



Legislation Details (With Text)

**File #:** ORD. 2018-248    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** Adopted

**File created:** 7/20/2018    **In control:** Planning Commission

**On agenda:** 10/1/2018    **Final action:** 10/8/2018

**Title:** To authorize the special use of the property known as 1731 Leicester Road for the purpose of a day nursery for up to four children, upon certain terms and conditions.

**Sponsors:** Mayor Stoney (By Request)

**Indexes:**

**Code sections:**

**Attachments:** 1. Ord. No. 2018-248, 2. Staff Report, 3. Application Form & Applicant's Report, 4. Survey, 5. Map, 6. Letter of Support

Date	Ver.	Action By	Action	Result
10/8/2018	1	City Council	adopted	Pass
10/1/2018	1	Planning Commission	recommended for approval	
9/10/2018	1	City Council	introduced and referred	

To authorize the special use of the property known as 1731 Leicester Road for the purpose of a day nursery for up to four children, upon certain terms and conditions.

**O & R Request**

**DATE:** August 10, 2018    **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)

**THROUGH:** Selena Cuffee-Glenn, Chief Administrative Officer

**THROUGH:** Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning

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

**RE:** To authorize the special use of the property known as 1731 Leicester Road for the purpose of a day nursery for up to 4 children, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 1731 Leicester Road for the purpose of a day nursery for up to 4 children, upon certain terms and conditions.

**REASON:** The applicant has requested a special use permit to legitimize an existing home day care nursery operation currently not permitted within the R-3 zoning district. A special use permit is therefore required.

**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 October 1, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a 14,175 SF, .35 acre parcel of land currently improved with a single-family detached dwelling and located in the Westover Hills neighborhood of the Midlothian planning district.

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single Family Low Density, (SF-LD). Primary uses for this category include "...schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5."(City of Richmond Master Plan, p. 133)

The property is currently zoned R-3 Residential Single Family as is much of the neighboring and nearby community. Single-family land use predominates the area.

**FISCAL IMPACT / COST:** The Department of 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:** \$300

**DESIRED EFFECTIVE DATE:** Upon Adoption.

**REQUESTED INTRODUCTION DATE:** September 10, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** October 8, 2018

**REQUESTED AGENDA:** Consent.

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, October 1, 2018.

**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.:** None.

**REQUIRED CHANGES TO WORK PROGRAM(S):** None.

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Map, Survey

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

*PDR O&R 18-49*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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