



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

PCR 2014-007: To amend the Children's Hospital Institutional Master Plan at 2924 Brook Road.

To: City Planning Commission
From: Land Use Administration
Date: September 2, 2014

PETITIONER

Gloria Freye
McGuire Woods LLP
901 East Cary Street, Richmond, VA 23219

LOCATION

2924 Brook Road

PURPOSE

To amend the Children's Hospital Institutional Master Plan.

SUMMARY & RECOMMENDATION

The request is to amend the Children's Hospital Institutional Master Plan, which was last amended in 1985. Part of the amendment is to permit an expansion of the existing Children's Hospital, including future building expansion and the addition of more parking areas. This request is also part of a rezoning request for the adjoining parcel, located at 1308 Sherwood Ave. That request is to rezone the property from R-3 Single-Family Residential to I Institutional and construct a Virginia Treatment Center for Children psychiatric facility. The proposed facility would provide short-term, acute care, inpatient and outpatient programs designed to stabilize psychiatric patients. The hospital use is a permitted principal use in the I-district.

The Richmond Master Plan designates this property as Institutional in the North Planning District. "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. Typical zoning classification that may accommodate this land use category" I-Institutional" (p. 135).

Staff finds that the proposed Institutional Master Plan revisions are in compliance with the requirements of the Institutional zoning district, are consistent with the objectives of the previously approved Campus Master Plan, and will adequately safeguard the health, safety, and welfare of the occupant of the adjoining properties, will not unreasonably increase congestion in the streets; will not increase public danger from fire or otherwise unreasonably affect public safety; and will not diminish or impair the established values of the properties in the surrounding areas. Therefore, staff recommends approval of the Institutional Master Plan amendment.

FINDINGS OF FACT

Site Description

The subject property at 2924 Brook Road consists of one parcel totaling 10.221 acres and is occupied by the Children's Hospital of Richmond at VCU.

Proposed Use of the Property

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Master Plan

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Zoning & Ordinance Conditions

The subject property is zoned I and is part of an existing Master Plan. The request to expand the existing Children's Hospital and rezoned the adjoining parcel from R-3 to I, requires and amendment to the Master Plan.

Surrounding Area

The properties to the north and east are R-3 and R-5 and occupied by single-family residences. The properties to the west are zoned R-3 and consist of undeveloped land. The properties to the south are zoned M-1 Light Industrial and are occupied by various industrial uses.

Neighborhood Participation

Staff has contacted 2nd District Council Representative, Charles Samuels, and has received no letters of support or opposition.

Staff Contact: Willy Thompson, Senior Planner, (804) 646-5734