



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2014-222: To authorize the special use of the property known as 2319 Grove Avenue for the purpose of authorizing expansion to an existing day nursery, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 3, 2014

PETITIONER

Joe Cafarella
Ms. Babs Nursery School
2319 Grove Ave, Richmond, VA 23220

LOCATION

2319 Grove Avenue

PURPOSE

To authorize the special use of the property known as 2319 Grove Avenue for the purpose of authorizing expansion to an existing day nursery, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The property is located in the R-6 Single-Family Attached Residential zoning district. The property is currently improved by Ms. Babs' Nursery School, which is not a permitted use in the R-6 district. However, the existing day nursery use is deemed to be nonconforming. The applicant is proposing a two-story building addition that would be approximately 1,750 square feet, and include a pre-kindergarten room, an infant nap room, and an infant playroom. The existing nursery has 8 employees and the addition would require 3 more employees, bringing the total number of employees to 11.

The Richmond Master Plan designates this property as Single-Family (medium density) in the Near West Planning District. "Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category are R-43 and R-48" (133).

The Master Plan recognizes the value existing commercial uses bring to the Near West Planning District. This use has and would continue providing a needed service to the adjacent community.

Staff finds that the City Charter conditions relative to the granting of special use permits has been met. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The subject property is an improved lot of .236 acre located on the block bounded by Grove Avenue to the north, Strawberry Street to the east, Floyd Avenue to the south, and North Stafford Avenue to the west. The property is improved by Ms. Babs' Nursery School, a 2,052 square foot residential structure.

Proposed Use of the Property

The applicant is proposing a two-story building addition that would be approximately 1,750 square feet, and include a pre-kindergarten room, an infant nap room, and an infant playroom. The existing nursery has 8 employees and the addition would require 3 more employees, bringing the total number of employees to 11.

Master Plan

The Richmond Master Plan designates this property as Single-Family (medium density) in the Near West Planning District. "Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category are R-43 and R-48" (133).

Zoning & Ordinance Conditions

The property is located in the R-6 Single-Family Attached Residential zoning district. The property is currently improved by Ms. Babs' Nursery School, which is not a permitted use in the R-6 district. However, the existing day nursery use is deemed to be nonconforming. The proposed expansion of the nonconforming use requires a special use permit.

The special use permit ordinance would permit the day nursery expansion and require, through conditions, a minimum of 100 square feet of outdoor play area per child, and a continuous opaque fence or structure not less than four feet in height, enclosing the rear yard play area.

The proposed ordinance would waive the parking requirements for the day nursery use.

Surrounding Area

The properties to the north, east, south, and west are zoned R-6 Single-Family Attached Residential, and are predominantly occupied by single and two-family attached residential uses.

Neighborhood Participation

Staff has contacted 2nd District Council Representative, Charles Samuels and has received a letter of no objection from the Fan District Association.

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