



# City of Richmond

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

## Legislation Text

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**File #:** ORD. 2017-180, **Version:** 1

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To authorize the special use of the properties known as 3801 Seminary Avenue (and alternatively as 1010 West Laburnum Avenue), 3800 Chamberlayne Avenue, and 3802 ½ Chamberlayne Avenue for the purpose of a vocational school accessory to a church, upon certain terms and conditions.

### O & R Request

**DATE:** August 16, 2017

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** Levar Stoney, Mayor (Patron: Mayor, by Request)  
**(This in no way reflects a recommendation on behalf of the Mayor)**

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

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

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

**SUBJECT:** To authorize the special use of a portion of the property known as 1010 West Laburnum Avenue, 3800 Chamberlayne Avenue, and 3802 1/2 Chamberlayne Avenue for the purpose of a vocational school accessory to a church, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To authorize the special use of a portion of the property known as 1010 West Laburnum Avenue, 3800 Chamberlayne Avenue, and 3802 1/2 Chamberlayne Avenue for the purpose of a vocational school accessory to a church, upon certain terms and conditions.

**REASON:** The applicant is requesting a special use permit to authorize a vocational school accessory to a church. The property is located in the R-1 and R-48 zoning districts, which do not permit a vocational school accessory to a church. Therefore, a special use permit is 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 Planning Commission at its October 2, 2017 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property is located in the Ginter Park neighborhood of Richmond. The vocational school would be located at 1010 West Laburnum Avenue, which contains approximately 31,744 square feet of lot area and is currently improved with a circa 1921 three-story brick church. Parking for the vocational school would be provided by the existing parking area at 3800 Chamberlayne Avenue and 3802 1/2

Chamberlayne Avenue.

The City of Richmond's Master Plan recommends single-family low density land use for 1010 West Laburnum Avenue. This category includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semipublic uses. (p. 133). The Master Plan recommends multi-family medium density land use for 3800 Chamberlayne Avenue and 3802 1/2 Chamberlayne Avenue, a category which also includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semipublic (p. 133).

1010 West Laburnum Avenue is located in an R-1 Single-Family Residential Zoning District, and 3800 Chamberlayne Avenue and 3802 1/2 Chamberlayne Avenue are located in an R-48 Single-Family Residential Zoning District. The surrounding properties are also located in the R-1 Single-Family Zoning District to the north, south and west and the R-48 Multi-Family Zoning Districts to the east. Most of the surrounding properties are located in the R-1 Single-Family Zoning District.

Residential land use predominates the area.

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

**COST TO CITY:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**REVENUE TO CITY:** \$1,200 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** September 11, 2017

**CITY COUNCIL PUBLIC HEARING DATE:** October 9, 2017

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES:** City Planning Commission  
October 2, 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 ORDINANCES:** None.

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

**STAFF:** Leigh V. Kelley, Planner II, Land Use Administration (Room 511) 646-6384

*PDR O&R No.17-26*

