



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Subd. No. 2015-003: Kensington Preliminary Plat at 2601 Kensington Avenue (9 lots)

To: City Planning Commission
From: Land Use Administration
Date: February 17, 2015

PETITIONER

NCRE, Inc
9830 Mayland Drive, Suite L
Richmond, VA 23233

LOCATION

2601 Kensington Avenue

PURPOSE

To subdivide 1 lot into 9 lots.

SUMMARY & RECOMMENDATION

The subject property is located in the City's Fan District on the block bounded by a 20' improved public alley to the south, Kensington Avenue to the north, and Robinson Street to the east. The property consists of one parcel totaling 0.72 acres of land area and is currently improved with a vacant one story brick building circa 1962.

The applicant is proposing to construct one two-family detached and eight single-family attached dwelling units with approximately 18 off street parking spaces provided in four two car garages and ten parking spaces. The property is located in the R-48 Multifamily Residential zoning district which does permit two-family detached and single-family attached residential uses.

The City of Richmond's Master Plan land use map displays a portion of the property as Neighborhood Commercial and Transitional Office land use designation. Primary uses for these designations include, Neighborhood Commercial; "office personal services and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Transitional Office; low-to-medium intensity professional, business and administrative offices, and medical and dental clinics that are compatible with adjacent residential uses and serve as separation between residential areas and nearby commercial or other higher intensity land uses or features". (p.134)

In addition, the Master Plan also states, "Despite the general desire on the part of residents of several neighborhoods to ensure high standards for infill residential development, with few exceptions there exists no mechanism to apply design standards for new development." (p.229)

With that said, the applicant will do infill to replace the existing Boys and Girls Club with a development that will be in keeping with the surrounding single-family residential structures.

Staff finds that the Master Plan supports the proposed single-family attached and two-family detached dwellings and the continuation of a land use pattern that is predominantly medium-density residential. The proposed single-family attached and two-family detached dwellings better conform to the existing residential land uses.

Preliminary approval is recommended provided that:

1. All applicable provisions of the Subdivision Ordinance shall be met.
2. All applicable provisions of the Zoning Ordinance and Ordinance 2013-170-156 shall be met.
3. All applicable provisions of the Chesapeake Bay Preservation Ordinance shall be met.
4. All applicable City utility and drainage standards and specifications shall be met.
5. All applicable Building Codes shall be met.

FINDINGS OF FACT

Site Description

The subject property consists of one parcel of land within the block bound by Kensington Avenue, Robinson Street and a public alley in the Fan neighborhood of the Near West planning district. 2601 Kensington Avenue consists of 0.727 acres of land improved with a vacant 11,702 square foot one story brick structure which functioned as a Boys and Girls Club, as per City of Richmond tax assessment records.

Proposed Use of the Property

To construct one two-family detached and eight single-family attached dwelling units with approximately 18 off street parking spaces provided in four two car garages and ten parking spaces.

Master Plan

The City of Richmond's Master Plan land use map displays a portion of the property as Neighborhood Commercial and Transitional Office land use designation. Primary uses for these designations include, Neighborhood Commercial; "office personal services and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Transitional Office; low-to-medium intensity professional, business and administrative offices, and medical and dental clinics that are compatible with adjacent residential uses and serve as separation between residential areas and nearby commercial or other higher intensity land uses or features. (p.134).

The Master Plan states, "Despite the general desire on the part of residents of several neighborhoods to ensure high standards for infill residential development, with few exceptions there exists no mechanism to apply design standards for new development." (p.229).

Zoning

Currently, the subject property is zoned in the R-48 Multi-family Residential zoning district, which does permit two-family detached and single family attached residential uses.

Surrounding Area

All surrounding properties are located within the R-48, R-6, and B-1 zoning districts. A mix of single-family, multi-family, and commercial uses prevails in the area.

Staff Contact: Leigh V. Kelley, Senior City Planner (804) 646-6384