



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

CPCR 2017-023: To approve the United Methodist Family Services Institutional Master Plan for a portion of the property known as 3900 West Broad Street.

To: City Planning Commission
From: Land Use Administration
Date: May 15, 2017

PETITIONER

United Methodist Family Services of Virginia

LOCATION

A portion of the property known as 3900 West Broad Street

PURPOSE

To approve the United Methodist Family Services Institutional Master Plan

SUMMARY & RECOMMENDATION

The subject property consists of approximately 21 acres of land improved with the United Methodist Family Services Richmond Campus. The campus, as shown on the proposed institutional master plan, is located along the City's border with Henrico County in the Sauer's Garden neighborhood of the Far West Planning District and is bound by North Hamilton Street and I-195, with access to West Broad Street (along the Pulse Bus Rapid Transit line).

The institutional use of the property is currently authorized by a special use permit (Ord. No. 2010-47-57). A request has been made to amend to special use permit (Ord. No. 2017-086) and rezone the subject property to the I Institutional District (Ord. No. 2017-085) so that the United Methodist Family Services Richmond Campus could operate and expand under the regulations of the I Institutional District.

Staff finds that the proposed United Methodist Family Services Institutional Master Plan is consistent with the requirements of the Institutional zoning district.

Staff further staff finds that this proposal is consistent with the Master Plan's recommendations for the subject property.

Staff further finds that the safeguards contained within the Institutional zoning district, relative to the approval of Institutional Master Plans, would be met.

Therefore, staff recommends approval of proposed United Methodist Family Services Institutional Master Plan.

FINDINGS OF FACT

Site Description

The subject property consists of approximately 21 acres of land improved with the United Methodist Family Services Richmond Campus. The campus, as shown on the proposed institutional master plan, is located along the City's border with Henrico County in the Sauer's Garden neighborhood of the Far West Planning District and is bound by North Hamilton Street and I-195, with access to West Broad Street (along the Pulse Bus Rapid Transit line).

Proposed Use of the Property

The use of the property will continue as the United Methodist Family Services Richmond Campus, which offers a variety of services, including educational, residential treatment, foster care, and adoption-related services.

Future expansions are shown generally on the institutional master plan, although the uses, parking, entrance, size of buildings, and location of buildings and structures may differ from the master plan, provided that uses located in the area of buildings designated B, F, and G shall generally be limited to office, educational and related uses, and the area where buildings are designated as A and H on the master plan shall be generally limited to residential and related uses.

Relocation of the existing access drive from the campus to West Broad Street is also proposed, so that the access drive entrance to West Broad Street would align with Kent Road.

A total of 298 parking spaces would be provided on campus.

City of Richmond Master Plan

The City of Richmond's Master Plan recommends Mixed-Use land use for the property. The Master Plan defines the primary uses for this category as "combinations of office, retail, personal service, general commercial and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial. Generally, such areas consist of a mix of several types of uses, designed and arranged to be compatible with one another" (p. 134).

Specifically for the subject property, the Master Plan "provides an opportunity for significantly more development than that which is currently on the site. This location is identified on the Land Use Plan map as mixed use. Appropriate uses could include additional housing at medium to high densities, expansion of existing institutional uses such as a school, or offices and some opportunity for retail along Broad Street" (p. 184).

The subject property is a part of the study area for the draft Pulse (BRT) Corridor Plan. The plan is not yet adopted, but it does recommend institutional land use for the campus.

Zoning

The subject property is located within the B-3 General Business District that encompasses the Broad Street corridor from the City's border with Henrico County to the North Boulevard area. The subject property, as well as 1620 North Hamilton Street and 3840 Mastin Lane, are subject to a special use permit (Ord. No. 2010-047-57) which authorizes the institutional and related uses currently found on the campus.

Surrounding Area

A mix of multi-family, commercial, office, and mixed use land uses are present in the immediate vicinity of the subject property.

Neighborhood Participation

No letters of support or opposition were received.

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