



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-167: To authorize the special use of the property known as 21 West Clay Street for the purpose of authorizing one two-family attached dwelling and accessory parking, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 20, 2016

PETITIONER

Jessica Selway, 21 West Clay Street, Richmond, VA 23220

LOCATION

21 West Clay Street

PURPOSE

To authorize the special use of the property known as 21 West Clay Street for the purpose of authorizing one two-family attached dwelling and accessory parking, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is seeking permission to convert the basement of an existing primary dwelling into a second dwelling unit. The R-6 Single-Family Attached Residential zoning district permits the two-family attached use, but the subject property does not meet the minimum lot area requirements. Therefore, the applicant is requesting a special use permit.

The subject property is an improved lot of .089 acre located at the intersection of West Clay Street to the North Adams Street to the west. The existing structure is a two-story single-family residential dwelling.

The property is currently zoned R-6, which does permit the proposed second dwelling unit. However, the minimum lot area for two-family attached dwelling is 6,000 square feet and the existing lot is 3,886 square feet. In addition, the subject property does not meet the minimum lot width of 50 feet. Parking for at least two vehicles would be required to the rear of the dwelling, off of the alley.

The Downtown Master Plan states that, "Historic Jackson Ward is also an example of the general urban condition in Richmond. The district represents the historic pattern of settlement in Downtown Richmond, with a connected network of blocks and streets and buildings shaping the public space. A mix of buildings types exist in the neighborhood, ranging from single-family homes to rowhouses to mixed-use, main street buildings" (p.3.24).

Staff finds that the proposed development would not have an adverse impact on the surrounding community. The Master Plan supports the proposed two-family attached dwellings and the

continuation of a land use pattern that is predominantly medium-density residential. Finally, at least one off-street parking space will be provided for each dwelling unit.

Staff finds that the proposal meets the City Charter criteria for the granting of special use permits. Specifically, the proposal would not be detrimental to the safety, health, morals and general welfare of the community established by the City's Master Plan and R-6 zoning district. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

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Proposed Use of the Property

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Master Plan

The Downtown Master Plan states that, "Historic Jackson Ward is also an example of the general urban condition in Richmond. The district represents the historic pattern of settlement in Downtown Richmond, with a connected network of blocks and streets and buildings shaping the public space. A mix of buildings types exist in the neighborhood, ranging from single-family homes to rowhouses to mixed-use, main street buildings" (p.3.24).

Zoning & Ordinance Conditions

The property is currently zoned R-6, which does permit the proposed second dwelling unit. However, the minimum lot area for two-family attached dwelling is 6,000 square feet and the existing lot is 3,886 square feet. In addition, the subject property does not meet the minimum lot width of 50 feet.

Surrounding Area

The properties to the north, east, and west are zoned R-6 and predominantly occupied by single and two-family uses. The properties to the south are zoned RO-2 Residential-Office District.

Neighborhood Participation

Staff has contacted 2nd District Council Representative, Charles Samuels and the Historic Jackson Ward Association. Staff has not received any letters of support nor opposition.

Staff Contact: Willy Thompson, Senior Planner, (804) 646-5734