subject property would be an expansion of an existing day nursery located at 2319 Grove Avenue.

Proposed Use of the Property

The applicant is requesting the authorization of a day nursery use of the property for the care of up to 30 children. The hours of operation for the day nursery would be limited to 7:30 a.m. and 6:00 p.m., Monday through Friday. Approximately 6 teachers would be employed.

In total, the operations of the existing day nursery at 2319 Grove Avenue and the proposed day nursery use at 2318 Grove Avenue, would consist of 95-100 children and 18-20 teachers.

Though currently proposed as an expansion of the day nursery at 2319 Grove Avenue, the proposed day nursery at 2318 Grove Avenue would be approved via a separate special use permit ordinance and could be operated independently of the day nursery at 2319 Grove Avenue.

Master Plan

The City of Richmond's Master Plan recommends Single-Family (medium density) residential land use for the subject property. This category includes single-family detached dwellings at densities up to eight to twenty units per acre and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses (p. 133).

Zoning & Ordinance Conditions

The current zoning for the subject property and all surrounding properties is R-6 Single-Family Attached Residential.

If approved, the special use permit would impose conditions on the proposed use, including:

3(a) The Special Use of the Property shall be as a day nursery for up to 30 children, substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use.

(c) The play area shall be enclosed with 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 or a required side yard.

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

(e) The hours of operation for the day nursery shall be limited to the hours between 7:30 a.m. and 6:00 p.m., Monday through Friday.

(f) The number of children using the outdoor play area at one time shall meet the requirements of the Virginia Department of Social Services or its successor agency.

(g) The day nursery shall be licensed by and operated under the requirements of the Virginia Department of Social Services or successor agency.

(h) Signage on the Property shall meet the requirements of section 30-506 of the Code of the City of Richmond (2015), as amended, for nondwelling uses permitted by right in the underlying zoning district.

Surrounding Area

The current zoning for the subject property and all surrounding properties is R-6 Single-Family Attached Residential. Residential land uses predominate the vicinity of the subject property, with some mixed-use and commercial land uses present as well.

Neighborhood Participation

Staff has received letters of support and letters of opposition for this proposal.

Staff Contact: Matthew J. Ebinger, AICP, Principal Planner, 804-646-6308