



## CITY OF RICHMOND

### **Department of Planning & Development Review** ***Staff Report***

**CPCR 2018-048:** Institutional Master Plan Amendment for the University of Richmond

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** May 7, 2018

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#### **PETITIONER**

University of Richmond

#### **PROPERTY OWNER**

University of Richmond

#### **LOCATION**

University of Richmond Campus

#### **PURPOSE**

To approve an Institutional Master Plan Amendment for the University of Richmond.

#### **SUMMARY & RECOMMENDATION**

An amendment to the Master Plan for the University of Richmond, pursuant to the provisions of the Institutional District zoning requirements, has been requested. The proposed amendment includes new improvements pertaining to the Robins Center and Weinstein Center, and new improvements to Crenshaw Field.

Staff has reviewed the proposed University of Richmond Master Plan amendments and have found them to be consistent with the Institutional zoning district and other applicable regulations. It is also staff's opinion that the safeguards contained within the Institutional zoning district, relative to the approval of Institutional Master Plans, would be met. In addition, staff finds that this proposal is consistent with the institutional land use recommendations found in the City's Master Plan, and in particular the Master Plan's recommendations for the University of Richmond.

Therefore, staff recommends approval of proposed University of Richmond Master Plan Amendment.

#### **FINDINGS OF FACT**

##### **Site Description**

The University of Richmond campus is located in the Far West Planning District. The areas of campus specified on the proposed amendment to the institutional master plan are the Robins Center, Weinstein Center, and Crenshaw Field.

##### **Proposed Use of the Property**

The proposed amendment includes the addition of a facility at Crenshaw Field, containing restrooms, concessions, and a press box. It would encompass a footprint of approximately 2,000 SF.

A new basketball practice facility and well-being center is proposed as an addition between the Robins Center and the Weinstein Center, and would contain spaces including offices, meeting rooms, locker rooms, a strength and conditioning room, café, multi-purpose room, and lab and exam rooms. These improvements would encompass a footprint of approximately 51,000 SF.

The Robins Center would also be modified, including modifications to its entrance.

### **Zoning**

The University of Richmond Institutional Master Plan, dated December 15, 1976, was initially approved by the City Planning Commission on February 22, 1977, and City Council adopted Institutional zoning for the area included within the Campus Master Plan on February 28, 1977. The Planning Commission has subsequently approved seventeen amendments to the Campus Master Plan, the most recent amendment having been approved on October 1, 2012.

The Institutional zoning requires the University to have a master plan which depicts the location and use of all existing and proposed buildings, parking areas, open spaces, and any existing or proposed changes in the location, width or character of public streets and alleys within and adjacent to the site. Any amendments to the plan require a public hearing and approval by the Commission.

The Institutional zoning also imposes requirements regarding permitted uses, setbacks, lot coverage, and height. Adherence to these zoning regulations and the amended institutional master plan will be confirmed during review of plans of development and building permits for specific improvements proposed on the amended institutional master plan.

### **Master Plan**

The City of Richmond's Master Plan designates the subject property for "institutional" land uses. This designation is intended for larger scale institutional uses, such as the University of Richmond (page 135).

The Master Plan states that no University of Richmond expansion should occur outside of its existing campus boundaries (page 180). The proposed campus improvements will be accommodated within the boundaries of the University's campus, as recommended by the Master Plan.

### **Surrounding Area**

Properties the east of the campus are located in the R-1 Single-Family Residential District. Properties to the west of the campus are located in Henrico County. The property to the southeast of campus is occupied by the Country Club of Virginia. The remaining area is primarily residential in nature, with some commercial activity.

### **Neighborhood Participation**

The Westhampton Citizen's Association and adjacent property owners were notified of the request. Staff has not received any letters of support or opposition.

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