



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015- To authorize the special use of the property known as 3111 West Clay Street for the purpose of permitting a social service delivery use, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 4, 2016

PETITIONER

Andrew M. Condlin
Rother Doner Jackson Gibbons Condlin, PLC
919 East Main Street, Suite 2110
Richmond, VA 23219

LOCATION

3111 West Clay Street

PURPOSE

To authorize the special use of the 3111 West Clay Street for the purpose of authorizing a social service delivery use, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is located on a parcel 0.211 acre in size and is occupied by an office building, which contains approximately 6,900 square feet of floor area primarily on a single level. The applicant proposes to occupy the existing office space with OAR of Richmond, a community organization providing services to individuals and families affected by incarceration and supporting safe and successful reintegration into the community.

The property is zoned M-1 Light Industrial District, which permits office uses and most of the administrative functions associated with OAR of Richmond. However, some elements of OAR's functions include providing services on site to individuals who are members of a specific client group, and because they would be provided for no or at greatly reduced compensation, the proposed use is deemed to be a social service delivery use. Social service delivery uses are not permitted in the M-1 district and therefore a special use permit is required.

The Richmond Master Plan designates this property as Industrial in the Near West Planning District. "Primary uses include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office-warehouse and service uses. Office, retail, and other uses that compliment industrial uses and character of such area may vary depending on the location and available highway access (p. 135)."

Staff finds that the proposed use would be consistent with the Master Plan's designation of Industrial. Staff finds that the proposal meets the City Charter criteria for the granting of special use permits. Specifically, the proposal and associated management plans would not be detrimental to the safety, health, morals and general welfare of the community established by

the City's Master Plan and M-1 zoning district. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The property is located on the block bounded West Clay Street to the north, Summit Avenue to the east, West Marshall Street to the south, and High Point Avenue to the west. The property is currently improved with a 6,900 square foot office building.

Proposed Use of the Property

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Master Plan

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Zoning & Ordinance Conditions

The property is zoned M-1 Light Industrial District, which permits office uses and most of the administrative functions associated with OAR of Richmond. However, some elements of OAR's functions include providing services on site to individuals who are members of a specific client group, and because they would be provided for no or at greatly reduced compensation, the proposed use is deemed to be a social service delivery use. Social service delivery uses are not permitted in the M-1 district and therefore a special use permit is required.

The special use permit ordinance requires the social service delivery operation shall be under the ultimate direction and oversight of a nonprofit organization established for the purposes described in the documents "Articles of Incorporation of Offender Aid and Restoration of Richmond, Inc.," and "OAR of Richmond, Inc., Management Plan for Special Use Permit Application," copies of which are attached to the ordinance.

Surrounding Area

Surrounding properties are also located in the M-1 Light Industrial district and include primarily industrial or office uses. In addition, several properties in Scott's Addition have been recently authorized by special use permit for multifamily residential use. The Broad Street commercial corridor is located two blocks to the south of West Clay Street.

Neighborhood Participation

Staff has contacted 2nd District Council Representative, Charles Samuels, and the Scott's Addition Boulevard Association. Staff has no letters of support nor opposition.

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