

INTRODUCED: July 14, 2014

AN ORDINANCE No. 2014-156-178

As Amended

To rezone the properties known as 1308 Sherwood Avenue [~~and 1213, 1215, 1217, 1219, 1221 and 1223 Brookland Parkway~~] from the R-3 Single-Family Residential District to the I Institutional District.

\_\_\_\_\_  
Patron – Mayor Jones (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: SEPT 8 2014 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey plat entitled “‘Compiled’ Zoning Plat Showing [~~2~~ ~~Parcels~~] 4.557 Acres of Land Lying on the North Line Sherwood Avenue [~~and the South Line of Brookland Parkway~~],” prepared by Timmons Group, dated April 23, 2014, [~~and~~] revised June 10, 2014, and last revised August 18, 2014, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following [~~properties~~] property, with tax parcel [~~numbers~~] number as shown in the 2014 records of the City Assessor, [~~are~~] is excluded from the R-3 Single-Family Residential District and shall no longer be subject to the provisions of sections 114-406.1 through 114-406.7 of the Code of the City of Richmond (2004), as amended, and that the same are included in the I Institutional District and shall be subject to the provisions of sections 114-

AYES: 8 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: OCT 13 2014 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

432.1 through 114-432.9 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

1308 Sherwood Avenue	Tax Parcel No. N000-1019/001
<del>[1213 Brookland Parkway</del>	<del>Tax Parcel No. N000-0858/007</del>
<del>1215 Brookland Parkway</del>	<del>Tax Parcel No. N000-0858/008</del>
<del>1217 Brookland Parkway</del>	<del>Tax Parcel No. N000-0858/009</del>
<del>1219 Brookland Parkway</del>	<del>Tax Parcel No. N000-0858/010</del>
<del>1221 Brookland Parkway</del>	<del>Tax Parcel No. N000-0858/011</del>
<del>1223 Brookland Parkway</del>	<del>Tax Parcel No. N000-0858/012]</del>

§ 2. This ordinance shall be in force and effect upon adoption.



**CITY OF RICHMOND**  
INTRACITY CORRESPONDENCE

O & R REQUEST

JUN 18 2014

Chief Administration Office  
City of Richmond

**O&R REQUEST**

**O & R Request**

**DATE:** June 12, 2014

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** Dwight C. Jones, Mayor

**THROUGH:** Byron C. Marshall, Chief Administrative Officer

**THROUGH:** Peter H. Chapman, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**RE:** To rezone the properties known as 1308 Sherwood Avenue and 1213, 1215, 1217, 1219, 1221, and 1223 Brookland Parkway from the R-3 Single-Family Residential District to the I Institutional District.

RECEIVED  
JUN 21 2014  
OFFICE OF CITY ATTORNEY

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To rezone the properties known as 1308 Sherwood Avenue and 1213, 1215, 1217, 1219, 1221, and 1223 Brookland Parkway from the R-3 Single-Family Residential District to the I Institutional District.

**REASON:** The subject property is zoned R-3 Single-Family Residential District, which does not permit the proposed facility to provide short-term, acute care, inpatient and outpatient programs designed to stabilize psychiatric patients. A rezoning to I Institutional District is required to permit the proposed use.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its September 2, 2014 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

201406006

**BACKGROUND:** The request is to rezone the property 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. This hospital use is a permitted principal use in the I-district.

The subject property is currently in the R-3 district and consists of six (6) parcels fronting Brookland Parkway and one (1) parcel fronting on Sherwood Avenue. The parcels on Brookland Parkway are currently undeveloped, and the parcel on Sherwood Avenue is mostly undeveloped and is authorized by a Special Use Permit (Ord. No. 87-254-224) for the placement of an office trailer to be used as two offices and a meeting room for the Richmond Cerebral Palsy Center. The rezoning of these properties to the I-district requires an amendment to the Master Plan for the development of the properties.

The subject property is located on the block bounded by Brookland Parkway to the north, Brook Road to the east, Sherwood Avenue to the south, and Interstate 95/ 64 to the west.

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).

**FISCAL IMPACT:** The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**COST TO CITY:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**REVENUE TO CITY:** \$1,900 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** July 14, 2014

**CITY COUNCIL PUBLIC HEARING DATE:** September 8, 2014

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES:** City Planning Commission, September 2, 2014

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORDINANCES:** None.

**ATTACHMENTS:** Application Form, Applicant's Letter, Draft Ordinance, Survey, Plans

**STAFF:** Willy Thompson, Senior Planner  
Land Use Administration (Room 511)  
646-5734

*DCD O&R No.14-24*



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/>

**Project Name/Location**

Project Name: Virginia Treatment Center for Children (VTCC) Date: 4/30/14

Property Address: See Attached Tax Map #: See Attached

Fee: \$1,900 Total area of affected site in acres: 7.107  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R-3

Existing Use: Vacant

Is this property subject to any previous land use cases?  
 Yes  No

If Yes, please list the Ordinance Number:  
SUP 87-254-229, 80-101-60, PC resolution dated  
June 3, 1985 adopting drawing 79-22/SK-MP-2

**Proposed Zoning/Conditional Zoning**

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

Institutional with Master Plan Amendment

**Applicant/Contact Person:** Gloria L. Freye, Esquire

Company: McGuireWoods LLP

Mailing Address: 901 East Cary Street

City: Richmond State: VA Zip Code: 23219

Telephone: ( 804 ) 775-1152 Fax: ( 804 ) 698-2055

Email: gfrey@mcguirewoods.com

Crippled Children's Hospital (DBA Children's Hospital of Richmond of VCU Health System) and

**Property Owner:** Children's Hospital and Healthcare Services Foundation

If Business Entity, name and title of authorized signee: Jean Reed, Esquire

Mailing Address: 2924 Brook Road/office Stephen Putney House, 1010 E. Marshall St, 2nd Floor

City: Richmond State: VA Zip Code: 23220

Telephone: ( 804 ) 828-9010 Fax: ( )

Email: JReed2@mcvh-vcu.edu

**Property Owner Signature:** *Gloria L. Freye*  
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.)

Virginia Treatment Center for Children (VTCC)  
Rezoning and Master Plan Amendment  
Application Attachment

<b>Property Address</b>	<b>Owner</b>	<b>Tax Map Number</b>
1308 Sherwood Avenue	Crippled Children's Hospital	N-000-1019-001
1223 Brookland Parkway	Children's Hospital and Healthcare Services Foundation	N-000-0858-012
1221 Brookland Parkway	Children's Hospital and Healthcare Services Foundation	N-000-0858-011
1219 Brookland Parkway	Children's Hospital and Healthcare Services Foundation	N-000-0858-010
1217 Brookland Parkway	Children's Hospital and Healthcare Services Foundation	N-000-0858-009
1215 Brookland Parkway	Children's Hospital and Healthcare Services Foundation	N-000-0858-008
1213 Brookland Parkway	Children's Hospital and Healthcare Services Foundation	N-000-0858-007

Applicant's Report  
Virginia Treatment Center for Children  
Rezoning & Master Plan Amendment

Rezoning Request and Master Plan Amendment

Virginia Commonwealth University Health System Authority ("VCU") requests rezoning to I (Institutional) for the properties located at 1308 Sherwood Avenue and 1213, 1215, 1217, 1219, 1221, 1223 Brookland Parkway (together, the "Property"). The request to rezone the Property from R-3 Single-Family Residential to the Institutional district will allow construction of the new Virginia Treatment Center for Children psychiatric facility (the "VTCC") and to permit future development.

VTCC will be developed primarily upon the parcel located at 1308 Sherwood Avenue. The properties located at 1213, 1215, 1217, 1219, 1221, and 1223 Brookland Parkway will be reserved for future development and/or parking.

In addition to the rezoning, VCU requests amendment to their existing Master Plan (# 79-22/SK-MP-2) to reflect proposed expansions of the existing Children's Hospital, the new VTCC, and locations for future building expansion, future parking, and other medical related development.

Intended Use of the Property

In 2013, the Virginia General Assembly approved funding to build a new, state-of-the-art facility to replace the outdated VTCC facility located at 515 N. 10th Street. Like the existing VTCC, the new, relocated facility will provide short-term, acute care, inpatient programs designed to stabilize children and adolescents and provide the services to enable them to return home. The acute care program includes the following inpatient services:

- crisis stabilization, assessment, and diagnosis
- educational services
- medication and medical assessment and management
- individual, group and family therapy
- occupational therapy
- recreational therapy
- pet therapy
- nutritional services

Outpatient services will include:

- psychiatric and mental health assessments
- psychiatric medication treatment and monitoring
- occupational therapy and psychological testing and treatment



The new VTCC facility will provide these services in a child friendly environment. Space will be added for enhanced research capabilities and additional training opportunities for mental health professionals. The new VTCC facility will increase capacity and services to respond to the rising demand for behavioral health services to children in the Commonwealth.

### The VTCC Building

The Master Plan for the Institutional zoning shows the new VTCC with approximately 116,600 square feet. The expansion footprint will allow VTCC the potential to increase the floor area to about 132,000 square feet. The new facility will initially provide 32 inpatient beds with the ability to expand to 48 beds without requiring additional parking, support, or administrative space. The initial 32 beds will be located in two 16-bed inpatient units. These units will be self-contained with access to secured courtyards and backyards for outdoor activities. The existing VTCC facility is limited to 26 inpatient beds with no outdoor areas.

The proposed VTCC is a two-story building designed for short-term inpatient psychiatric services. Clerestory and upper story windows are incorporated into the design to maximize natural light throughout the building. All inpatient care areas will be located on the first floor minimizing patient transport as well as enhancing patient access to outdoor treatment and recreational areas. Patient-related administrative services such as reception, evaluation areas, and security will also be located on the first floor. The second level is designated for overall hospital administrative functions, research, and medical staff offices.

The main entrance is planned from Sherwood Avenue via a circular drive. A two-story main entrance lobby serves as the primary point of access for outpatients, visitors, and some inpatient admitting. This main entrance will also house the assessment clinic and the outpatient/medical clinic. Staff and authorized visitors can access second floor destinations from elevators located in the lobby.

Patients requiring crisis intervention or involuntary inpatient admissions, will enter the VTCC through a designated emergency entrance shown on the Master Plan as the "ambulance" entrance. There is also an inpatient drop-off area located near the ambulance access. Entrances for staff and service functions will be separate from patient entrances. Required parking spaces for VTCC will be provided on the campus using the existing hospital grounds and parking lots.

### Program Areas

The outpatient clinic will provide 20 examination/consultation rooms and group rooms. The Children's Mental Health Resource Center ("CMHRC")

functions are integrated into the outpatient care zone. Integrating the CMHRC into the outpatient clinic creates a seamless outpatient experience where patients and families have easy access to CMHRC staff that help coordinate mental health services and resources in the community.

Spaces for therapy, recreation, a gymnasium, and a faith center will be located within the central area of the facility with controlled security access. The new therapy and activity areas will provide indoor and outdoor spaces (which is lacking in the existing VTCC facility) for group therapy sessions.

Controlled and secure access to educational spaces is also located within the facility. The education spaces will allow VTCC staff and teachers to give daily educational instruction to patients unable to attend their local school.

Dietary services, environmental services, materials management, pharmacy, and plant operations will be consolidated in a controlled service zone adjacent to the receiving and delivery dock on the west side of the building. This service area has a separate access from Sherwood Avenue. Mechanical equipment will be located in a mechanical penthouse or on the roof with screening.

### Architecture

The architecture for VTCC is modern in design, while referencing some historic features of the Children's Hospital. While different in shape and materials, the clerestory features and colors proposed for the VTCC building relate well to the Italianate towers of the existing hospital. The red/copper color of the curving roof lines and portions of the exterior walls of the new building were selected to complement the red tile roof of the Children's Hospital. The use of gray, tan, and white stone on the VTCC building will coordinate with the materials used on the Children's Hospital.

The new building is designed to meet Silver LEED standards with the portion of the roof located over the central part of the building designed as an unoccupied planted "green" roof. The green roof will provide a visually pleasing landscape from the second floor windows, lower air temperature and heat effect, as well as serve as part of the VTCC stormwater system.

### City Master Plan and Institutional Zoning

The City's Master Plan for the North Planning District (the "Plan") identifies almost all the area bounded by Brook Road, Sherwood Avenue, I-95, Robin Hood Road, and Brookland Parkway for Institutional uses. The existing Children's Hospital and Luther Memorial School are zoned Institutional. The six residential lots along Brookland Parkway were purchased by Children's Hospital

over the last several years and the houses have been demolished. The Plan notes that most of the existing land uses in the North Planning District are appropriate and that infill and redevelopment should match the scale and architecture of existing buildings.

In keeping with the City's Master Plan, the request for Institutional zoning is appropriate because adjacent parcels are already zoned I and developed with Institutional uses. The proposed development is an expansion of an existing medical facility (institutional use) and will not have any greater impact on the neighborhood than currently exists.

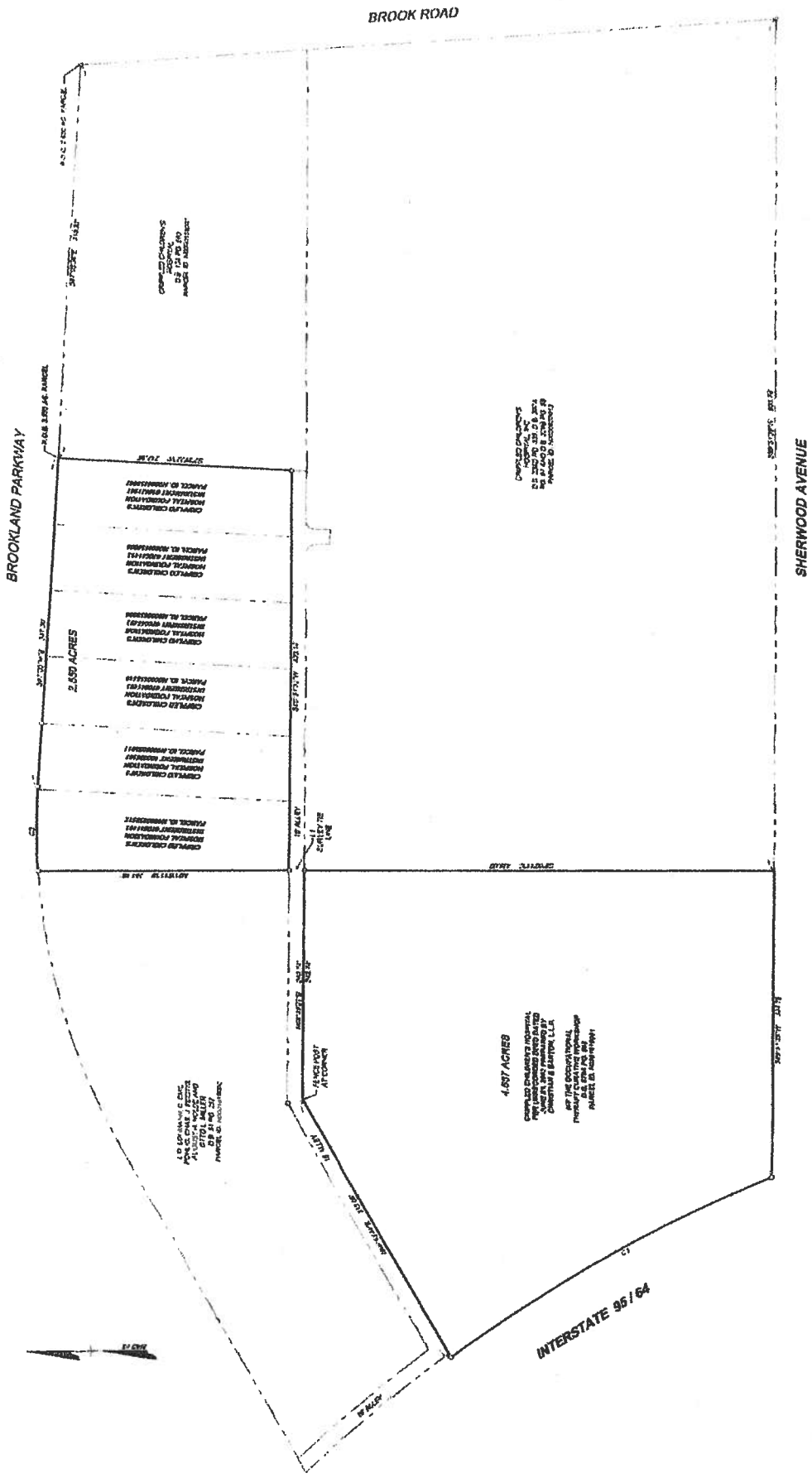
The conventional zoning for the I district requires approval of a Master Plan which illustrates the locations of buildings, parking facilities, access, pedestrian and vehicular circulation, yards and open spaces. The proposed development will comply with all the I development standards to provide proper protections for adjacent landowners.

The proposed facility can be adequately served by public water and sewer. There will be no need for on-street parking as the required parking will be provided on-site. The Traffic Impact Analysis concluded that all the study intersections would continue to operate at the same or acceptable levels of service in the AM and PM peak hours and no off-site roadway improvements are needed to accommodate the trips generated by the proposed facility. No negative impact on public infrastructure is foreseen.

#### Neighborhood Outreach

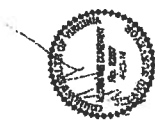
VCU has met with a number of the nearby neighborhood associations. Between July-September 2013, the applicant met with Ginter Park Terrace, Edgehill, Virginia Union University, and Luther Memorial School. VCU also attended a Northside Community meeting at the request of Councilman Chris Hilbert. Additional meetings with Ginter Park and Sherwood Park will be conducted in the upcoming months.

THIS PLAN IS THE PROPERTY OF TIMMONS GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



**"COMPILED"**  
**ZONING PLAT SHOWING 2 PARCELS**  
**OF LAND LYING ON THE NORTH LINE**  
**SHERWOOD AVENUE AND THE SOUTH**  
**LINE OF BROOKLAND PARKWAY**

CITY OF RICHMOND, VIRGINIA  
 DATE: APRIL 23, 2014 SCALE: 1"=50'  
 SHEET NO. 1013  
 DRAWN BY: M.S.F. CHECKED BY: M.O.D.  
 REVISION: 6-10-14 (ADDED OWNERSHIP INFO)



**NOTE:**  
 1. INFORMATION FOR THE PREPARATION OF THIS PLAT WAS OBTAINED FROM THE RECORDS OF THE CITY OF RICHMOND, VIRGINIA, AND THE RECORDS OF THE VIRGINIA DEPARTMENT OF TAXATION. THE CITY OF RICHMOND, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF TAXATION ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.  
 2. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE VIRGINIA ZONING ACT, CHAPTER 13.1 OF THE VIRGINIA CODE OF STATUTES, TITLE 55.1, AS AMENDED.

**LINE TABLE**

LINE	BEARING	LENGTH	REMARKS
1			
2			

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	CHORD
1	100.00	100.00	100.00	0°00'00"	100.00
2	100.00	100.00	100.00	0°00'00"	100.00



