



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-296: To authorize the special use of the property known as 4120 Dorset Road for the purpose of a day nursery for up to 12 children, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 1, 2021

PETITIONER

Keisha Jones, Your Supreme Daycare and Preschool

LOCATION

4120 Dorset Road

PURPOSE

To authorize the special use of the property known as 4120 Dorset Road for the purpose of a day nursery for up to 12 children, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is requesting to authorize the special use of the purpose of a day nursery for up to 12 children, upon certain terms and conditions. The property is located in an R-3 Single-Family Residential District. Babysitting is permitted with up to five children in the R-3 Single-Family Residential District, however day nurseries are not permitted in the R-3 Single-Family Residential District. Day nurseries are defined as the care of more than five children while separated from their parents for a portion of the day, not including children of a family residing on the premises. A special use permit is therefore required.

Staff finds that the proposed day nursery is similar in nature to a babysitting use that is permitted by-right and would be considered a residential support use. The ordinance requires the applicant to obtain a license from the Virginia Department of Education, which has licensing standards that ensure that the activities, services and facilities of the day nursery are conducive to the welfare of the children in care.

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.

FINDINGS OF FACT

Site Description

The subject property contains 4.5 acres and is improved with a single-family home. The property is located in the Cottrell Farms neighborhood on Dorset Road, near the Chesterfield County municipal boundary.

Proposed Use of the Property

The proposed Special Use Permit would allow for the existing single-family house to contain a day nursery with up to 12 children.

Master Plan

The City's Richmond 300 Master Plan designates the property as Residential. This land use category is described as a 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.

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 from one to three stories. Lot sizes generally range up to 5,000 to 20,000+ square feet. General 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, institutional, and cultural. Secondary uses may be found along major streets.

Zoning and Ordinance Conditions

The property is located in an R-3 Single-Family Residential District. The proposed day nursery use is not permitting in the R-3 District.

If adopted, the Special Use Permit would impose the following conditions on the properties:

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

(b) Parking for no fewer than four vehicles shall be provided on the Property for the Special Use.

(c) The hours of operation for the day nursery shall be limited to the hours between 6:00 a.m. and 6:00 p.m., daily.

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

Surrounding Area

All surrounding properties are all also located in the R-3 Single Family Residential District. The property is located within a residential neighborhood and is surrounded by other single family dwellings.

Neighborhood Participation

Staff notified area residents and property owners. Staff has not received any letter of support or opposition.

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