



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-011: To amend and reordain Ord. No. 2001-262-248, adopted Sept. 10, 2001, as previously amended by Ord. No. 2015-250-244, adopted Dec. 14, 2015, which authorized the special use of the property known as 3101 Kensington Avenue for the conversion of the existing building for either 40 or 42 multifamily dwelling units and accessory parking, upon certain terms and conditions, to reflect the subdivision of the property into two parcels, now known as 3101 Kensington Avenue and 3131 Kensington Avenue, and to remove the condition that all dwelling units shall be converted to condominiums within five years of the issuance of the certificate of occupancy, to remove from the ordinance the provisions pertaining to 3131 Kensington Avenue, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 4, 2019

PETITIONER

Lory Markham – Markham Planning

LOCATION

3131 Kensington Avenue

PURPOSE

To amend and reordain Ord. No. 2001-262-248, adopted Sept. 10, 2001, as previously amended by Ord. No. 2015-250-244, adopted Dec. 14, 2015, which authorized the special use of the property known as 3101 Kensington Avenue for the conversion of the existing building for either 40 or 42 multifamily dwelling units and accessory parking, upon certain terms and conditions, to reflect the subdivision of the property into two parcels, now known as 3101 Kensington Avenue and 3131 Kensington Avenue, and to remove the condition that all dwelling units shall be converted to condominiums within five years of the issuance of the certificate of occupancy, to remove from the ordinance the provisions pertaining to 3131 Kensington Avenue, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is known as 3131 Kensington Avenue and consists of an 11,979 SF, or .28 acre unimproved parcel of land and is a part of the Museum District neighborhood, and the Near West Planning District, located at the corner of Kensington Avenue and Cleveland Avenue.

The property is encumbered by a special use permit (Ord. No. 2015-250-244) that authorizes multi-family use of 3101 Kensington Avenue. The proposed amendment would remove 3131 Kensington Avenue from the special use permit, in order to develop 3131 Kensington Avenue under the current R-6 Single-Family Attached Residential zoning designation.

Staff finds that the proposal to allow the property to be developed according to the underlying R-6 zoning district is consistent with the recommendations of the Master Plan.

Staff finds that the proposal would provide opportunities for additional infill development in the City that is needed to complete a current streetscape and walkability gap on Cleveland Street and offer additional eyes on the street to this neighborhood-commercial node.

Staff further finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit amendment request.

FINDINGS OF FACT

Site Description

The subject property is known as 3131 Kensington Avenue and consists of an 11,979 SF, or .28 acre unimproved parcel of land and is a part of the Museum District neighborhood, and the Near West Planning District, located at the corner of Kensington Avenue and Cleveland Avenue.

Proposed Use

Development according to the R-6 Single-Family Attached Residential zoning designation.

Master Plan

The City of Richmond's current Master Plan designates the subject property for Single Family Medium Density. Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7. (City of Richmond, Master Plan, p. 133) The Plan recommends infill development within the Near West Planning District "...of like density, scale, and use is appropriate" (Ibid. p. 230).

Zoning and Ordinance Conditions

The current zoning for the existing parcel is R-6 (Single-Family Attached Residential) which allows residential and neighborhood support uses.

Additional conditions will be imposed by the amended ordinance, including:

3(h) That the property known as 3131 Kensington Avenue be removed from this ordinance and be subject to the regulations of the underlying zoning district.

Surrounding Area

Nearby properties are also within the City's R-6 district. The area is currently a mix of residential (single-, two-, and multi-family), commercial, and institutional land uses.

Neighborhood Participation

Staff has not received any letters of support or opposition.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Administration, 804-646-5734