



City of Richmond

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

Legislation Text

File #: ORD. 2018-159, **Version:** 1

To authorize the special use of the property known as 1637 Williamsburg Road for the purpose of a day nursery within an existing church, upon certain terms and conditions.

O & R Request

DATE: April 17, 2018

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 1637 Williamsburg Road for the purpose of a day nursery within a church, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 1637 Williamsburg Road for the purpose of a day nursery within a church, upon certain terms and conditions.

REASON: The applicant is requesting a special use permit to operate a day nursery within a church. The day nursery would not meet the outdoor play area standards specified by the Zoning Ordinance for such a use. 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 June 4, 2018 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The applicant is requesting a special use permit to authorize a day nursery within a church.

The operation would be permitted to have a maximum of 50 children between the ages of 2 and a half to 6 years, during the hours of 7:30am to 6:30pm, Monday through Friday, and would contain a fenced outdoor play area of approximately 2,000 SF.

The subject property consists of a 2.7 acre improved parcel of land, and is a part of the Fulton neighborhood in the City's East Planning District. The existing building, constructed in 1900, is a two-story structure that has been historically used as a place of worship.

The City of Richmond's current Master Plan designates the subject property for Single-Family Low Density land uses which includes, "...single-family detached dwellings at densities up to seven units per acre... (as well as) ...residential support uses such as 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 current zoning for this property is R-5, Single Family Residential, as are much of the adjacent and nearby properties. Properties to the west of the subject property, along Williamsburg Road, are zoned B-2 Community Business. A mix of single-family residential, vacant, commercial, mixed-use, and office land uses are present in the vicinity of the subject property.

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: May 14, 2018

CITY COUNCIL PUBLIC HEARING DATE: June 11, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, June 4, 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: Application Form, Applicant's Report, Draft Ordinance, Plans, Survey, Map.

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

PDR O&R No. 18-26

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: