



Legislation Text

File #: ORD. 2015-016-34, **Version:** 1

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.

O & R Request

DATE: January 12, 2015

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: Christopher L. Beschler, Interim Chief Administrative Officer

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

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

SUBJECT: Special Use Permit amendment for 1125 West Clay Street to permit an additional 33 dwelling units, upon certain terms and conditions.

ORD. OR RES. No.

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.

REASON: 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.

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 March 2, 2015, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: 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.

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).

FISCAL IMPACT: The Department 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: \$1,200 application fee

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: February 9, 2015

CITY COUNCIL PUBLIC HEARING DATE: March 9, 2015

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES: City Planning Commission, March 2, 2015

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, Plans, Management Plan

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

PDR O&R No. 15-01

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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