



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Legislation Text

File #: ORD. 2014-141-136, **Version:** 1

To authorize the special use of the property known as 3200 West Clay Street for the purposes of a multifamily dwelling with up to ninety (90) units and accessory parking, upon certain terms and conditions.

O&R Request

DATE: June 3, 2014

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Byron C. Marshall, Chief Administrative Officer

THROUGH: Peter H. Chapman, Deputy Chief Administrative Officer

FROM: Mark A. Olinger, Director of Planning and Development Review

SUBJECT: To authorize the special use of the property known as 3200 West Clay Street for the purpose of a multi-family dwelling with no more than ninety (90) units and accessory parking, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 3200 West Clay Street for the purpose of a multi-family dwelling with no more than ninety (90) units and accessory parking, upon certain terms and conditions.

REASON: The subject property is located in an M-1 Light Industrial zoning district which does not permit residential uses. The applicant is proposing to convert the existing industrial building for use as a multi-family dwelling with up to 90 units. The applicant is therefore requesting a special use permit that would authorize multi-family use of the property.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission once it has been introduced to City Council. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property is located in the City's Scott's Addition neighborhood and the Scott's Addition National Historic District. It comprises the block bound by W. Clay Street, W. Leigh Street, Highpoint Avenue and MacTavish Avenue. The 2.4 acre property is improved with a former retail-warehouse facility

constructed in 1941 with a gross building area of 118,197 square feet that covers most of the parcel.

The current proposal does not contain a commercial component and the unit count is 90 dwelling units being served by 85 on-site parking spaces and 5 off-site spaces provided within 1000' of the subject property. Of the 90 units proposed, a little over half of the units (48) are provided with traditional windows to the exterior of the building. The remaining 47% of the proposed units are provided only with skylights, elevated windows that are not within the main living area of the units, or windows to the building's interior open air courtyards.

According to the Richmond Master Plan, the subject property has an Industrial land use designation. Primary uses for the Industrial designation include "a wide variety of manufacturing, processing, research and development, warehousing, distribution office-warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses" (p. 135).

The subject property is located towards the periphery of the Scott's Addition neighborhood, in an area near the Broad Street corridor marked by a transition from Industrial to Office/Commercial to Residential land uses. The subject property, and all properties in the vicinity, are within the M-1 Light Industrial zoning district. A mix of mostly industrial, office, and multi-family land uses are found in the immediate vicinity of the subject property.

FISCAL IMPACT: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

COST TO CITY: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

REVENUE TO CITY: \$2,000 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: June 9, 2014

CITY COUNCIL PUBLIC HEARING DATE: July 14, 2014

REQUESTED AGENDA: Regular

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, July 7, 2014

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORDINANCES: None.

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Survey, Plans

STAFF: Matthew J. Ebinger, Senior Planner
Land Use Administration (Room 511), 646-6308

PDR O&R No.14-22