

INTRODUCED: December 17, 2018

AN ORDINANCE No. 2018-328

To amend Ord. No. 2014-222-204, adopted Nov. 10, 2014, which authorized the special use of the property known as 2319 Grove Avenue for the purpose of authorizing an expansion to an existing day nursery, to authorize further expansion of the existing day nursery, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 14 2019 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2014-222-204, adopted November 10, 2014, be and is hereby amended and reordained as follows:

WHEREAS, the owner of the property known as 2319 Grove Avenue, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of expanding an existing day nursery, which, among other things, is not currently allowed by section [~~114-412.1~~] 30-412.1 of the Code of the City of Richmond [~~(2004)~~] (2015), as amended; and

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JAN 14 2019 REJECTED: _____ STRICKEN: _____

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond [~~(2010)~~] (2018), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section [~~114-1050.1~~] 30-1050.1 of the Code of the City of Richmond [~~(2004)~~] (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards

from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 2319 Grove Avenue and identified as Tax Parcel W000-1039/004 in the [2014] 2018 records of the City Assessor, being more particularly shown on a survey entitled [~~“Plat of Property Located on the South Line of Grove Avenue, East of Stafford Avenue, Richmond, VA,”~~ prepared by Foster & Miller, and dated ~~October 2, 1972~~] “Survey and Plat of the Property Known as #2319 Grove Avenue in the City of Richmond, VA,” prepared by Edwards, Kretz, Lohr & Associates, PLLC, and dated November 14, 2018, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of expanding an existing day nursery, hereinafter referred to as “the Special Use,” substantially as shown on (i) the plans entitled “Ms. Bab’s Day Care, 2319 Grove Avenue – Richmond, VA,” prepared by Henry Tenser, Architect, and dated August 18, 2014, copies of which are attached to and made a part of Ordinance No. 2014-222-204, adopted November 10, 2014, (ii) the plans entitled “Addition – Ms. Babs’ Daycare, 2319 Grove Avenue, Richmond, VA,” prepared by Henry Tenser, Architect, dated July 9, 2018, and last revised September 13, 2018, and (iii) the plans entitled “Site Plan,” prepared by Joe Cafarella, and dated September 28, 2018, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this amendatory ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the

fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a day nursery for up to 90 children, substantially as shown on the Plans.

~~[(a)]~~ (b) No parking shall be required for the day nursery use.

~~[(b)—A minimum outdoor play area of one hundred (100) square feet for each child enrolled in the day nursery shall be furnished on the Property, but shall not be located within a required front yard.]~~

(c) The ground level play ~~[area]~~ areas shall be enclosed with a continuous opaque structural fence or wall not less than four feet in height, ~~[and such fence or wall shall not be located within a required front yard or a required side yard]~~ substantially as shown on the survey referred to in section 2(a).

(d) The proposed roof-top play area shall have a non-opaque, four-foot-high fence, substantially as shown on the Plans.

(e) The hours of operation for the day nursery shall be limited to the hours between 7:30 a.m. and 7:00 p.m., Monday through Friday.

(f) The number of children using the outdoor play areas at one time shall meet the requirements of the Virginia Department of Social Services or its successor entity.

(g) The day nursery shall be licensed by and operated under the requirements of the Virginia Department of Social Services or its successor entity.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) 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 so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond [~~(2004)~~ (2015)], as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) 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 Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section [~~414-1220~~] 30-1220 of the Code of the City of Richmond [~~(2004)~~] (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections [~~414-1050.7~~] 30-1050.7 through [~~414-1050.11~~] 30-1050.11 of the Code of the City of Richmond [~~(2004)~~] (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section [~~414-1080~~] 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.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within [~~twenty-four (24) months~~] 730 calendar days following the date on which this amendatory ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this amendatory ordinance [~~and the special use permit granted hereby~~] shall terminate and become null and void, and Ordinance No. 2014-222-204, adopted November 10, 2014, shall govern the special use permit for the Property thereafter.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

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