



## CITY OF RICHMOND

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

**ORD. No. 2016-268:** To rezone the properties known as 5903 Grove Avenue, 6001 Grove Avenue, 6 Maple Avenue, 10 Maple Avenue, 5604 Cary Street Road, 5606 Cary Street Road, and 5902 Three Chopt Road from the R-1 Single-Family Residential District to the IC Institutional District (Conditional).

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** November 7, 2016

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#### **PETITIONER**

St. Catherine's School  
St. Catherine's School Foundation

#### **LOCATION**

5903 Grove Avenue, 6001 Grove Avenue, 6 Maple Avenue, 10 Maple Avenue, 5604 Cary Street Road, 5606 Cary Street Road, and 5902 Three Chopt Road

#### **PURPOSE**

To rezone the properties known as 5903 Grove Avenue, 6001 Grove Avenue, 6 Maple Avenue, 10 Maple Avenue, 5604 Cary Street Road, 5606 Cary Street Road, and 5902 Three Chopt Road from the R-1 Single-Family Residential District to the IC Institutional District (Conditional).

#### **SUMMARY & RECOMMENDATION**

The subject property consists of seven parcels of land comprising a total of approximately 13 acres fronting on Grove Avenue, Maple Avenue, Cary Street Road, St. Catherine's Lane, and Three Chopt Road in the Three Chopt neighborhood of the Far West planning district. The property is improved with an educational institution known as St. Catherine's School and is zoned in the R-1 Single-Family Residential district.

If this request for rezoning to the IC Institutional District (Conditional) District and the companion request for an institutional master plan (CPCR 2016-80) are approved, the use of the property will continue as St. Catherine's School, a private educational institution grades junior kindergarten through 12th grade, with future improvements as outlined below.

Staff finds that the proposed conditional rezoning would facilitate the operation and internal improvements of an established institution in the community while easing the on-street parking burden by providing additional off-street parking.

Staff finds that the rezoning request is consistent with the recommendations of the City's Master Plan, and in particular the Master Plan's recommendations for St. Catherine's School.

Staff further finds that the safeguards contained within the Institutional zoning district, relative to the approval of Institutional Master Plans, would be met.

Staff further finds that the proffered conditions would offer further assurances that the IC zoning designation of the property would promote appropriate use and improvement of the subject property and would serve to ease traffic congestion in the area by contributing to the installation of right-of-way improvements warranted by the March 11, 2016 traffic impact analysis prepared by Green Light Solutions for St. Catherine's School.

Therefore, staff recommends approval of the conditional rezoning to IC Institutional (Conditional).

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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of seven parcels of land comprising a total of approximately 13 acres fronting on Grove Avenue, Maple Avenue, Cary Street Road, St. Catherine's Lane, and Three Chopt Road in the Three Chopt neighborhood of the Far West planning district. The property is improved with an educational institution known as St. Catherine's School.

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

The use of the property will continue as St. Catherine's School, a private educational institution grades junior kindergarten through 12<sup>th</sup> grade.

Future improvements contemplated in the institutional master plan include replacement of the existing performing arts building (McVey Hall) with the Arts and Innovation Center, which would contain a performance theater, studio arts wing, dance studios, and theater support space. Maximum building height would be limited to a height of 336' above sea level, which is consistent with the current height of McVey Hall.

A net increase of 138 parking spaces is also proposed in the institutional master plan. A total of 52 spaces would be removed to accommodate other improvements, and 190 spaces would be added in a new parking area in the southern portion of the campus and along St. Catherine's Lane. A total of 297 spaces would be provided on campus.

### **City of Richmond Master Plan**

Six of the seven parcels of the subject property are designated by the Master Plan for Institutional land use. "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" (p. 135). One parcel, 5902 Three Chopt Road, the location of the Head of School's residence, is designated by the Master Plan for Single-Family (Low Density) land use. The primary use for this land use designation is "single-family detached dwellings at densities up to seven units per acre" and "includes residential support uses such as schools, places of worship,

neighborhood parks and recreation facilities, and limited public and semi-public uses" (p. 133).

Specifically for St. Catherine's School, the Master Plan States: "Expansion of St. Catherine's School should be limited to the ongoing acquisition of isolated single family residential properties along the north side of Grove Avenue. Property acquisitions along this section of Grove Avenue should not result in a change to the existing residential use" (p. 184).

### **Zoning**

The subject property is currently zoned R-1 -Single-Family Residential.

If rezoned as proposed, the subject property would be subject to the requirements of the I Institutional District, including requirements pertaining to approval of an institutional master plan, front, side and rear yards, spaces between buildings, lot coverage, and building height.

In addition to the requirements of the I district, the applicant has proffered development conditions on the property, including:

- restricting building height on campus to 336' above sea level

- monetary contribution to the installation of a traffic control signal at Maple and Grove Avenues

- monetary contribution to the installation of a pedestrian crossing signal across Grove Avenue west of its intersection with Somerset Avenue

- restricting access to the proposed parking area in the southern portion of the campus to buses and emergency vehicles during normal operations, and to all vehicle traffic during special events on campus

- restricting lighting fixtures in the proposed parking area in the southern portion of the campus to 20' in height.

### **Surrounding Area**

Properties to the south and west are located in the same R-1 district as the subject property. Properties to the east are zoned R-4 - Single-Family Residential, properties to the northeast are zoned UB-P01 - Urban Business (Grove/Libbie Parking Overlay), and properties to the north are zoned R-2 - Single-Family Residential.

A mix of residential (predominantly single-family), institutional, public-open space (Country Club of Virginia), government (fire station), and commercial, mix-use, and office (Libbie/Grove Service Area) land uses are present in the vicinity of the subject property.

### **Neighborhood Participation**

Notice was sent to the Granite Area Civic Association, Tuckahoe Terrace Civic Association, Westhampton Citizen's Association, Westhampton Village Preservation Association, WesthamptonRVA Association, and Westview Civic Association.

Letters of Support were received from the Tuckahoe Terrace Civic Association, WesthamptonRVA Association, Granite Area Civic Association, and individual residents. It should be noted that some of the letters of support were issued when the proposed master plan showed a parking structure below the turf sports field rather than the surface parking area currently shown.

A letter of opposition was received from the Westview Civic Association, which refers to right-of-way improvements related to traffic control that will be initiated by the City. The applicant has proffered contributions to these improvements as part of the institutional rezoning request.

A letter of opposition from individual residents was also received.

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