



City of Richmond

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

Legislation Text

File #: ORD. 2014-156-178, **Version:** 1

To rezone the properties known as 1308 Sherwood Avenue [~~and 1213, 1215, 1217, 1219, 1221 and 1223 Brookland Parkway~~] from the R-3 Single-Family Residential District to the I Institutional District. (As Amended)

O & R Request

DATE: June 12, 2014

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor

THROUGH: Byron C. Marshall, Chief Administrative Officer

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

RE: To rezone the properties known as 1308 Sherwood Avenue and 1213, 1215, 1217, 1219, 1221, and 1223 Brookland Parkway from the R-3 Single-Family Residential District to the I Institutional District.

ORD. OR RES. No.

PURPOSE: To rezone the properties known as 1308 Sherwood Avenue and 1213, 1215, 1217, 1219, 1221, and 1223 Brookland Parkway from the R-3 Single-Family Residential District to the I Institutional District.

REASON: The subject property is zoned R-3 Single-Family Residential District, which does not permit the proposed facility to provide short-term, acute care, inpatient and outpatient programs designed to stabilize psychiatric patients.

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 September 2, 2014 meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The request is to rezone the property and construct a Virginia Treatment Center for Children psychiatric facility. The proposed facility would provide short-term, acute care, inpatient and outpatient programs designed to stabilize psychiatric patients. This hospital use is a permitted principal use in the I-district.

The subject property is currently in the R-3 district and consists of six (6) parcels fronting Brookland Parkway and one (1) parcel fronting on Sherwood Avenue. The parcels on Brookland Parkway are currently

undeveloped, and the parcel on Sherwood Avenue is mostly undeveloped and is authorized by a Special Use Permit (Ord. No. 87-254-224) for the placement of an office trailer to be used as two offices and a meeting room for the Richmond Cerebral Palsy Center. The rezoning of these properties to the I-district requires an amendment to the Master Plan for the development of the properties.

The subject property is located in the block bounded by Brookland Parkway to the north, Brook Road to the east, Sherwood Avenue to the south, and Interstate 95/ 64 to the west.

The Richmond Master Plan designates this property as Institutional in the North Planning District. “Primary uses include institutional uses, such as places of worship, private schools, universities, museums, hospitals and other care facilities. Typically this land use category depicts larger scale uses, while small-scale uses of this type are incorporated within the predominant surrounding land use designations. Typical zoning classification that may accommodate this land use category” I-Institutional” (p. 135).

FISCAL IMPACT: The Department 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: \$1,900 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: July 14, 2014

CITY COUNCIL PUBLIC HEARING DATE: September 8, 2014

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, September 2, 2014

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 Letter, Draft Ordinance, Survey, Plans

STAFF: Willy Thompson, Senior Planner
Land Use Administration (Room 511)
646-5734

DCD O&R No.14-24