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Application for SPECIAL USE PERMIT

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmondgov.com/>

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LAND USE ADMINISTRATION

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

Project Name/Location

Project Name: 3500 Kensington Avenue Date: 07/23/2014

Property Address: 3500 Kensington Avenue Tax Map #: W0001615002

Fee: \$2,000.00 Total area of affected site in acres: 1.33
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-48

Existing Use: Medical office building

Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number:

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Multi-family housing

Applicant/Contact Person: Justin Oliver

Company: Oliver Properties

Mailing Address: PO Box 7411

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 355-0022 Fax: (202) 478-0332

Email: joliver@oliverproperties.com

Property Owner: 3500 Kensington Avenue, LLC

If Business Entity, name and title of authorized signee: Justin Oliver

Mailing Address: PO Box 7411

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 355-0022 Fax: (202) 478-0332

Email: joliver@oliverproperties.com

Property Owner Signature: _____

(The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.)

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

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Applicant's Report

This Applicant's Report accompanies the Special Use application for approximately 1.33 acres of property located at 3500 Kensington Avenue (the "Property"). The Property is zoned R-48, Multifamily Residential, and the Special Use Permit is requested for 50 multifamily residential units with an accessory leasing office and 54 on-site parking spaces. The Property is adjacent to property zoned R-48 to the North and South, both of which are currently used for multifamily and some single family residential purposes, abuts N. Thompson Street to the West and property zoned R-53, Multifamily Residential, with the Fire Station for Engine Company No. 18 and Humphrey Calder Community Center and Park across N. Thompson Street to the West and property zoned R-48, Multifamily Residential, with multifamily and single family residential uses, and Albert Hill Middle School to the East. The proposed redevelopment of the Property is consistent and compatible with the surrounding uses and provides an appropriate infill redevelopment opportunity.

Proposed Development

The proposed development razes the existing antiquated building complex containing approximately 18,500 square feet of medical office space constructed in 1959 and redevelops the Property into a three story garden style Class A multifamily residential community. The proposed community will contain 50 garden style apartments, each containing 1 to 2 bedrooms. The buildings are specifically designed to contain and "hide" the 54 on-site parking in order to create an attractive streetscape of the block, with a consistent 15' landscaped setback from Thompson Street, Patterson Avenue, Kensington Avenue, and Nansemond Street. The proposed development will also feature large sweeping pitched roofs consistent with and complementary to the surrounding neighborhood, brick and stone construction, period columns, bike racks, extensive landscaping and exterior accent lighting.

The proposed development is well situated for residential purposes based on its location on and near major thoroughfares within the City and major highways (I-195, I-95, and I-64) and the Patterson Avenue bus line, with a stop located at the corner of Patterson and Thompson, as well as its close proximity to a variety of retail establishments, groceries and the mix of uses within Carytown. Furthermore, the design of the buildings is consistent with the West of the Boulevard Design Overlay District Guidelines, the City Master Plan, as well as the surrounding uses, building heights, and building massing. The applicant has designed the development using high quality materials with a pedestrian-oriented layout of the buildings, creating a desirable development for its residents and neighbors. It will be an asset to the neighborhood and the City.

The Property will be an upscale residential community owned and maintained by Oliver Properties. Oliver Properties has a 30 year track record of quality development and management in the City of Richmond. The company is a third generation multi-family investor and owner operating in Richmond since 1984. The company offers a long-term investment and commitment to the City and the neighborhoods in which it operates.

Consistency with City Standards

This proposed development is an appropriate use for the Property and is consistent with City standards. Based on the requested uses, building design and features, the project meets the criteria set forth in the Charter of the City of Richmond that the use will not: (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to cause overcrowding of land and an undue concentration of

population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.