



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-350: To authorize the special use of the property known as 806 West Clay Street for the purpose of the construction of an addition to an existing single-family attached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 6, 2020

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

806 West Clay Street

PURPOSE

To authorize the special use of the property known as 806 West Clay Street for the purpose of a single-family attached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant is proposing a special use permit to authorize a two-story rear addition to an existing non-conforming single-family dwelling. The property is currently located in the R-7 Single- and Two-Family Urban Residential District. The proposed addition is not permitted within the R-7 District due to side-yard set-back requirements. A Special Use Permit is therefore required.

Staff finds the proposed special use to be generally consistent with the Pulse Corridor Plan.

Staff finds that the proposed side-yard setbacks are not dissimilar to the pattern of development within the area and would not pose an undue burden on the available light or air to the adjacent properties.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

The subject property consists of a 1,650 SF (.04 acre) parcel of land improved with a two-story dwelling. The building is located in the City's Near West Planning District in the Carver neighborhood, on West Clay Street between Goshen and Gilmer Streets.

Proposed Use of the Property

The applicant is proposing a special use permit to authorize a two-story rear addition to an existing non-conforming single-family dwelling, which would be generally consistent with the existing structure in terms of side yard setbacks.

Master Plan

The City of Richmond's Pulse Corridor Plan designates a land use category for the subject property as Neighborhood Mixed Use. "Neighborhood Mixed use areas are cohesive districts that provide a mix of uses, but with a larger amount of residential uses than other mixed-use districts. They are an urban, walkable environment with limited neighborhood-oriented uses incorporated along key commercial corridors and at corner sites. The building size, density, and zoning districts for these areas will vary depending on historic densities and neighborhood characteristics. New development should be in scale with existing context. Regardless of use, buildings should have street-oriented facades with windows and door openings along street frontages. Appropriate setbacks and open space should be provided for residential uses. New driveway entrances prohibited on priority streets. Vehicular access to parcels should use alleys where possible. Parking lots and parking areas should be located to the rear of street-facing buildings. Potential future zoning districts: R-7, R-8, R-63, B-5, B-6, B-7, RF-1, UB-2." (City of Richmond Pulse Corridor Plan, p.XII).

Zoning and Ordinance Conditions

The property is currently zoned R-7 Single- and Two-Family Urban Residential District, which requires a side yard setback of three feet. The special use permit would allow an addition to the rear of the existing single-family dwelling which generally follows the setbacks of the dwelling (i.e. 0' along the eastern property line and approximately 1.2' along the western property line).

Development conditions would be imposed on the property if the special use permit is approved, including:

3(a) The use of the Property shall be as a single-family attached dwelling with a rear addition, substantially as shown on the Plans

(b) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

Surrounding Area

The property is currently zoned R-7 Single- and Two-Family Urban Residential District as are all surrounding properties. A mix of commercial, residential, mixed-use, industrial, and institutional land uses are present in the area.

Neighborhood Participation

Staff has received a letter of no objection from the Carver Area Civic Association.

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