



# City of Richmond

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

## Legislation Text

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**File #:** ORD. 2016-167, **Version:** 1

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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.

### O & R Request

**DATE:** April 12, 2016 **EDITION:** 1

**TO:** The Honorable Members of City Council

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

**THROUGH:** Selena Cuffee-Glenn, Chief Administrative Officer

**THROUGH:** Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

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

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 21 West Clay Street for the purpose of authorizing one (1) two-family attached dwelling unit and accessory parking, upon certain terms and conditions.

**REASON:** 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.

**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 at its June 6, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** 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).

**FISCAL IMPACT / COST:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

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

**BUDGET AMENDMENT NECESSARY:** No budget amendment is necessary.

**REVENUE TO CITY:** \$300 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** May 9, 2016

**CITY COUNCIL PUBLIC HEARING DATE:** June 13, 2016

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES:** City Planning Commission, June 6, 2016

**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:** Application Form, Applicant’s Letter, Draft Ordinance, Survey, Plans

**STAFF:** Willy Thompson, Senior Planner; Land Use Administration (Room 511); 646-5734

Key Issues:

- Retain on Consent Agenda
- Move to Regular Agenda
- Refer Back to Committee

Remove from Council Agenda  
Strike      Withdrawn      Continue to: