



CITY OF RICHMOND

Department of Planning & Development Review

Staff Report

Ord. No. 2022-165: To authorize the special use of the property known as 2312 Summer Hill Avenue 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: June 21, 2022

PETITIONER

Shawnta Young

LOCATION

2312 Summer Hill Avenue

PURPOSE

To authorize the special use of the property known as 2312 Summer Hill Avenue for the purpose of a day nursery for up to 12 children, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is seeking to operate a day nursery within an existing single-family dwelling. Such use is not currently allowed by section 30-410.1, concerning permitted principal uses, of the Code of the City of Richmond (2020), as amended. A Special Use Permit is therefore required.

Staff finds that the day nursery use is an appropriate support use for the residential uses recommended by the Richmond 300 Master Plan for Residential areas.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of this rezoning are met. Specifically, staff finds that the proposed rezoning 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 request.

FINDINGS OF FACT

Site Description

The property in question is approximately 6,250 SF, or .14 acres, improved with a 1,114 sq. ft. building constructed, per tax assessment records, in 1947. The property is located in the Jefferson Davis Neighborhood on Summer Hill Avenue between Columbia Street and Lynhaven Avenue.

Proposed Use of the Property

Day Nursery in an R-5 Single-Family Residential zone.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject properties as Residential, which is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." The development style includes 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. 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. (p. 54)

Zoning and Ordinance Conditions

The current zoning for this property is R-5 Single-Family Residential. This special use permit is conditioned on the following special terms and conditions:

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

(b) Two off-street parking spaces shall be provided on the Property.

(c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(d) The hours of operation for the day nursery shall be from 6:30 a.m. to 5:00 p.m., Monday through Friday.

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

4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

Surrounding Area

Adjacent and nearby properties are generally improved with single-family detached dwellings and are located within the same R-5 District as the subject property. Properties to the West along U.S. Route 1 are primarily commercial uses zoned B-3 General Business District.

Affordability

Not applicable

Neighborhood Participation

Staff notified area residents, property owners, and the Richmond Highway Neighborhood Civic Association of the proposed Special Use Permit. Staff has not received any letters of support or opposition for this application.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Administration, 804-646-5734