

INTRODUCED: April 24, 2017

AN ORDINANCE No. 2017-086

To amend Ord. No. 97-300-98-243, adopted Jun. 22, 1998, as previously amended by Ord. No. 2002-71-102, adopted Apr. 22, 2002, and by Ord. No. 2010-47-57, adopted Mar. 22, 2010, for the purpose of amending the conditions of the special use that pertain to the property known as 3900 West Broad Street, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 22 2017 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 97-300-98-243, adopted June 22, 1998, as previously amended by Ordinance No. 2002-71-102, adopted April 22, 2002, and by Ordinance No. 2010-47-57, adopted March 22, 2010, be and is hereby amended and reordained as follows:

§ 1. That the real estate properties known as 3900 West Broad Street, 1620 North Hamilton Street and 3840 Mastin Lane, located at the northwest intersection of West Broad Street and Hamilton Street, containing an aggregate of 33.31 acres, more or less, of which .366 acre, more or less, is located outside the City limits, and being identified in the [~~2010~~] 2017 records of the City Assessor as Parcel Nos. N000-1940/001, N000-1940/010 and N000-1940/003,

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 22 2017 REJECTED: _____ STRICKEN: _____

respectively [~~being more particularly described as follows: beginning at the point of intersection of the north right of way line of West Broad Street and the west right of way line of North Hamilton Street; thence extending in a westerly direction along the north right of way line of West Broad Street 827.20 feet to a point; thence extending in a northerly direction along a property line 300.00 feet to a point; thence extending in a westerly direction along a property line 222.05 feet to a point; thence extending in a northerly direction along a property line 150.00 feet to a point; thence continuing in a northerly direction along a property line 515.81 feet to its point of intersection with the boundary marking the corporate limits of the City of Richmond; thence continuing in a northerly direction along said boundary 506.55 feet to its point of intersection with a property line; thence extending in an easterly direction along a property line 309.22 feet to a point; thence extending in an easterly direction 32.82 feet to a point; thence extending in a southerly direction along the west right of way line of Interstate 195 1485.00 feet, more or less, to a point on the west right of way line of North Hamilton Street; thence extending in a westerly direction 12.00 feet as the right of way of North Hamilton Street widens to a point; thence extending in a southerly direction along said right of way 530.34 feet to a point; thence extending in an easterly direction 7.94 feet as the right of way narrows to a point; thence extending in a southerly direction along the west right of way line of North Hamilton Street 269.71 feet to the point of beginning~~], is hereby permitted to be used for the purpose of signage, as to Site A, [~~the continued occupancy of existing buildings on the property by institutional uses~~] and multi-family dwelling uses, as to Site B and Site C [~~on the properties, and to authorize further division of the properties and the construction of an additional multi-family dwelling for the elderly~~], substantially as shown on the site plan entitled: "United Methodist Family Services" and the landscape plan, floor plans, and elevation drawings entitled: "Guardian Place II, Richmond, Virginia", and the floor plans and elevation

drawings entitled: “Child Placement Services Addition”, with such plans and drawings prepared by Edward H. Winks & James D. Snowa Architecture, dated June 6, 1997 (the “1997 plans”), and as shown on the floor plan and elevation drawings entitled “Guardian Place” prepared by Edward H. Winks Architecture, dated April 28, 1993, as revised through May 18, 1993 (the “1993 plans”), copies of which are attached to Ordinance No. 97-300-98-243, and for the construction of a new school building substantially as shown on the site plan, landscape plan, and lighting plan entitled: “Site & Utility Plan Improvements For Charterhouse School, Inc. City of Richmond, Virginia”, consisting of sheets T1, C1-C9, prepared by Hulcher & Associates, Inc., dated November 6, 2001 and last revised on January 16, 2002, and the floor plans and elevation drawings entitled: “Charterhouse School, United Methodist Family Services of Virginia, 3900 West Broad Street, Richmond, VA 23230”, consisting of sheets A2.1, A5.1, and A5.2, prepared by Cox & Associates, dated March 3, 2002 (the “2002 plans”), copies of which are attached to Ordinance No. 2002-71-102, adopted April 22, 2002, and on the site plan entitled “United Methodist Family Services Existing Overall Site Plan,” consisting of Sheet C1, prepared by Hulcher & Associates, Inc. and dated December 23, 2009, a copy of which is attached to and made a part of Ordinance No. 2010-47-57, adopted March 22, 2010, and substantially as shown on the plan entitled “UMFS – Richmond Campus Completed Master Plan,” prepared by ClarkNexsen, and dated April 11, 2017, a copy of which is attached to and made a part of this ordinance.

§ 2. That adoption of this ordinance shall constitute the granting of an amendment to the existing special use permit for the real estate, which shall be transferable from the owner(s) of the real estate to the successor or successors in fee simple title of the owner(s), whether acquired by operation of law, deed or otherwise, and shall run with the land.

§ 3. That the following terms and conditions shall be applicable to development and use of the entire premises, or any portion thereof:

(a) That the owner(s) of the properties shall be bound by, observe, and shall comply with all other laws, ordinances and rules and regulations adopted pursuant thereto, applicable to the land and building, except as otherwise provided in this ordinance;

(b) That 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 as not to be visible from adjacent properties and public streets;

(c) That final grading and drainage plans, together with any easement agreements made necessary by such plans, shall be approved by the Director of [~~Planning and Development Review~~] Public Utilities prior to the issuance of building permits;

(d) That storm or surface water shall not be allowed to accumulate on the land and adequate facilities for drainage of storm or surface water from the land and building shall be provided and maintained at all times by the owner at its costs and expense so as not to adversely affect or damage adjacent property or public streets and the use thereof;

(e) That the properties may be divided into independent lots with such lots corresponding to the land areas depicted as Sites A, B, and C on the site plan included in the 1997 plans attached to Ordinance No. 97-300-98-243;

(f) That no permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the subject property have been paid;

§ 4. That the following authorizations and terms and conditions shall be applicable to the development and use of the land area identified on the attached site plan as “Site A”:

~~(a) [That the Commissioner of Buildings is hereby authorized to permit the continued use of the property in accordance with existing legitimate occupancy permits for the buildings on the property and to issue certificates of occupancy for other uses of the property authorized herein;~~

~~(b) — That the permitted uses on “Site A” shall be limited to the following uses:~~

~~(1) — Offices;~~

~~(2) — Dining Hall and meeting rooms;~~

~~(3) — Schools, open to a maximum of one hundred (100) students;~~

~~(4) — Group homes, with a maximum of fifteen (15) group home residents per building.~~

~~In addition, adult, on-premises residential supervision shall also be permitted in these group homes;~~

~~(5) — Maintenance and storage;~~

~~(6) — Gymnasium and other recreational uses;~~

~~(7) — Adult day services;~~

~~(8) — Charitable, eleemosynary and philanthropic organizations and uses including social service delivery uses operated by such institutions;~~

~~(9) — Multi family uses for staff and family members of residents or clients for therapeutic services, provided, however, the multi family uses for staff and family members shall be limited to Buildings 1 through 7, 12, 19 and 20 as identified on the attached site plan; and~~

~~(10) — Any other principal and accessory uses permitted under the regulations governing the Institutional zoning district as set forth in Chapter 114 of the Code of the City of Richmond (2004), as amended.~~

~~No additional building shall be constructed on Site A for the uses permitted in Section 4(b) of this ordinance without an amendment to this special use permit. A one time, ten percent (10%)~~

~~per building addition to the floor area, as defined in Chapter 114 of the Code of the City of Richmond (2004), as amended, of any existing building identified on the attached site plan shall be permitted without an amendment to this special use permit;~~

~~(c) — That application for a change of use permit shall be made whenever an existing building identified on the site plan attached to this ordinance is utilized for a use not previously approved for such building;~~

~~(d) — That parking shall be provided in accordance with the applicable requirements of Chapter 114 of the Code of the City of Richmond (2004), as amended;~~

~~(e) — That, except as set forth in subsections (f) and (g) of this section, signage for Site A shall be subject to the regulations applicable to the Institutional zoning district set forth in Chapter 114 of the Code of the City of Richmond (2004), as amended;~~

~~(f) — That identification of the premises shall be limited to two single-sided signs or one double-sided sign identifying the overall use of Site A, located at the entrance to Site A from West Broad Street, of a maximum sign area per sign of thirty-six (36) square feet and a maximum height of six (6) feet, and to one sign for each building on the property consisting of a freestanding sign located in the vicinity of the building it serves, with a maximum sign area of six (6) square feet and a maximum height of four (4) feet, or a wall-mounted, eave-mounted, or projecting sign of a maximum sign area of six (6) square feet. Such signs may be illuminated, provided the source of such illumination is not visible; and~~

~~(g) — That one (1) roof sign that is (i) designed to screen mechanical equipment and (ii) visible from the interstate exit ramp shall be permitted on Building 11 as shown on the plans attached to this ordinance.] In addition to section 4(b) of this ordinance, the use of Site A shall be~~

subject to the provisions of Ordinance 2017- , adopted , 20 to rezone Site A to the I Institutional District;

(b) In addition to signage permitted by the underlying zoning of Site A, one freestanding sign shall be permitted, substantially as shown on the plan attached to this ordinance. The sign shall be set back at least 15 feet from the property line and be limited to an overall height of 35 feet and an area of 672 square feet. The sign shall not be internally illuminated and [Such sign] shall not be a billboard, as defined in Chapter [114] 30 of the Code of the City of Richmond [(2004)] (2015), as amended. [The sign shall be limited to twenty (20) square feet in area as determined by section 114-502 of the Code of the City of Richmond (2004), as amended.] The information displayed on the sign shall pertain only to the institutional uses contained within the portion of the property within the I Institutional District. The final location, content, elevation, finish, and method of illumination [must] shall be approved by the Director of Planning and Development Review before issuance of a sign permit;

§ 5. That the following authorizations and terms and conditions shall be applicable to the development and use of the land area identified on the site plan attached to this ordinance as “Site B”:

(a) That the Commissioner of Buildings is hereby authorized to permit the continued use of the property in accordance with existing occupancy permits for the building on the property constructed in accordance with the above-referenced 1993 plans;

(b) That use of the site shall be limited to a one hundred twenty (120) unit multi-family dwelling for the elderly and handicapped, substantially as depicted on the 1993 plans attached to Ordinance No. 97-300-98-243, provided that one (1) of the units may be a manager’s unit and that

access roads serving adjacent properties may be established across the southern and western portion of the property, as authorized herein;

(c) That not less than fifty-six (56) parking spaces shall be provided substantially as shown on the 1993 plans attached to Ordinance No. 97-300-98-243. The parking area and access aisles shall be paved with a dust free, all weather surface and parking spaces shall be delineated on the pavement surface;

(d) That identification of the use of Site B shall be limited to one sign, not to exceed twelve (12) square foot in area, and not to exceed five (5) feet in height, substantially as shown on the 1993 plans attached to Ordinance No. 97-300-98-243. Said sign may be illuminated, provided the source of such illumination is not visible. Additional sign area may be located on Site B to identify the use of Site A and/or Site C, with such sign area provided only by a six (6) square foot increase in the area of the sign identifying the use of Site B and by a sign of up to eight (8) square feet at the drive leading from Site B to Site C, with such sign not exceeding a height of five (5) feet;

(e) That the landscaping scheme for the site shall be substantially as shown on the 1993 plans attached to Ordinance No. 97-300-98-243, except as necessary to accommodate the construction of [~~inter-parcel~~] inter-parcel access roads authorized herein. All parking areas shall be screened from view from public streets and adjacent properties by evergreen vegetative material not less than three (3) feet in height. Final landscaping details shall be in accordance with a landscape plan approved by the Director of Planning and Development Review that specifies precise type and size of planting material. Subsequent adjustments to such landscape plan shall be permitted, provided any adjustments are approved by the Director of Planning and Development

Review as being substantially in accordance with the scheme depicted on the 1993 plans attached to Ordinance No. 97-300-98-243;

(f) That a strip of land, running along the east side of the property adjacent to North Hamilton Street, shall be dedicated, at no public cost upon the request of the City, for public road purposes. The width of any such dedication shall be as needed to accommodate the construction of a twelve (12) foot wide turn lane, in accordance with the standards of and as determined by the Director of Public Works;

(g) That the owner shall permit the owner(s) of adjacent property(ies) to expand the width of the twenty-four (24) foot access road along the southern edge of the premises so such road can serve adjacent properties, provided that the final design details of the expansion are approved by the Director of Planning and Development Review;

(h) That the owner shall permit the owner of Site C to establish an access road along the western edge of the premises so such road can serve adjacent properties, with such access road substantially as depicted on the 1997 plans attached to Ordinance No. 97-300-98-243;

§ 6. That the following authorizations and terms and conditions shall be applicable to the development and use of the land area identified on the attached site plan as “Site C”:

(a) That the Commissioner of Buildings is hereby authorized to permit the continued use of the property in accordance with the existing occupancy permits for the buildings on the property constructed in accordance with the 1997 plans attached to Ordinance No. 97-300-98-243;

(b) That use of the property shall be limited to a one hundred fourteen (114) unit apartment building for the elderly and handicapped, together with one (1) manager’s dwelling unit and accessory parking;

(c) That not less than one hundred (100) parking spaces shall be provided substantially as shown on the 1997 plans attached to Ordinance No. 97-300-98-243. The parking area and access aisles shall be paved with a dust free, all weather surface and parking spaces shall be delineated on the pavement surface;

(d) That identification of the use of Site C shall be limited to one sign on Site C of a maximum of (16) square feet of sign area and not exceeding five (5) feet in height, located substantially as shown on the 1997 plans attached to Ordinance No. 97-300-98-243. Said sign may be illuminated, provided the source of such illumination is not visible. Additional signs identifying the use of Site C may be located on Site B, in accordance with the authorizations and limitations pertaining to Site B signage;

(e) That the landscaping scheme for Site C shall be substantially as shown on the 1997 plans attached to Ordinance No. 97-300-98-243. All parking areas shall be screened from view from public streets and adjacent properties by evergreen vegetative material not less than three (3) feet in height. Final landscaping details shall be in accordance with a landscape plan approved by the Director of Planning and Development Review that specifies precise type and size of planting material. Subsequent adjustments to such landscape plan shall be permitted, provided any adjustments are approved by the Director of Planning and Development Review as being substantially in accordance with the scheme depicted on the 1997 plans attached to Ordinance No. 97-300-98-243;

§ 7. That the privileges granted by this ordinance may [~~under certain circumstances~~] be revoked[~~. Upon noting that a condition of a special use permit has been violated, the Zoning Administrator shall issue a written notice of violation to the property owner. The notice shall inform the property owner (i) which condition or conditions have been violated, (ii) the nature of~~

~~the violation, and (iii) that the City Planning Commission shall hold a public hearing at which it shall review the violation and the special permit]~~ pursuant to the provisions of sections [~~114-1050.7~~] 30-1050.7 through [~~114-1050.11~~] 30-1050.11 of the Code of the City of Richmond [~~(2004)~~] (2015), as amended, [~~if (a) the property owner does not abate the violation within thirty (3) days of the issuance of the notice or (b) three (3) notices of violation are issued to the property owner within any twelve (12) month period. No action taken pursuant to the provisions of this section shall in any way limit the City's right to pursue any other remedy at law or in equity against the property owner]~~] and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section [~~114-1080~~] 30-1080 of the Code of the City of Richmond [~~(2004)~~] (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

§ 8. That when the privileges granted by this ordinance terminate and the special use permit becomes null and void for a particular site, or when use of a particular site is abandoned for a period of twenty-four (24) consecutive months, use of the real estate within that particular site shall be governed thereafter by the zoning regulations prescribed for the district in which the real estate is then situated.

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

II. This amendatory ordinance shall be in force and effect upon adoption.



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request

File Number: PRE. 2017.121

RECEIVED

APR 07 2017

O & R Request

OFFICE OF CITY ATTORNEY

Received

MAR 20 2017

4-6354
Office of the

Chief Administrative Officer

DATE: March 17, 2017 EDITION:1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

JS 4/5/17

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer

SCG

THROUGH: Peter L. Downey, Jr., Deputy Chief Administrative Officer for Economic Development and Planning

PLD

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

MAO

RE: To amend Ord. No. 97-300-98-243, adopted Jun. 22, 1998, as previously amended by Ord. No. 2002-71-102, adopted Apr. 22, 2002, and most recently amended by Ord. No. 2010-47-57 adopted Mar. 22, 2010, for the purpose of amending the conditions of the special use that pertain to the property known as 3900 West Broad Street (Site A), upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To amend Ord. No. 97-300-98-243, adopted Jun. 22, 1998, as previously amended by Ord. No. 2002-71-102, adopted Apr. 22, 2002, and most recently amended by Ord. No. 2010-47-57 adopted Mar. 22, 2010, for the purpose of amending the conditions of the special use that pertain to the property known as 3900 West Broad Street (Site A), upon certain terms and conditions.

REASON: The applicant has requested an amendment to the existing special use permit to allow a freestanding sign that does not meet zoning standards and to amend the special use permit to allow for the existing institutional use of the property to be governed by the regulations of the I - Institutional zoning district.

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 May 1, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of an approximately 28 acre parcel of land improved with the United Methodist Family Services of Virginia Campus. The campus 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 West Broad Street (along the Pulse Bus Rapid Transit line), North Hamilton Street, and I-195.

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 states "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 located within the B-3 - General Business District that encompasses the Broad Street corridor from the City's boarder 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. A mix of multi-family, commercial, office, and mixed-use land uses are present in the immediate vicinity of the subject property.

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

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: \$1,800

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: April 10, 2017

CITY COUNCIL PUBLIC HEARING DATE: May 8, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, May 1, 2017

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 ORD. OR RES.: Proposed amendment to Ord. No. 2010-47-57 and companion ordinance to proposed ordinance to rezone the subject property.

REQUIRED CHANGES TO WORK PROGRAM(S): None.

ATTACHMENTS: Draft Ordinance, Plan, Application Form & Applicant's Report, Map

STAFF: Matthew J. Ebinger, AICP, Acting Principal Planner
Land Use Administration (Room 511)
804-646-6308

PDR O&R No. 17-04



Application for **SPECIAL USE PERMIT**

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/>

007294
SUP-007256-2016

RECEIVED

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

Project Name/Location

Project Name: UMFS Date: 10-4-16

Property Address: 3900 West Broad Street Tax Map #: N0001940001

Fee: \$1800 Total area of affected site in acres: 27.3
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: B-3

Proposed Use

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

Existing Use: Educational and non prof. uses

Is this property subject to any previous land use cases? non-electronic sign
Yes No educational trailer

If Yes, please list the Ordinance Number:
1982-262-82

2010-047-57

Applicant/Contact Person: ^{UMFS} W. William K. Sheumaker

Company: Leclair Ryan

Mailing Address: 419 E. Main Street, 24th Floor

City: Richmond State: Va Zip Code: 23219

Telephone: (804) 783-7595 Fax: (804) 783-7695

Email: W. William, Sheumaker@leclairryan.com

Property Owner: United Methodist Family Services of Virginia

If Business Entity, name and title of authorized signee: W. William K. Sheumaker Attorney at Law

(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: 3900 West Broad Street

City: Richmond State: Va Zip Code: 23230

Telephone: (804) 353-4461/1102 Fax: (804) 239-1245

Email: zzich1@unfs.org

Property Owner Signature: [Signature]

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.

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

LIMITED POWER OF ATTORNEY

United Methodist Family Services of Virginia ("UMFS") is the owner of property in the City of Richmond, Virginia, known as 3900 West Broad Street, Richmond, Virginia, Parcel Id N0001940001 (the "Property"), and hereby grants a limited power of attorney to William H. Shewmake and the law firm of LeClairRyan to file on behalf of UMFS any and all documents, including without limitation, applications and proffered conditions, relating to any rezoning or special use permit involving the Property.

UNITED METHODIST FAMILY SERVICES
OF VIRGINIA

By: Greg Bell

Its: President & CEO

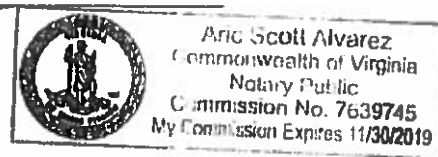
COMMONWEALTH OF VIRGINIA

City/County of RICHMOND, to-wit:

I hereby certify that on this 29 day of September, 2016, before me, the undersigned Notary Public in and for the Commonwealth of Virginia, at large, personally appeared GREG PETERS, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that s/he executed the foregoing instrument for the purposes set forth herein.

[Signature]
Notary Public

My Commission Expires: 11.30.2019
Registration Number: 7639745



SPECIAL USE PERMIT APPLICANT'S REPORT

This is a limited special use permit ("**SUP**") request. At the time of filing, the owner of the property, United Methodist Family Services ("**UMFS**"), located at 3900 West Broad Street, Richmond, Virginia (the "**Property**"), has been providing charitable services to children, adolescents, and families on the Property for 116 years. UMFS has been providing those services under a SUP which must be amended every time UMFS changes, relocates, or expands its services and uses. The last time UMFS amended its SUP in March, 2010, planning staff encouraged UMFS to consider seeking a rezoning to an institutional zoning classification, which would eliminate the need for repeated SUP amendments.

UMFS has conducted an extensive analysis that involved engaging numerous professionals, as well as UMFS's stakeholders and others, to help UMFS create a plan that will guide UMFS as it seeks to better serve the community and the people who need the services that UMFS provides. As a result of that process, the UMFS Board of Directors adopted a plan that will not only renovate and improve the UMFS campus and allow UMFS to meet the ever-growing demand for its services, but will also result in the Property's West Broad Street frontage being developed with a mix of offices, retail, and residential uses, thereby helping to realize the City's vision for the Broad Street corridor while substantially increasing the City's tax revenue.

To accomplish these objectives, UMFS has decided to retain the B-3 zoning classification along West Broad Street and rezone the balance of the Property to the institutional zoning district classification. By doing so, UMFS eliminates the need for the existing SUP on the UMFS campus. However, in order to further its mission, UMFS believes that it is vitally important to raise awareness about the need for people to become involved in helping meet the needs of the people that UMFS serves, to include becoming foster parents. To accomplish this, UMFS wants

to erect a non-electronic stand-alone sign, 14 feet by 48 feet, that will be visible from I-195. The sign would be located in the designated area identified on the attached plat. Decisions concerning the exact location and treatment of the sign will be made by the Planning Director or his designee prior to any permit being issued for the sign. During the campus improvements, UMFS may also need the use of a temporary educational trailer that would be located in the area identified on the attached plat. The dimensions of the educational trailer are approximately 24 feet by 64 feet. UMFS needs a SUP for these two uses because they are located on the portion of the Property that will be zoned institutional. In conjunction with the SUP application, UMFS is also filing a rezoning application, which discusses in detail the reasons for and impact of the requested rezoning to an institutional district classification. The rezoning would govern the uses on and master plan for the portion of the Property zoned institutional. The senior housing would remain subject to the existing SUP.

The sign request will have little or no impact. There will be no additional employees and no transportation, fire, or safety issues. The sign is compatible with the surrounding area because it will only be visible from I-195, and it will not be electronic. Further, it would be specifically limited to displaying images and messages that are limited to and involve the mission of UMFS and would promote awareness of the needs of those that UMFS serves. The educational trailer will likewise have little or no impact. The trailer is intended to be used while UMFS is expanding and upgrading its campus and the use is consistent with the educational services UMFS already provides on the campus.

UMFS - RICHMOND CAMPUS COMPLETED MASTER PLAN

CLARK NEXSEN



LEGEND:

[Light Blue Box]	Existing Buildings
[White Box]	Proposed Buildings
[Dark Blue Box]	Shade Structures
[Green Box]	Sports Fields
[Light Green Box]	Playground
[Light Blue Box]	Open Space
[Light Green Box]	Horticulture
[Light Blue Box]	Roads & Parking
[Light Green Box]	Proposed Tree - Parking Lots
[Light Blue Box]	Proposed Tree - Street
[Light Green Box]	Existing Tree

BUILDING PROGRAM:

○	Denotes new facility / amenity
○	Consolidated Residential Facility
○	School Expansion Facility
○	Community Center / Conference Center / Cafeteria
○	Commercial Parcels
○	Consolidated Programs Facility
○	Charterhouse School
○	Off-education
○	Residential Facility ASD
○	Maintenance
○	Gymnasium
○	Horticulture Area
○	Pick Up / Drop Off Loop
○	Amphitheatre
○	Basketball / Tennis Courts
○	Soccer Field (High School)
○	Children's Playground (Relocation)
○	Educational Trailer (temporary)

Parking Reserved per Clearance: 298 spaces
 Parking Provided per Plan: 276 spaces

