



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2015-16:** To amend Ord. No. 89-356-90-14, adopted Jan. 8, 1990, which authorized the special use of the property known as 1125 West Clay Street for the purposes of converting the existing building into 47 single-room occupancy units plus a resident manager's unit, to permit an additional 33 dwelling units, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** February 17, 2015

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#### **PETITIONER**

Dave Johannas  
Johannas Design Group  
1901 West Cary Street  
Richmond, VA 23220

#### **LOCATION**

1125 West Clay Street

#### **PURPOSE**

To amend Ord. No. 89-356-90-14, adopted January 8, 1990, which authorized the special use of the property known as 1125 W. Clay Street for the purposes of converting the existing building into 47 single-room occupancy units plus a resident manager's unit, to permit an additional 33 dwelling units, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

In 1990, City Council approved a special use permit (Ord. No. 89-356-90-14), which authorized conversion of the existing building to contain forty-seven (47) single-room occupancy residential units plus a resident manager's residential units.

The applicant is proposing to amend the ordinance to renovate the existing forty-seven (47) dwelling units and construct an additional thirty-three (33) dwelling units for a total of eighty (80) dwelling units and one (1) resident manager's unit. The property is zoned M-1 Light Industrial, which does not permit dwelling uses.

The renovated and new dwelling units would be approximately 350 to 385 square feet and include kitchens. The existing units are approximately 150 square feet. The submitted plans also show twenty-six (26) parking spaces, four (4) of which are compact spaces. In addition, a landscaped courtyard is proposed as well as a donation shop and admission office.

A number of conditions made part of the existing ordinance will remain part of the proposed amended ordinance. Conditions include restricting the development from being used as a detention or half-way house facility or a treatment facility for drug and alcohol abuse.

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The Richmond Master Plan designates this property as Multi-Family (medium density) in the Near West Planning District. “Carver should remain primarily a single-family neighborhood, with some multi-family uses in appropriate locations. Any new development or redevelopment of existing structures that results in additional multi-family residential units in the Carver neighborhood must provide sufficient off-street parking to accommodate the increase in housing units” (p. 234).

Staff finds that the proposed expansion would be consistent with the Master Plan’s designation of this property as Multi-Family (medium-density). The addition of independent dwelling units and conversion of existing single-room occupancy units to independent dwelling units, all with their own kitchens and bathrooms, further defines the use of this property as a multi-family development. In addition, all conditions from the original special use permit will remain in effect with the expansion, including the inclusion of more parking spaces and a donation shop on West Clay Street. These improvements would allow the New Clay House to improve the quality of life of their residents and improve the facility’s integration into the surrounding residential and commercial community.

Staff finds that the City Charter conditions relative to the granting of special use permits has been met. Therefore, staff recommends approval of the special use permit request.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property is located in the City’s Near West Planning District on the block bounded by West Clay Street to the north, North Hancock Street to the east, West Marshall Street to the south, and North Harrison Street to the west. The property consists of one parcel totaling .6-acre and is currently occupied by the Virginia Supportive Housing’s existing single-room occupancy facility.

### **Proposed Use of the Property**

The applicant is proposing to amend the ordinance to renovate the existing forty-seven (47) dwelling units and construct an additional thirty-three (33) dwelling units for a total of eighty (80) dwelling units and one (1) resident manager’s unit. The property is zoned M-1 Light Industrial, which does not permit dwelling uses.

The renovated and new dwelling units would be approximately 350 to 385 square feet and include kitchens. The existing units are approximately 150 square feet. The submitted plans also show twenty-six (26) parking spaces, four (4) of which are compact spaces. In addition, a landscaped courtyard is proposed as well as a donation shop and admission office.

### **Master Plan**

The Richmond Master Plan designates this property as Multi-Family (medium density) in the Near West Planning District. “Carver should remain primarily a single-family neighborhood, with some multi-family uses in appropriate locations. Any new development or redevelopment of existing structures that results in additional multi-family residential

units in the Carver neighborhood must provide sufficient off-street parking to accommodate the increase in housing units” (p. 234).

### **Zoning & Ordinance Conditions**

The applicant is proposing to amend Ord. No. 89-356-90-14, which authorized forty-seven (47) single-room occupancy units. The proposed amendment includes renovation of the existing forty-seven (47) dwelling units and construction of an additional thirty-three (33) dwelling units for a total of eighty (80) dwelling units and one (1) resident manager’s unit. The property is zoned M-1 Light Industrial, which does not permit dwelling uses.

A number of conditions made part of the existing ordinance will remain part of the proposed amended ordinance. Conditions include restricting the development from being used as a detention or half-way house facility or a treatment facility for drug and alcohol abuse.

In addition twenty-six (26) parking spaces shall be provided on-premises, twenty-four hour a day management shall be provided for the residents at all times, and identification of the premises shall be limited to one sign not exceeding eight (8) square feet attached flat against the building.

### **Surrounding Area**

The properties to the north, east, and south are zoned R-53 and R-7 and are predominantly occupied by single and two-family dwellings. The properties to the west are zoned M-1 and are occupied by a mix of commercial and multi-family residential uses.

### **Neighborhood Participation**

Staff has contacted 2<sup>nd</sup> District Council Representative, Charles Samuels, and the Carver Area Community Improvement League (CACIL). Staff has received a letter of support from CACIL and one letter of opposition.

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