



# Application for SPECIAL USE PERMIT

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

### Project Name/Location

Project Name: New Clay House Renovation Date: \_\_\_\_\_

Property Address: 1125 W. clay Street Tax Map #: \_\_\_\_\_

Fee: \_\_\_\_\_ Total area of affected site in acres: 0.6  
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

### Zoning

Current Zoning: \_\_\_\_\_

Existing Use: Single Room Occupancy  
Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number: \_\_\_\_\_

### Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

80 studio apartments  
for formerly homeless and  
low-income individuals with  
on-site property management and services.

Applicant/Contact Person: \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: ( ) Fax: ( )

Email: \_\_\_\_\_

Property Owner: MARGARET T. STALLINGS

If Business Entity, name and title of authorized signee: \_\_\_\_\_

Mailing Address: 3007 HAWTHORNE AVE

City: RICHMOND State: VA Zip Code: 23222

Telephone: (804) 240-7626 Fax: ( )

Email: WDSZAS@AOL.COM

Property Owner Signature: [Signature]

(The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

## **Special Use Amendment**

### **New Clay House Renovation and Addition**

#### **Existing Zoning M-1**

Virginia Supportive Housing (VSH) is a non-profit organization dedicated to providing permanent housing and supportive services for formerly homeless and/or very low-income individuals in need of affordable accommodation in a safe and secure environment. The New Clay House, which is located on the southeast corner of North Harrison Street and West Clay Street, was VSH's first venture more than 20 years ago. The property is zoned M-1, and a Special Use Permit was approved by the City Council for the existing New Clay House facility on January 8, 1990, subject to a series of conditions. VSH does not propose any changes to the nature of the existing use, which has been extremely successful and well-received by neighboring property owners, but simply desires to modify the Special Use Permit conditions to accommodate substantial upgrades to, and the expansion of, the existing facilities.

In connection with this application to amend the Special Use Permit approval by which the original New Clay House facility was originally developed, VSH proposes to reinvest resources to (i) enhance and preserve the existing historic New Clay House structure, (ii) expand the facility into an adjacent historic building (which will be rehabilitated and preserved), and (iii) redevelop the vacant blighted portion of the existing parcel with a new and attractive multifamily building. As a result of these improvements, (a) the New Clay House facility will be expanded from 48 to 80 residential units, (b) the available on-site parking will be increased from 6 to 26 spaces, (c) a private, outdoor living area (garden and courtyard space) will be provided in the center of the property for the use of residents, and (d) other amenities will be added for residents, including a large community room (including a kitchen and pantry) for meetings and socials, computer and telephone rooms, on-site laundry, property management offices, and case management offices.

As per its original design, the New Clay House currently includes 48 small residential units, including a staff apartment (each of which contain approximately 150 square feet of floor area). Over the past twenty years, in order to better meet the needs of its residents, VSH has shifted its preferred housing model from smaller dwelling units with shared kitchens and bathrooms to larger, more private units that promote greater independence for residents. Accordingly, VSH proposes to thoroughly renovate the existing New Clay House structure to provide larger units that are approximately 350 to 385 square feet in size, and that each include a private kitchen and bath.

It is important to note that the existing New Clay House, together with the adjacent historical structure into which the facility will be expanded, are buildings of historic significance. Accordingly, VSH plans to preserve and rehabilitate the exterior facades of these buildings, and plans to apply for historic tax credits in accordance with the National Parks Service Secretary of the Interior's Standards for Rehabilitation. With respect to the new multifamily residential building to be constructed on an adjacent parcel (which is the site of a vacant warehouse building that has been heavily damaged by fire), the proposed

building will be three stories in height along West Clay Street, and will step up an additional story as it recedes from the street. The building will include quality architectural design and materials that are compatible with the surrounding historic facades, and will incorporate approximately 70% brick.

Upon the completion of the proposed renovation and expansion, the New Clay House facility will meet the Virginia Housing and Development Authority's Universal Design guidelines, and a minimum of 10% of the units will be fully accessible. Additionally, the entire facility will be designed and constructed in an environmentally-friendly manner, as it will meet the applicable criteria to qualify for the "Earthcraft Platinum" designation.

Under Section 114-1050.1 of the City Zoning Ordinance, in order to approve a Special Use Permit (or modification thereof), the City Council must find that the proposed use will not:

**1. be detrimental to the safety, health, morals and general welfare of the community involved;**

The New Clay House has been operating for more than 20 years in its current location. It has provided an important service for the greater Richmond area (which is more particularly described in the enclosed New Clay House Renovation Management Plan), and has a sterling record of compatibility with surrounding land uses (which include a mix of multi-family, single family, and light industrial uses). The proposed facility improvements and expansion will result in substantial upgrades to the site that will introduce additional green area and provide for the preservation and rehabilitation of important historical building facades. VSH enjoys a positive relationship with surrounding property owners, and has kept its neighbors informed with respect to this project (which has generally been very well received).

**2. tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;**

As many of the New Clay House residents do not own automobiles, the expansion of the existing facility will not generate substantial additional traffic. Additionally, the on-site parking will increase from 6 spaces to 26 spaces, which is more than sufficient to accommodate anticipated parking needs. Finally, the project will involve shifting vehicular access to the property to an adjacent alley, and will result in the closure of an existing curb cut along West Clay Street.

It is also important to note that the location of the New Clay House facility is within comfortable walking distance to public services, bus transportation, grocery stores, shops, and food service establishments, thereby further reducing any impacts on the surrounding road network.

**3. create hazards from fire, panic or other dangers;**

This project will result in the entire New Clay House facility (both existing and new structures) being brought into compliance with current building, electric, and life-safety codes.

**4. tend to cause overcrowding of land and an undue concentration of population;**

Many of the new residents of the expanded New Clay House facility will be people who already live in the vicinity of the subject property. Additionally, the site is located in an urban area, where residential uses with densities similar to that proposed in this case are appropriate.

**5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage; disposal, transportation or other public requirements, conveniences and improvements; or**

Given the fact that the New Clay House facility serves only adults, there are no anticipated impacts on schools, or playgrounds. Additionally, as this project will include the development of an on-site green/recreational area, there will be no impacts on City parks. Finally, VSH's engineering consultants will design the site in accordance with current City Codes that govern the design of and connection to applicable public utilities.

**6. interfere with adequate light and air.**

The expanded facility (a significant portion of which consists of existing, historic buildings) will be surrounded by roads and alleys on three sides, and will face a windowless wall on the fourth side. Additionally, the proposed height of the new multifamily residential building is consistent with adjacent apartment buildings and the surrounding urban setting.