



City of Richmond

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

Legislation Text

File #: ORD. 2017-232, Version: 1

To authorize the special use of the property known as 2318 Grove Avenue for the purpose of a day nursery for up to 30 children, upon certain terms and conditions.

O & R Request

DATE: October 25, 2017

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor
(This is 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

RE: To authorize the special use of the property known as 2318 Grove Avenue for the purpose of permitting a day nursery for up to 30 children, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 2318 Grove Avenue for the purpose of permitting a day nursery, upon certain terms and conditions.

REASON: The applicant is proposing a day nursery to be operated within an existing building. Day nurseries are not a permitted principal use in the R-6 Single-Family Attached Residential 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 December 4, 2017, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 4,421 SF, or 0.1 acre, parcel of land improved with a two-family dwelling, and is a part of The Fan neighborhood in the Near West Planning District. The proposed day nursery at the subject property would be an expansion of an existing day nursery located at 2319 Grove Avenue.

The City of Richmond's Master Plan recommends Single-Family (medium density) land use for the subject property. This category includes single-family detached dwellings at densities up to eight to twenty units per acre and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses (p. 133).

The current zoning for the subject property and all surrounding properties is R-6 Single-Family Attached Residential. Residential land uses predominate the vicinity of the subject property, with some mixed-use and commercial land uses present as well.

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 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: November 13, 2017

CITY COUNCIL PUBLIC HEARING DATE: December 11, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, December 4, 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.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: Leigh Kelley, Senior Planner
Land Use Administration (Room 511) 646-6384

PDR O&R No. 17-41

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: