

# REZ-2026-100669

## Bon Secours Saint Mary's Hospital



Report Drafted May 19, 2026

*This report is prepared by the Henrico County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this application. It may also be useful to others interested in this land use matter.*

<p><b>Upcoming Public Hearing:</b> Board of Supervisors (June 9, 2026)</p>
<p><b>Planning Staff Position:</b> Support</p>
<p><b>Magisterial District:</b> Brookland</p>
<p><b>Site Acreage &amp; Location:</b> 1.628 acres at the southeast intersection of Maple Avenue and Paxton Street</p>
<p><b>Parcel GPIN(s):</b> 768-736-2495, 768-736-4398, 768-736-4895, 768-736-5491, 768-736-5888, 768-737-2701, 768-737-2807, 768-737-3801, and parts of 768-736-2390, 768-736-3393, and 768-736-6285</p>
<p><b>Applicant (Representative):</b> Bon Secours Saint Mary's Hospital (Bryan Lee)</p>



<p><b>Proposed Zoning / Use:</b></p> <ul style="list-style-type: none"> <li>• O-3C Office District (Conditional)</li> <li>• Surface parking lot</li> </ul>
<p><b>Existing Zoning:</b></p> <ul style="list-style-type: none"> <li>• R-3 One-Family Residence District</li> </ul>
<p><b>2026 Future Land Use Designation(s):</b></p> <ul style="list-style-type: none"> <li>• Suburban Residential 2 (density should not exceed 3.4 units per acre)</li> </ul>

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## ***I. Executive Summary***

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This is a request to rezone a vacant 1.63-acre former residential site from R-3 to O-3C to construct a paved surface parking lot to support operations at Bon Secours St. Mary's Hospital and the surrounding medical buildings. The subject parcels are located at the southeastern intersection of Maple Avenue and Paxton Street, adjacent to the southern boundary of the existing St. Mary's campus. The 2026 Comprehensive Plan recommends Suburban Residential 2 (SR2), reflecting the previous residential use.

Due to the hospital's limited physical boundaries and the growing demand for St. Mary's services, additional parking has long been needed. While incremental improvements have been made, a comprehensive solution is necessary, particularly with construction underway for a third hospital tower. A well-designed parking lot in the proposed location would be an asset to the community and would support necessary reorganization of the hospital's existing site. Adequate parking is essential in all land use categories, including SR2. For these reasons staff supports the request and believes it would be consistent with the 2026 Plan.

The Planning Commission recommended approval of the request at their May 14, 2026 meeting.

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## ***II. Proposal Details***

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The 1.628-acre, R-3 zoned subject site is adjacent to the southern end of the Bon Secours St. Mary's Hospital campus and is bounded by Maple Avenue, Paxton Street, and the Henrico County / City of Richmond boundary. Eight of the parcels lie fully within the County of Henrico and part of the Westview single-family subdivision built in the 1940s. Three other parcels are split by the County / City line. From 1995 through 2022, St. Mary's incrementally acquired the 11 properties and gradually removed the residential structures in preparation for future hospital needs. The site is currently a grass-covered vacant lot with several mature trees. On the City's part of the block, St. Mary's also acquired and removed residential structures on the City's part of the block, and part of that area is being used for construction storage in support of the hospital's current expansion project.

As illustrated on Exhibit A, the St. Mary's campus is undergoing a multi-phase project to add a new 8-story, 200,000 sq. ft. medical tower, redesign the hospital's main entrance, relocate the helipad from the ground to the new rooftop, and reconfigure surface parking for customers and employees. Provisional Use Permit request PUP-2025-100253 was approved in 2025 to allow the extended building height and helipad relocation. During community meetings for that case, additional parking was identified as a significant need.

To help address parking, the applicant proposes rezoning the site from R-3 One-Family Residence District to O-3C Office District to construct a new surface parking lot – no buildings are proposed. Some of the new parking would be where the helipad is currently located, but most would be in a new 362-space lot proposed for the subject property as shown on Exhibit B. Approximately 210 of the spaces would be in Henrico, with the remainder in the City. To accomplish this design, the applicant proposes vacating Paxton Street (City segment named Pratt), which would become a drive aisle within the parking lot, maintaining through access between Maple Avenue and Chase Street. The applicant has submitted this vacation request, a process running concurrently with the rezoning and requiring separate Board of Supervisors approval.

Tree-planted landscape islands would be distributed throughout the parking lot, and a 25' wide landscape buffer would be installed along the western perimeter adjacent to Maple Avenue to provide an attractive streetscape and help screen views from adjacent homes.

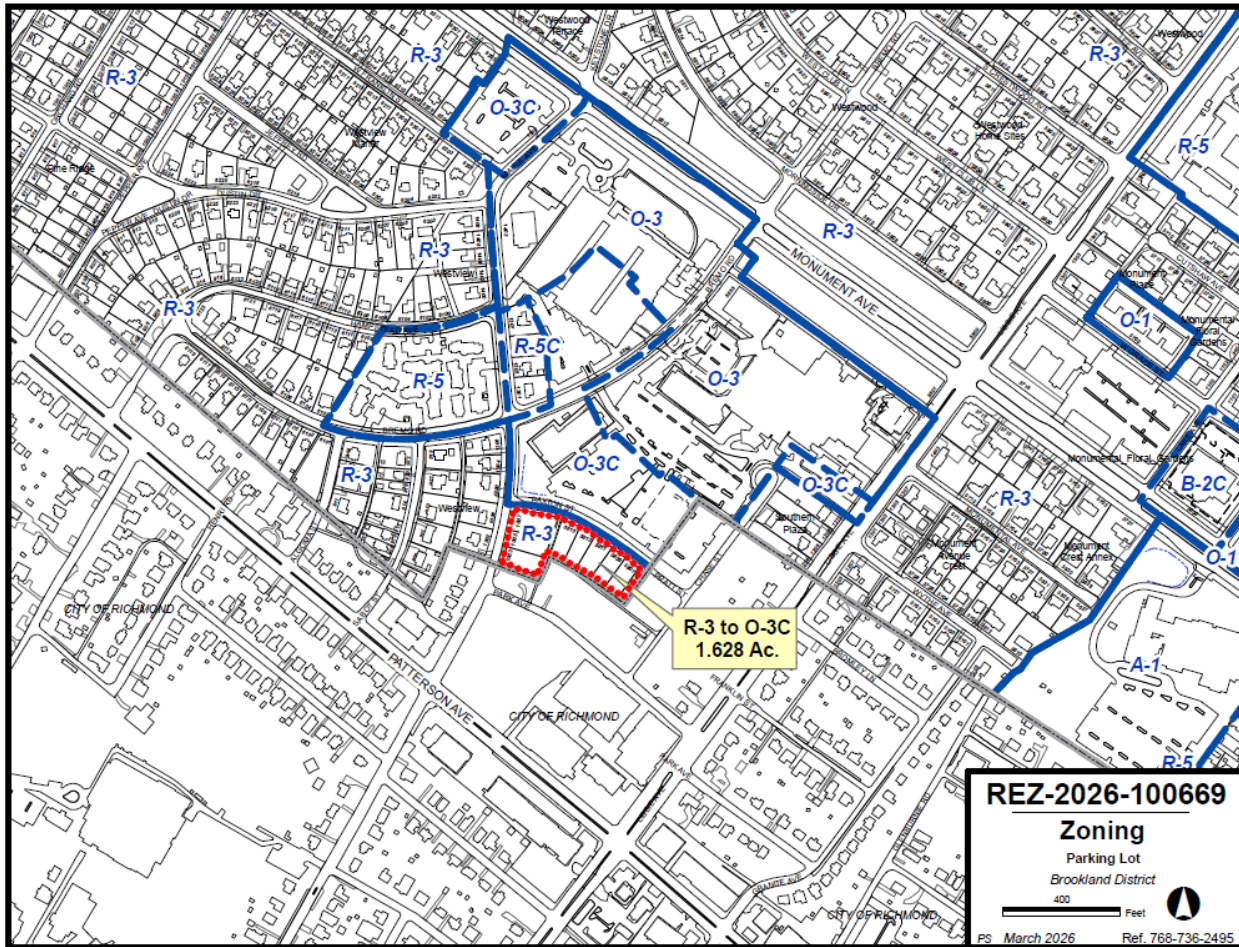
The applicant has submitted proffers similar to those approved with the most recent rezonings for the campus in 1996.

Summary of Proposed Proffers:

- **Use:** The property may only be used for surface parking and related accessory uses.
- **Lighting:** In addition to implementing the lighting requirements in the county zoning ordinance, parking lot lighting standards would use concealed source design, and would be reduced to one-half (1/2) foot candle at the western boundary lines of the property following the close of normal visiting hours so long as such properties are zoned for residential use.
- **Landscaped Buffers:** In addition to implementing the landscaping requirements in the county zoning ordinance, a 25' wide natural and/or landscaped buffer area, a landscaped berm or a combination thereof will be provided along the Western boundary of the property, so as long as the adjoining property or the property across any street shall continue to be zoned for residential purposes.

**III. Surrounding Properties & Comprehensive Plan**

Surrounding Properties		
	Existing Land Use	Zoning
<b>North</b>	Bon Secours Saint Mary's Hospital	O-3C
<b>South</b>	City of Richmond	City of Richmond
<b>East</b>	City of Richmond	City of Richmond
<b>West</b>	Westview single-family neighborhood	R-3

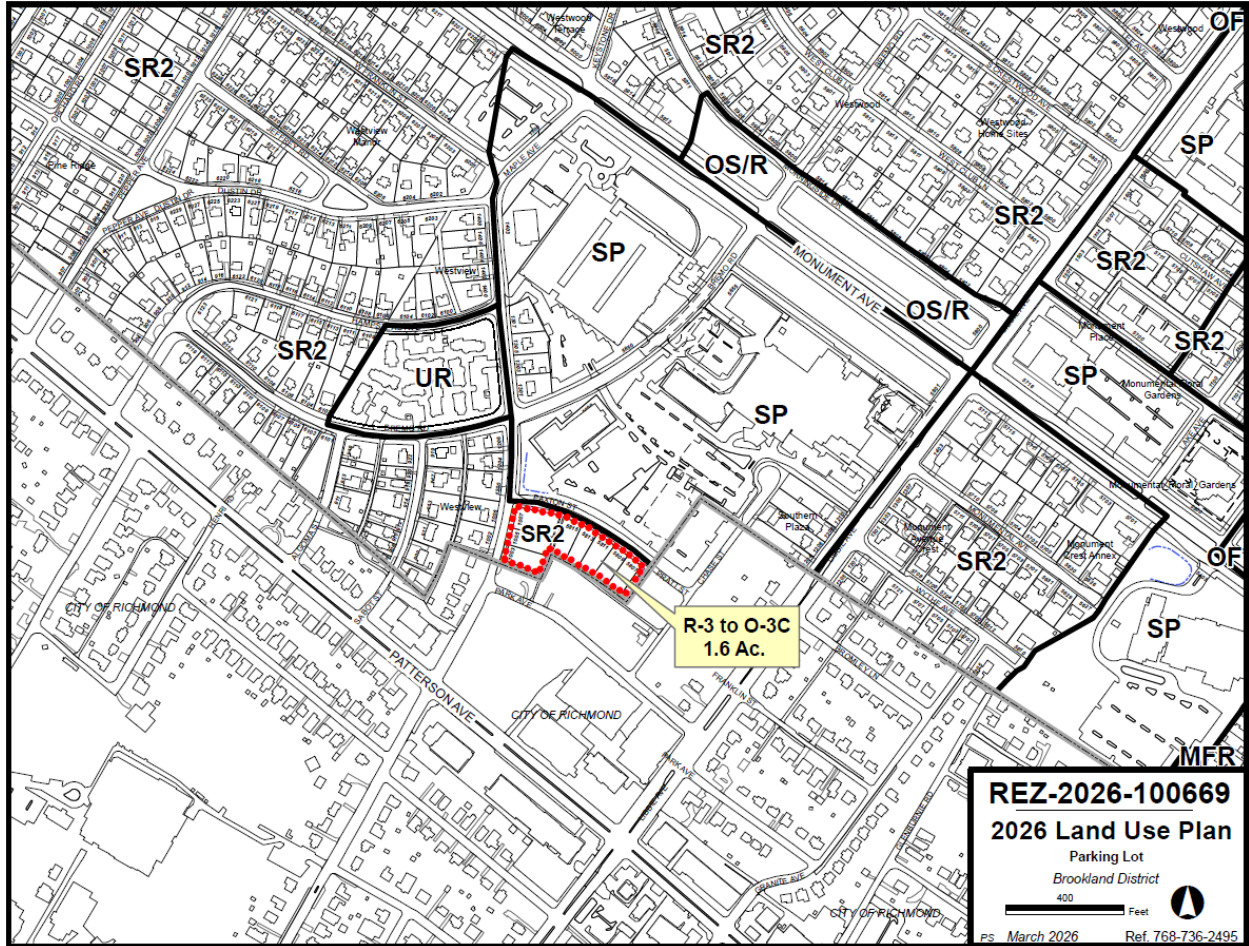


Existing Zoning Districts of the Subject Site and Surrounding Areas

**Recommended Future Land Use(s) of Subject Site**

**Suburban Residential 2 (SR2)**  
(gross residential density should not exceed 3.4 units per acre)

Suburban Residential 2 applies to existing and new residential neighborhoods that are limited to detached, single-family residential uses. Typical suburban development patterns/styles with curvilinear roadways are present and common in these areas. Emphasis should be placed on interconnection of roadways and sidewalks.



*Future Land Use Designations of of the Subject Site and Surrounding Areas*

**IV. Consistency with Comprehensive Plan & Evaluation of the Request**

<b>Topic</b>	<b>Open Issue(s)</b>
Consistency with Comprehensive Plan	None
Site Analysis	None
Transportation Infrastructure	None
Schools	None
Natural Resources & Environment (Water, Soil, Vegetation, Wildlife, Sustainability)	None
Recreation & Cultural / Historic Resources	None
Public Safety (Police & Fire)	None
Public Utilities (Water & Sewer)	None
Community Revitalization	None
Libraries	None

**Consistency with Comprehensive Plan**

The Comprehensive Plan recommends Suburban Residential 2 (gross residential density should not exceed 3.4 units per acre), denoting the parcels' former use for single-family homes which have since been removed. Adequate parking is essential in all land use categories. The proposed surface parking lot would be compatible with the applicant's existing adjacent hospital and medical campus and would help alleviate parking issues in the adjacent neighborhood.

This request is most consistent with the following Goals, Objectives, and Policies of the 2026 Comprehensive Plan:

- Transportation Goal 1: The County will have a transportation system which operates in a safe and efficient manner that promotes the local economy and minimizes traffic congestion.
- Land Use & Community Character Goal 6: The County will have portions of the County which are currently developed that offer opportunities for redevelopment, infill and intensification to take advantage of existing infrastructure, services and utilities.
- Land Use & Community Character Objective 17: The County will encourage compatible land use adjoining other jurisdictional boundaries.
- General Development Policy 2: Encourage the design of new development to be compatible with and complementary to existing land uses. Incompatible uses should not be closely located. Site design and buffering should be used to the maximum extent feasible to reduce the impacts on adjacent properties, especially between residential and nonresidential areas.
- Office/Service/Industrial Keystone Policy 6: Encourage employment-generating uses to reuse or intensify existing land areas designated for Office/Service/Industrial uses, when appropriate.

**Site Design & Compatibility**

The proposed parking lot design would maintain straight-line access between Maple Avenue and Chase Street via drive aisle instead of public right-of-way, preserving the existing traffic pattern. The proposed 25' western buffer would also provide effective screening and mitigate potential visual impacts on adjacent residential properties along Maple Avenue.

## **Transportation Infrastructure (Car / Pedestrian / Bicycle)**

### **• Traffic Engineering –**

- The parking lot does not generate independent trips. Therefore, ITE trip generation study is not needed.
- A 5' sidewalk should be provided along Maple Avenue. It is not clear from the concept plan if this is being considered with the design.

## **Schools**

No comments.

## **Natural Resources & Environment**

### **Water & Soil**

All proposed improvements must comply with all applicable Public Works plan of development requirements. Land disturbance greater than 2,500 square feet will require an Environmental Compliance Plan. The site must comply with applicable stormwater quality and quantity requirements. The site is located within 50/10 detention area and must comply with applicable regulations. The applicant should analyze and provide solutions to minimize drainage impacts on downstream properties.

#### Other Recommendations:

- Develop with permeable pavement to reduce stormwater runoff volumes.
- Integrate stormwater features such as rain gardens or bioswales within islands and perimeter landscaping.
- Retain pre-development vegetation where feasible.

### **Vegetation & Wildlife**

The proposed use may also benefit from additional measures to protect the natural resources of this site such as:

#### Other Recommendations:

- Install noninvasive, layered landscaping in the proposed Maple Avenue buffer.
- Design parking islands with soil volumes sized for long-term tree health; prioritize shade species tolerant of urban conditions and set canopy coverage targets for the parking lot.
- Use native plants in parking islands and perimeter buffers to reduce irrigation needs and provide habitat.
- Add pollinator-friendly plantings where feasible, particularly at lot edges and pedestrian nodes.
- To provide natural shade and visual relief for the expansive paved area, existing mature trees should be retained wherever possible. If retention is not possible, canopy trees could be added in workable spots throughout to help mitigate heat-island effects.

### **Sustainability & Resilience**

To better address environmental changes and support long-term ecological health, the proposed design may benefit from additional sustainability and resilience measures such as:

#### Other Recommendations:

- Install EV chargers and conduit for future chargers.
- Provide bicycle parking beyond minimums with lighting and surveillance.
- Create shaded, accessible pedestrian routes from the lot to hospital destinations.
- Use high-albedo / light-colored paving to reduce heat retention.

## **Recreation & Cultural / Historic Resources**

- **Recreation & Parks** – No park or recreation facilities, historical, archeological or battlefield impact.

## **Public Safety**

Division of Police – No comments.

Division of Fire – No comments.

## **Public Utilities (Water & Sewer)**

The properties are served with water and sewer. The existing 3” water main in Paxton Street shall be abandoned unless water service is needed for the proposed development. The water main is within the existing right of way that will be vacated.

## **Community Revitalization**

No comments.

## **Libraries**

No comments.

## ***V. Conditional Zoning Decision Standards***

The advisability of a conditional zoning is a matter committed to the legislative discretion of the Board of Supervisors. In determining whether to adopt or disapprove a conditional zoning the Board of Supervisors may consider many factors consistent with the Code of Virginia, including whether and to what extent the proposed amendment:

<b>Factor for Consideration</b>	<b>Proposal Meets</b>
Is consistent with the goals and policies of the comprehensive plan and other applicable County adopted plans and planning documents.	Yes
Fulfills any other appropriate land use or zoning purposes or any other relevant purpose permitted by law.	Yes
Is not in conflict with any provision of this Ordinance, the County Code, and the Code of Virginia.	Yes
Is required by the public necessity, convenience, general welfare, or good zoning practice.	Yes

## ***VI. Case Chronology***

<b>Event</b>	<b>Date</b>	<b>Notes</b>
Community outreach	April 2026	Applicant sent information letters with project contact information to 10 adjacent property owners
Planning Commission Hearing	May 14, 2026	Recommended for approval
Board of Supervisors Hearing	June 9, 2026	Pending



# Proposed Site Plan

## Legend

- 1 Main Entry Area
- 2 Linac Project
- 3 South Entry and Canopy Area
- 4 Loading Dock
- 5 Paxton Parking Area
- 6 Fountain Parcel
- 7 Generator Yard
- 8 Utility Yard

## Paxton Lot Parking Count

Henrico County  
Parking Spaces Proposed: 221

City of Richmond  
Parking Spaces Proposed: 152

Total  
Parking Spaces Proposed: 373





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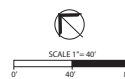


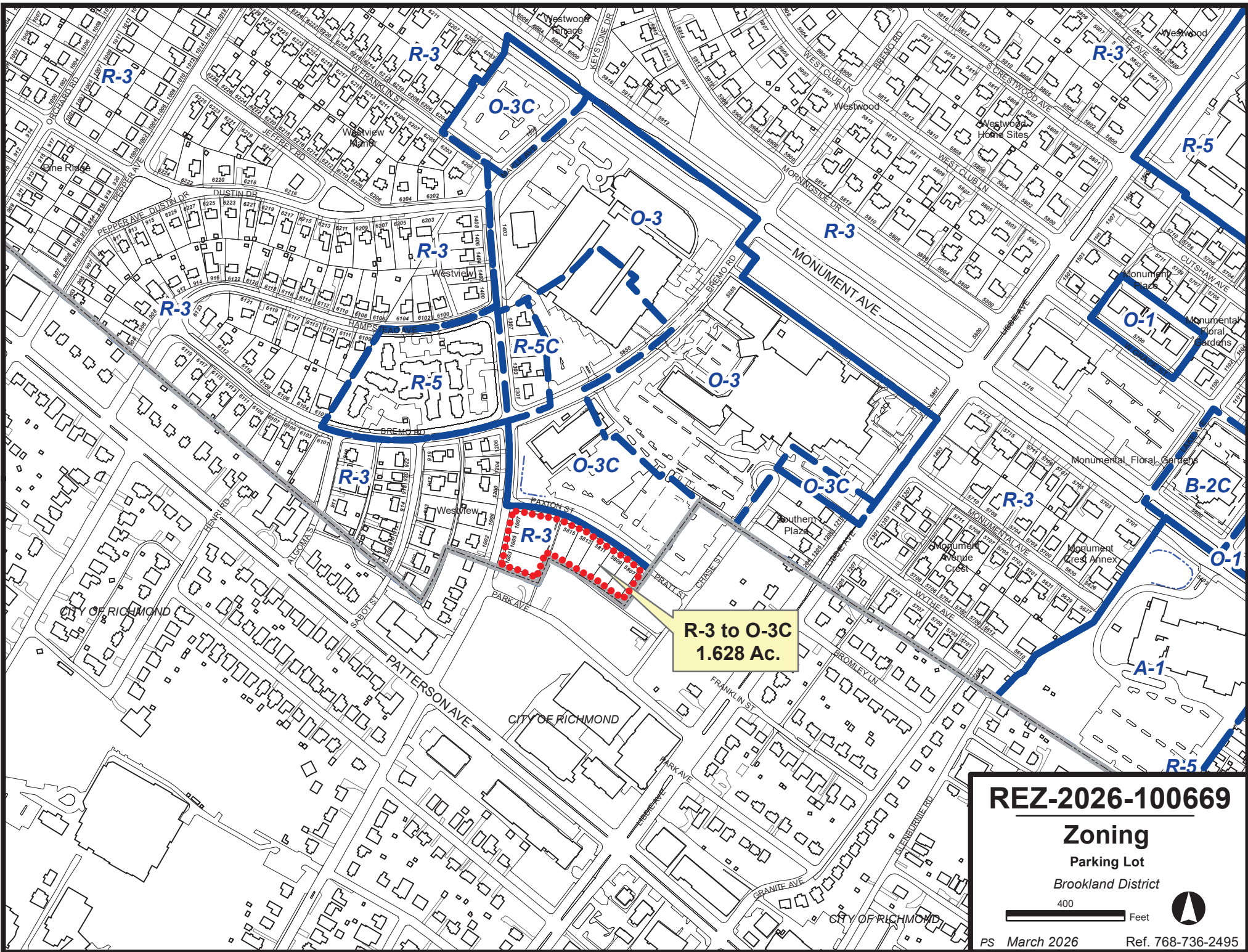
**BON SECOURS ST. MARY'S HOSPITAL EXPANSION**

SOUTH PARKING LOT ZONING EXHIBIT

EXHIBIT B

REZ-2026-100669





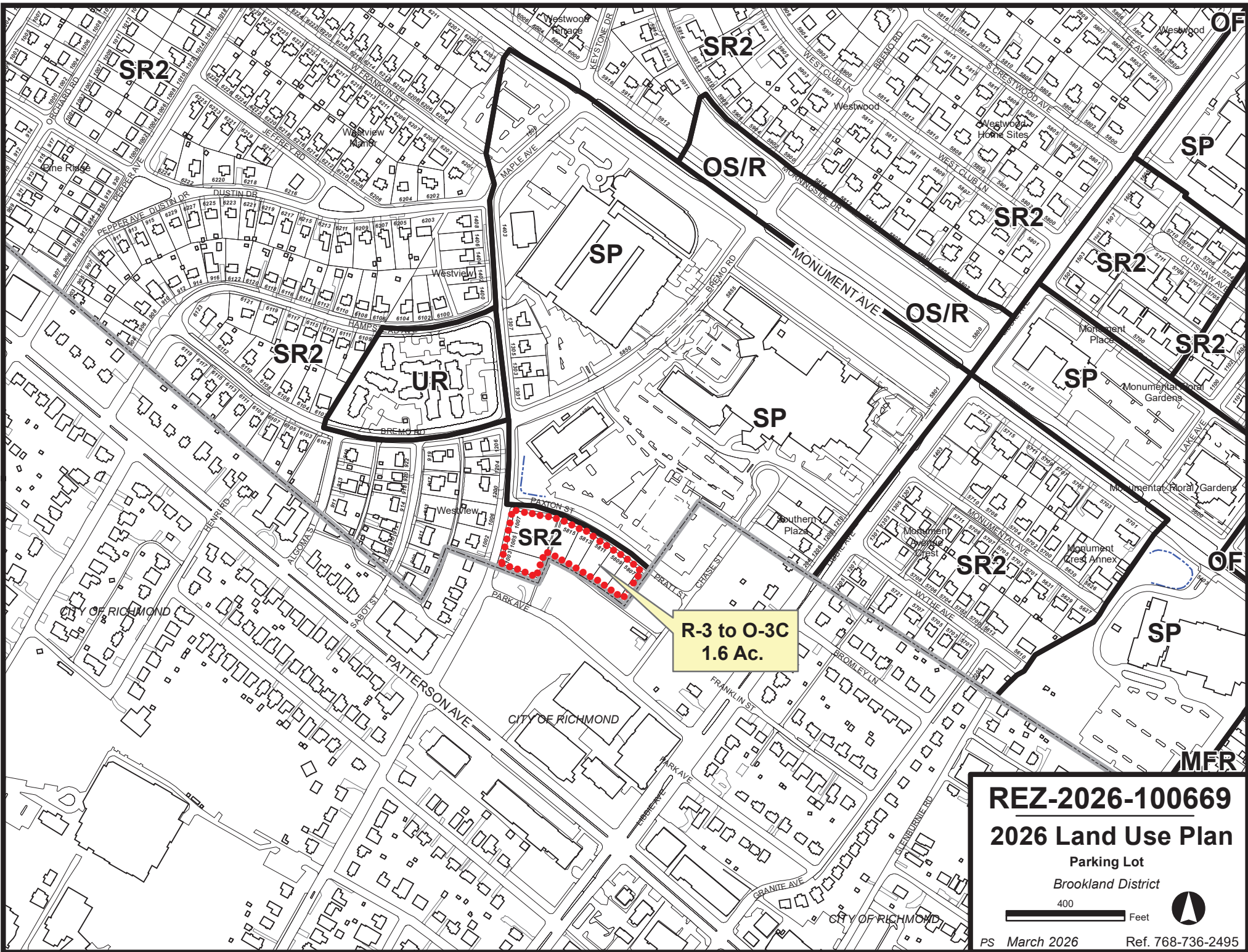
**R-3 to O-3C  
1.628 Ac.**

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**Zoning**  
 Parking Lot  
 Brookland District

400 Feet

PS March 2026 Ref. 768-736-2495



R-3 to O-3C  
1.6 Ac.

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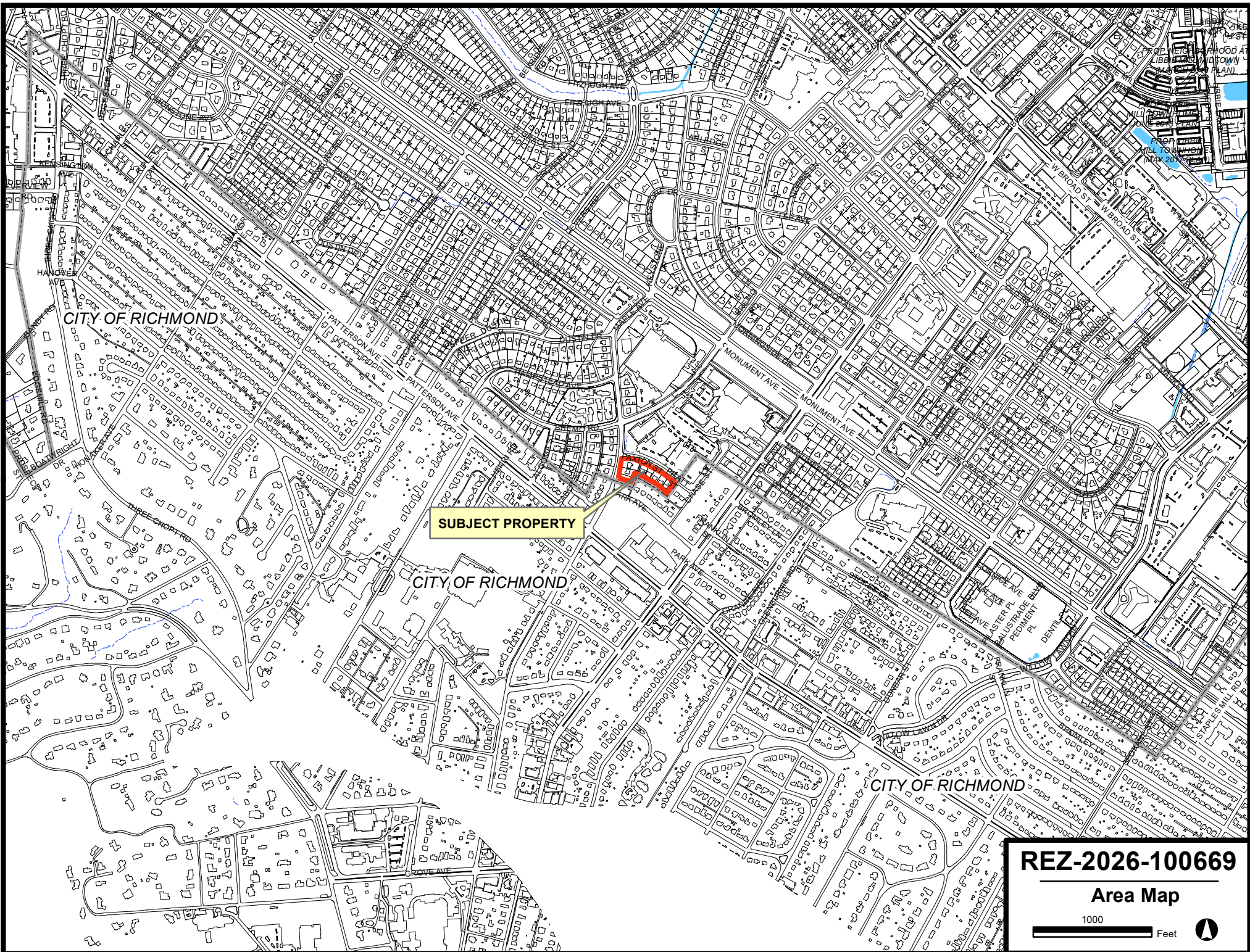
**2026 Land Use Plan**

Parking Lot

Brookland District

400 Feet





CITY OF RICHMOND

SUBJECT PROPERTY

CITY OF RICHMOND

CITY OF RICHMOND

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Area Map

