



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. 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. (6th District)

To: City Planning Commission
From: Land Use Administration
Date: July 7, 2026

PETITIONER

Latisha Jones

LOCATION

2502 4th Avenue

PURPOSE

The applicant is requesting a Special Use Permit to authorize a day nursery in a R-6 Single-Family Attached Residential District. While the day nursery use is permitted in the district, it must be located within a church, other place of worship, a community center, or a school building. A Special Use Permit is therefore necessary to proceed with this request.

RECOMMENDATION

Staff finds that the proposal is consistent with the City's Master Plan pertaining to Chapter 4: Diverse Economy. The Master Plan supports businesses of various sizes and impact, and this permit will allow the applicant to start a small business. Additionally, a day nursery which serves 12 children will positively impact on the growing neighborhood that surrounds the property. As families continue to populate neighborhoods like Highland Park, another option for nearby childcare is a community benefit.

Staff find that due to all findings summarized above, the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met.

Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

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 square foot (.096) parcel of land.

Proposed Use

Day nursery within a primary residence.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as neighborhoods "...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.

Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. 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.

Zoning and Ordinance Conditions

The current zoning for this parcel is R-6 Single-Family Attached Residential District. The proposed use does not conform to the following sections of the Zoning Ordinance:

Sec. 30-412.2. - Permitted accessory uses and structures.

Day nurseries are permitted only when located within churches, or other places of worship, community centers or school buildings.

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

- The Special Use of the Property shall be as a day nursery for up to 12 children, not including children living on the Property.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible by any adjoining public right-of-way.
- The hours of operation for the day nursery shall be from 7:00 a.m. to 5:30 p.m., Monday through Friday.
- The day nursery shall be licensed by and operated under the requirements of the Virginia Department of Education or its successor agency.
- The day nursery shall be operated by the owner or occupant residing on the Property.
- 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.
- 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.
- No play equipment or structure shall be located within a front yard or required side yard.

Surrounding Area

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.

Neighborhood Participation

Staff notified local residents and The Highland Park Quality of Life Association of the proposed Special Use Permit. To this date, no letters of opposition have been received.

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