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# Application for REZONING/CONDITIONAL REZONING

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

RECEIVED  
MAY 5 2016  
LAND USE ADMINISTRATION

## Project Name/Location

Project Name: St. Catherine's School Date: \_\_\_\_\_

Property Address: 6001 Grove Avenue Tax Map #: See Attached

Fee: \$3,200.00 Total area of affected site in acres: 17.8  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

## Zoning

Current Zoning: R-1

Existing Use: Private school & accessory uses

Is this property subject to any previous land use cases? Institutional District -

Yes  No

If Yes, please list the Ordinance Number: \_\_\_\_\_

2010-199-186; BZA Case 51-90

## Proposed Zoning/Conditional Zoning

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

Applicant/Contact Person: Jeffrey P. Geiger, Esquire

Company: Hirschler Fleischer

Mailing Address: P.O. Box 500

City: Richmond State: VA Zip Code: 23218

Telephone: (804) 771-9557 Fax: (804) 644-0957

Email: jgeiger@hf-law.com

Property Owner: See Attached

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: ( ) Fax: ( )

Email: \_\_\_\_\_

CHURCH SCHOOLS IN THE DIOCESE OF VIRGINIA,  
a Virginia corporation

Property Owner Signature: \_\_\_\_\_

By: Jeffrey P. Geiger, Attorney-in-Fact

(The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

REZONING APPLICATION INFORMATION FOR ST. CATHERINE'S SCHOOL

**Tax Map Numbers:**

~~W~~0210381004 (5902 Three Chopt Road) and

~~W~~0210406003 (5604 Cary Street Road)

Owned by St. Catherine's School Foundation, a Virginia corporation

~~W~~0210406004 (5606 Cary Street Road), ~~W~~0210406006 (6 Maple Avenue),

~~W~~0210406005 (10 Maple Avenue), ~~W~~0210381008 (5903 Grove Avenue) and

~~W~~0210381007 (6001 Grove Avenue)

Owned by Church Schools in the Diocese of Virginia, a Virginia corporation

**Property Owners:**

Parcels W0210381004 and W0210406003:

St. Catherine's School Foundation, a Virginia corporation

6001 Grove Avenue

Richmond, Virginia 23226

c/o Peter Pastore, Treasurer

804-288-2804 x3040

ppastore@st.catherines.org

Parcels W0210406004, W0210406006, W0210406005, W0210381008 and  
W0210381007:

Church Schools in the Diocese of Virginia, a Virginia corporation, d/b/a St. Catherine's School

6001 Grove Avenue

Richmond, Virginia 23226

c/o Peter Pastore, Chief Financial Officer/Chief Operating Officer

804-288-2804 x3040

ppastore@st.catherines.org

May 5, 2016

Matthew J. Ebinger, AICP  
Senior Planner – Land Use Administration  
Department of Planning & Development Review  
City of Richmond  
900 E. Broad Street  
Richmond, Virginia 23219

**Re: St. Catherine's School – Rezoning Application**

Dear Mr. Ebinger:

On behalf of the Church Schools in the Diocese of Virginia, a Virginia corporation, d/b/a St. Catherine's School ("St. Catherine's School"), please find enclosed the following materials for a request to rezone the St. Catherine's School Grove Avenue Campus from the R-1 Zoning District to the Institutional Zoning District:

1. Application for Rezoning/Conditional Rezoning, along with powers of attorneys from St. Catherine's School and St. Catherine's School Foundation (the two property owners involved in this rezoning request).
2. Application Fee.
3. A "Campus Master Plan" as required by the Institutional Zoning District and which also serves as the applicant's report. Page 10 of the Campus Master Plan includes the required Survey Plat.
4. Proffers signed by the two property owners.
5. Traffic Impact Analysis dated March 11, 2016, prepared by Green Light Solutions.

A leader in girls' education since 1890, St. Catherine's School provides an exceptional education for girls in junior kindergarten through grade 12. In furtherance of its educational mission, the leadership at St. Catherine's School has been evaluating changes to the campus. This evaluation has two primary goals: (1) expand on-campus parking, and (2) enhance academic, arts and athletic spaces.

Unfortunately, the current zoning for the campus will not permit St. Catherine's School to attain these two goals. The maximum permitted lot coverage has been reached. As a result, a rezoning to the Institutional Zoning District is requested. This request is consistent with the City's Master Plan which designates the campus as Institutional.

As a part of this rezoning request, St. Catherine's School has developed a "Campus Master Plan." This Campus Master Plan provides for a new athletic field with parking spaces below. This new facility will provide a minimum of 200 parking spaces bringing the total on-campus parking spaces to a minimum of 312, which is a net gain of at least 150 parking spaces. This new facility is accessed by a dual-lane, drive-aisle loop to provide off-street stacking space and to pull vehicles off of Maple Avenue.

The Campus Master Plan also identifies future building locations where existing buildings will be replaced or expanded and also identifies locations for future new buildings. These building changes will provide enhanced classroom spaces for the educational programing at St. Catherine's School.

The most significant academic building change will be the replacement of the current performing arts building, known as McVey Hall, with a new performing arts facility called the Arts and Innovation Center. Other building changes will take place in the years that follow, as this is a ten to twenty year vision for the campus.

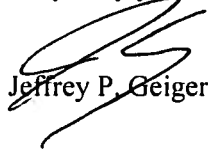
This Campus Master Plan also includes architectural principles to guide the future building changes. The objective of these architectural principles is to continue the Georgian architectural theme found on the campus. Other components to the Campus Master Plan include the boundary for the area involved, the location and use of existing buildings on campus, and the use of open spaces on campus.

At the request of the Department of Public Works, St. Catherine's School commissioned a traffic impact analysis for the building changes shown on the Campus Master Plan. This traffic impact analysis found that these building changes will have minimal impact to the surrounding area. In addition, the expanded on-campus parking will reduce congestion on neighboring streets.

Approval of the Campus Master Plan and of this rezoning request will permit continued educational excellence at St. Catherine's School. With these approvals, the surrounding community will benefit from the expanded on-campus parking and the proffered contributions toward new signal infrastructure on Grove Avenue. These approvals will not have a negative impact on surrounding property values given that St. Catherine's School has grown over the years under its existing zoning and the neighboring property values have appreciated over the same period. These approvals will not impair an adequate supply of light and air to adjacent property because the height of buildings will be maintained in the center of campus and the overall height for new buildings on campus is capped at the height of McVey Hall. Also, these approvals will not increase public danger from fire or otherwise affect public safety. As such, approval of the Campus Master Plan and of this rezoning request will have a positive impact and will improve the health, safety and welfare of the surrounding community.

Thank you in advance for your consideration of this requested rezoning and for your time to review our application materials. I look forward to receiving any comments you may have. St. Catherine's School looks forward to being scheduled for a public hearing before the Planning Commission and ultimately before City Council. In the meantime, if you have any questions or would like to discuss this request further, please feel free to contact me.

Very truly yours,



Jeffrey P. Geiger

Enclosures

cc: The Honorable Jonathan T. Baliles  
Dr. Terrie Scheckelhoff, Head of School (via email w/out enclosures)  
Mr. Peter N. Pastore, Jr. (via email w/out enclosures)  
Mr. Tut Bartzén (via email w/out enclosures)  
Mr. Glen Telfer (via email w/out enclosures)  
Mr. Erich Strohacker (via email w/out enclosures)  
Ms. Katie Chernau (via email w/out enclosures)