

INTRODUCED: October 15, 2024

AN ORDINANCE No. 2024-281

To authorize the special use of the property known as 7001 Jahnke Road for the purpose of motor fuels dispensing and a mixed-use building, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: NOV 12 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 7001 Jahnke Road, which is situated in a R-3 Single-Family Residential District, desires to use such property for the purpose of motor fuels dispensing and a mixed-use building, which use, among other things, is not currently allowed by section 30-406.1, regarding permitted principal uses; and

WHEREAS in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause

AYES: 8 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: NOV 12 2024 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance 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 overcrowding of land and cause 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.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known

as 7001 Jahnke Road and identified as Tax Parcel No. C005-0600/018 in the 2024 records of the City Assessor, being more particularly shown on a plat entitled “Existing Conditions Survey of City of Richmond, Tax Parcel C0050600018, City of Richmond, Virginia,” prepared by James River Surveying, and dated January 22, 2024, a copy of which is attached to a made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of motor fuels dispensing and a mixed-use building, hereinafter referred to as “the Special Use,” substantially as shown on sheets A.201 and A.3 of the plans entitled “Jahnke Rd,” prepared by Walter Parks Architects, and undated, and sheet C-102 of the plans entitled “7001 Jahnke Road Special Use Permit City of Richmond, VA,” prepared by sekiv solutions, and dated May 2, 2024, hereinafter collectively referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as motor fuels dispensing and a mixed-use building, substantially as shown on the Plans. Uses established in section 30-419.3 of the Code of the City of Richmond (2020), as amended, shall be permitted within the area labeled as “Commercial” on sheet A.201 of the Plans.

(b) No fewer than 23 off-street parking spaces shall be provided for the Special Use,

substantially as shown on Plans.

(c) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

(e) Signs on the Property shall be limited to (i) to signs permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2020), (ii) signs substantially as shown on the Plans, and (iii) signage along the northern and western façade of the building, not to exceed an aggregate area of 32 square feet in area.

(f) All mechanical equipment, including HVAC units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of a sidewalk and VDOT modified CG-9D Entrances along Marlowe Road, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof, that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory

evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed

for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

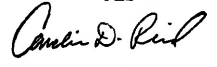
§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

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CITY ATTORNEY'S OFFICE

A TRUE COPY:  
TESTE:

  
City Clerk



# City of Richmond

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

## Master

**File Number: Admin-2024-1231**

**File ID:** Admin-2024-1231

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 1

**Reference:**

**In Control:** City Clerk Waiting Room

**Department:** Richmond Dept of Planning & Development. Review

**Cost:**

**File Created:** 09/23/2024

**Subject:**

**Final Action:**

**Title:**

### Internal Notes:

### Code Sections:

**Agenda Date:** 10/15/2024

### Indexes:

**Agenda Number:**

### Patron(s):

**Enactment Date:**

**Attachments:** Admin-2024-1231 - APPLICATION DOCS, Admin-2024-1231 - AATF Ordinance

**Enactment Number:**

### Contact:

**Introduction Date:**

**Drafter:** jonathan.brown@richmondgov.com

**Effective Date:**

### Related Files:

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/15/2024	Matthew Ebinger	Approve	10/17/2024
1	2	10/15/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	10/15/2024	Kevin Vonck	Approve	10/22/2024
1	4	10/15/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	10/15/2024	Sharon Ebert	Approve	10/17/2024
1	6	10/15/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	10/15/2024	Jeff Gray	Approve	10/17/2024
<b>Notes:</b> Approved: Out of Office					
1	8	10/15/2024	Lincoln Saunders	Approve	10/17/2024
1	9	10/15/2024	Mayor Stoney	Approve	10/17/2024

## History of Legislative File



**Master Continued (Admin-2024-1231)**

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<b>Ver- sion:</b>	<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>	<b>Sent To:</b>	<b>Due Date:</b>	<b>Return Date:</b>	<b>Result:</b>
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**Text of Legislative File Admin-2024-1231**

**City of Richmond**  
Intracity Correspondence

**O&R Transmittal**

**DATE:** October 15, 2024

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

**THROUGH:** The Honorable Levar M. Stoney, Mayor (by request)  
(This is no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, DCAO for Planning & Economic Development

**FROM:** Kevin J. Vonck, Director of Planning & Development Review

**RE:** To authorize the special use of the property known as 7001 Jahnke Road for the purpose of motor fuel dispensing and a mixed-use building, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize motor fuel dispensing and a mixed-use building including a commercial building, with four apartment units attached, within an R-3 Single-Family Residential District. Motor fuel dispensing and mixed-uses are not permitted within the R-3 District. A Special Use Permit is therefore required.

**BACKGROUND:** The property is located in the Hioaks neighborhood on Jahnke Road adjacent to Marlowe Road. The property is currently a 43,560 sq. ft. (1 acre) improved parcel of land, including a two-story, 7,074 square foot office building, constructed in 1987. The City's Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed Use, which is defined as "Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements."

Intensity: Buildings typically a minimum height of five stories. Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space. Secondary Uses:

Institutional and government. (p. 64)

The current zoning for this property is R-3 Single-Family Residential District. All adjacent and nearby properties are located within the same R-3 zone. Residential Office zones surround the property to north, west, and south. The proposed density of the parcel is 4 units per acre.

**COMMUNITY ENGAGEMENT:** The Westover Gardens Civic Association was notified of the application; additional community notification will take place after introduction.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** None

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

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** October 15, 2024

**CITY COUNCIL PUBLIC HEARING DATE:** November 12, 2024

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** City Planning Commission (November 4, 2024)

**AFFECTED AGENCIES:** Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



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/>

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**

Property Address: 7001 Jankins Road Date: 02/16/2024  
 Parcel I.D. #: C0050600018 Fee: \_\_\_\_\_  
 Total area of affected site in acres: 1.0

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R-3 Residential

Richmond 300 Land Use Designation: Destination Mixed Use

**Proposed Use**

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

Renovation of exiting building to include four dwelling units and a commercial use as well as facilities for dispensing motor

Existing Use: Medical Office

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: SUP-2008-116-92

**Applicant/Contact Person:** Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond

State: VA

Zip Code: 23219

Telephone: (864) 377-9140

Fax: ( )

Email: will@bakerdevelopmentresources.com

**Property Owner:** HARRIS HOSPITALITY INC

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 5421 CLARIDGE DR

City: CHESTERFIELD

State: VA

Zip Code: 238

Telephone: ( )

Fax: ( )

Email: \_\_\_\_\_

**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)



# APPLICANT'S REPORT

*February 19<sup>th</sup>, 2024*

*Special Use Permit Request  
7001 Jahnke Road, Richmond, Virginia  
Map Reference Number: C005-0600/018*

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Submitted to:	<b>City of Richmond</b> Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	Mark Baker Baker Development Resources 530 East Main Street, Suite 730 Richmond, VA 23219

## Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 7001 Jahnke Road (the "Property"). The SUP would authorize the renovation of the exiting medical office building authorized by SUP as a mixed-use development with four dwelling units and 3,102 square feet of commercial use as well as facilities for the dispensing of motor fuels which does not conform to the underlying R-3 Single-Family Residential zoning district.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern line of Jahnke Road at its intersection with Marlowe Road and is referenced by the City Assessor with tax parcel number of C005-0600/018. The Property is irregularly shaped and contains roughly one acre (43,560 sf) of lot area. It is currently occupied with a building initially authorized for medical office use in 1986 (Ord. No. 86-155-154) and most recently amended in 2008 (Ord. No. 2008-116-92) to permit RO-3 Residential-Office Zoning District uses. Access is provided along Jahnke Road to the north and Marlowe Road to the south.



The lot pattern in the vicinity varies greatly in size and use. North of Jahnke Road, to the north and lay primarily residential uses. These consist of single-family attached and detached dwellings along with some two-family dwellings. To the west and south lies Chippenham Hospital along with a range of commercial and medical/clinic uses which serve the hospital. Further to the west lies the Chippenham Parkway and Henrico County. To the east lie several large multifamily uses.

## **EXISTING ZONING**

The Property and those to the east are zoned R-3 Single-Family Residential. North of Jahnke Road lie parcels zoned RO-1 and RO-2 Residential-Office. East of the parcel and including Chippenham Hospital lies a R-73 Multifamily Residential district. To the south lies another RO-1 Residential Office zoning districts.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the “Master Plan”) designates the Property as “Destination Mixed-Use”. This future land use category is described as “key gateways featuring prominent destinations, such as retail... as well as housing and open space.” It is described as being located “at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements” and recommends Retail/office/personal service and multi-family residential as primary uses.

The Property is also located within the Chippenham Hospital National/Regional Node which is described as “a center significant cultural, entertainment, government and business destinations as well as shopping, housing and unique place-based attractions.”

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to “Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options.”
  - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to “Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.”
  - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to “Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance. “
  - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 159 (Thriving Environment Chapter) Objective 15.1 to “Reduce air pollution related to transportation.”
  - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).

# **Proposal**

## **PURPOSE OF REQUEST**



The SUP would authorize the renovation of the existing building as a high quality, market-rate, mixed-use development, including four dwelling units, a corner commercial space, and facilities for the dispensing of fuel. While the proposed use is consistent with the Richmond 300 Master Plan, the current SUP nor the underlying R-1 zoning permit the proposed development, and therefore, a SUP is required.

## **PROJECT DETAILS**

The proposal consists of a high-quality, mixed-use development and associated amenities, a corner commercial space, and facilities for the dispensing of fuel. The existing building would be modified to include four dwelling units in two-stories and a first-floor commercial space. The addition of facilities for the dispensing of fuel and an overhead canopy would also be included within the SUP.

### ***Building and Site Design***

The proposed development would retain the existing two-story building on the Property. The eastern portion of the structure would be converted into market-rate dwelling units. The first floor would contain two two-bedroom, one-bathroom dwelling units. The second story would contain two units; a two bedroom/one bathroom unit and a studio unit. The dwellings would be accessible from the rear of the building. The western portion of the building would be occupied with a 3,102 square foot commercial space fronting the existing parking area. The first-floor commercial space would be designed to meet the expectations of high-quality commercial tenants in today's market. Three new fuel pump stations and a canopy would be located in the western portion of the Property in the existing parking lot.

## **Findings of Fact**

The following are factors indicated in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods. This request would allow for development of the Property in a manner that is both of quality as well as consistent with the recommendation of master plan guidance. The redevelopment of this underutilized Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The property is located on a Major Mixed-Use Street which are defined by the Richmond 300 plan as having the capacity to "carry high volumes of vehicles, pedestrians, and bicycles..." The limited traffic generation and off-street parking space

for the dwellings will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The SUP will not create hazard from fire, panic or other dangers. The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed SUP will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements.***

The SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings would be appropriately separated from nearby properties. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

In summary, the applicant is enthusiastically seeking approval for the construction of a high quality, market-rate, mixed-use development, including four dwelling units, a corner commercial space, and accessory parking. The request offers compatibility with goals contained within the City's Richmond 300 plan and would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while: maintaining a desirable variation in housing style and density in the vicinity; providing for continued economic diversity in housing options within the neighborhood; and allowing for a neighborhood serving commercial use as a compliment to surrounding residential uses.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS TOPOGRAPHIC SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS.

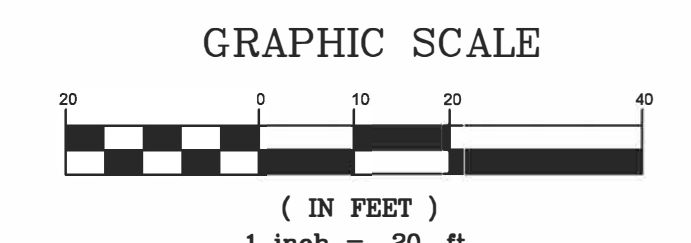
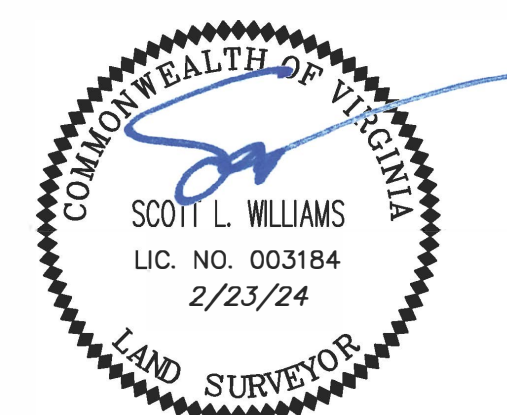
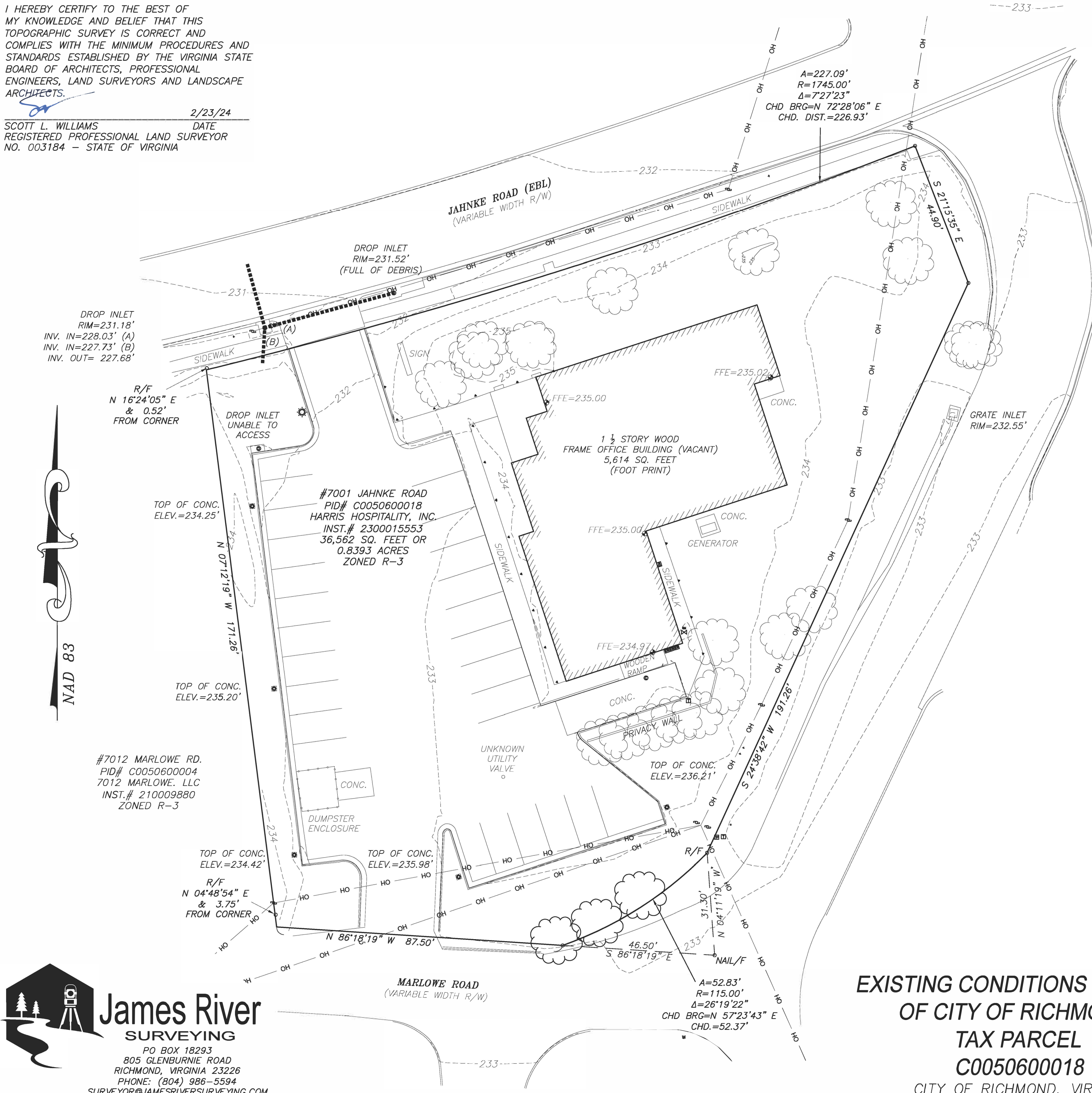
2/23/24

SCOTT L. WILLIAMS DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 003184 - STATE OF VIRGINIA

**GENERAL NOTES**

1. THIS SURVEY WAS COMPILED FROM A FIELD SURVEY COMPLETED ON 1/15/24 AND FROM DEEDS AND PLATS OF RECORD.
2. NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY; ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
3. BY GRAPHICAL MEANS THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" ON FLOOD INSURANCE RATE MAP NO.5101290019D, WITH AN EFFECTIVE DATE OF APRIL 4TH, 2009.
4. AT THE TIME OF THIS SURVEY THERE WAS NO EVIDENCE OF RECENT EARTH WORK OR BUILDING CONSTRUCTION.
5. PROPERTY LINES SHOWN HEREON ARE BASED ON DEED BOOK 574 PAGE 1071.
6. MARLOWE ROAD RIGHT OF WAY BASED ON CITY OF RICHMOND DRAWINGS M21809, M21631 & M21654 DATED 2/8/88, 10/8/86 & 2/12/87 RESPECTIVELY.

- ⊕ = UTILITY POLE
- R/F = ROD FOUND
- R/S = ROD SET
- R/W = RIGHT OF WAY
- ↓ = GUY ANCHOR
- ☆ = LIGHT POLE
- ☒ = TELEPHONE PED
- FFE = FINISHED FLOOR ELEVATION
- ⊙ = STORM MANHOLE
- ☒ = TELEPHONE VAULT
- ⊕ = FIRE HYDRANT
- ⚡ = GROUND LIGHT
- ⊙ = CLEAN OUT

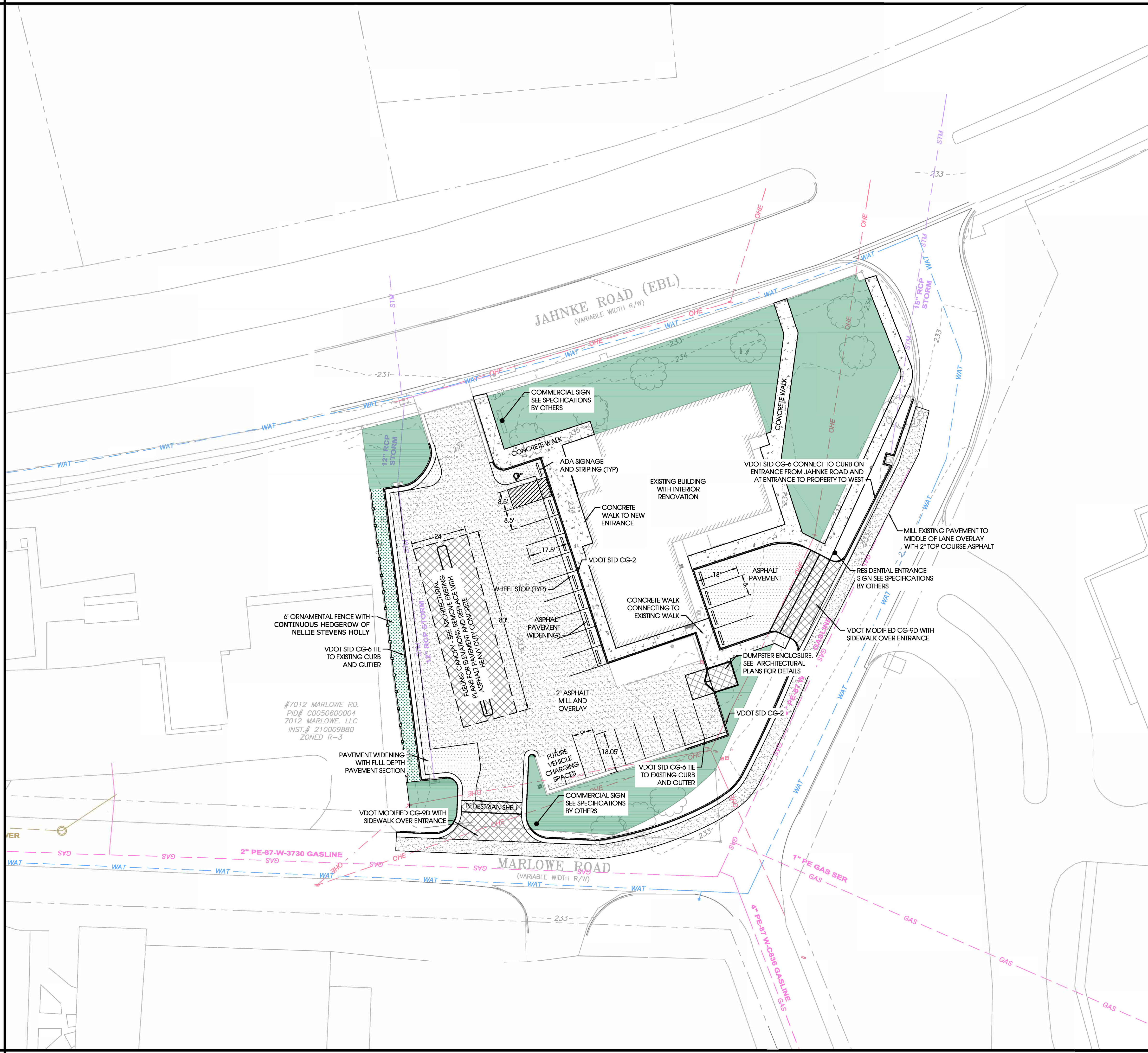


**EXISTING CONDITIONS SURVEY  
OF CITY OF RICHMOND  
TAX PARCEL  
C0050600018  
CITY OF RICHMOND, VIRGINIA**

PROJ#	SCALE : 1" = 20'
REVISED:	DATE: 1/22/24
	DRAWN BY: SLW
SHEET 1 OF 1	CHECKED BY: SLW

**James River  
SURVEYING**  
PO BOX 18293  
805 GLENBURNIE ROAD  
RICHMOND, VIRGINIA 23226  
PHONE: (804) 986-5594  
SURVEYOR@JAMESRIVERSURVEYING.COM





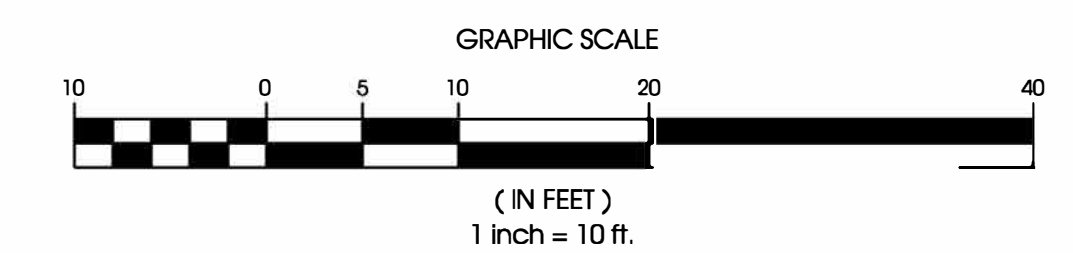
**UTILITY NOTES AND MATERIAL SPECIFICATIONS**

- GENERAL**
- CONTRACTOR MUST FIELD VERIFY THE ELEVATION AND LOCATION OF ALL EXISTING MANHOLES, GAS LINES, AND OTHER UTILITY LINES PRIOR TO CONSTRUCTION
  - SANITARY SEWER LATERAL AND MAIN EXTENSION IS TO BE INSTALLED BY THE CONTRACTOR. CONTRACTOR MUST APPLY FOR A WORK IN STREET PERMIT TO PERFORM INSTALLATION.
  - WATER SERVICE FROM THE MAIN UP TO AND INCLUDING THE METER BOX IS TO BE INSTALLED BY THE CITY OF RICHMOND. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SERVICE FROM THE METER BOX TO THE BUILDING AS SHOWN ON PLAN
  - IF THE EXISTING LATERAL DOES NOT MEET CURRENT DPU DIAMETER STANDARDS (MINIMUM 6") OR THE APPLICABLE PLUMBING CODE REQUIREMENTS, THE INSTALLATION OF A NEW LATERAL WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER
  - ALLEY MUST BE CONSTRUCTED TO CITY OF RICHMOND STANDARDS TO ALLOW THIS SITE TO HAVE PROPER TRASH PICKUP. SIDEWALK ALONG WEST CARY ST. SHALL BE MAINTAINED.
  - NO TREES ARE LOCATED ON THE PROPERTY OR WITHIN SUFFICIENT DISTANCE TO BE IMPACTED BY THE PROPOSED PROJECT.
- PUBLIC UTILITIES**
- ALL UTILITIES WITHIN PUBLIC RIGHT OF WAY ARE TO BE INSTALLED PER THE LATEST EDITION OF THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES AND DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
  - THE CONTRACTOR MUST USE A MECHANICAL HOLE CUTTER WHEN TAPPING THE EXISTING SEWER MANHOLE AND THAT AN APPROVED SADDLE SHALL BE USED TO MAKE THE CONNECTION
  - SANITARY SEWER IN THE RIGHT OF WAY IS TO BE CONSTRUCTED OF EITHER CL51 DUCTILE IRON OR SDR-26 PVC
  - WATER MAIN INSTALLATIONS 3" AND LARGER ARE TO BE DUCTILE IRON OF THE THICKNESS CLASS PER THE BELOW TABLE:
- | PIPE SIZE | THICKNESS CLASS |
|-----------|-----------------|
| 3"        | 51              |
| 4"        | 53              |
| 6"        | 54              |
| 8"        | 54              |
| 12"       | 52              |
- WATER SERVICES 2" AND UNDER ARE TYPE K SOFT COPPER FOR BELOW GROUND INSTALLATION AND TYPE L HARD COPPER ABOVE GROUND. MATERIAL SHALL MEET ASTM B 88
- PRIVATE UTILITIES (I.E. ON PRIVATE PROPERTY AND/OR BEHIND THE METER BOX)**
- ALL SEWER FITTINGS AND PIPING MUST COMPLY WITH THE 2018 VERSION OF THE INTERNATIONAL PLUMBING CODE
  - ALL PRIVATE SEWER PIPE IS TO BE SCHEDULE 40 PVC COMPLYING WITH ASTM STANDARD D-2665
  - ALL PRIVATE SEWER FITTINGS ARE TO BE PVC COMPLYING WITH ASTM STANDARD D-3034
  - ALL PRIVATE WATERLINE FITTINGS AND PIPING MUST COMPLY WITH 2018 VERSION OF THE INTERNATIONAL PLUMBING CODE
  - ALL PRIVATE WATERLINE PIPE IS TO BE SCHEDULE 40 PVC COMPLYING WITH ASTM STANDARD D-1785
  - ALL PRIVATE WATERLINE FITTINGS ARE TO BE PVC COMPLYING WITH ASTM STANDARD D-2464

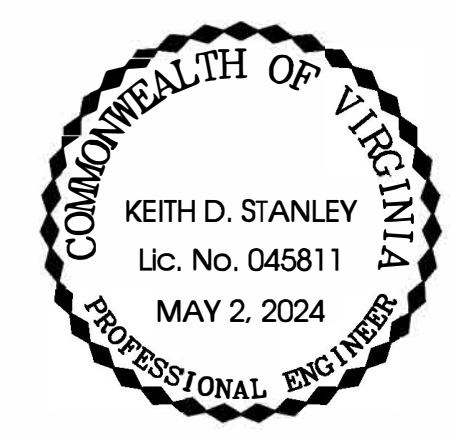
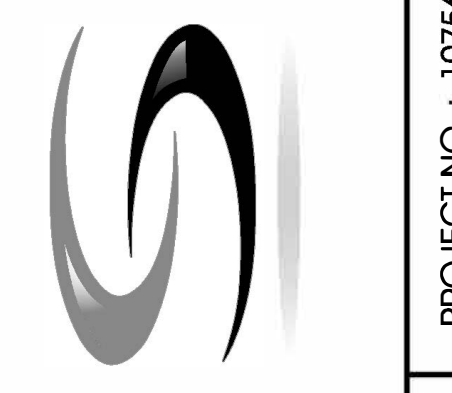
**WATER AND FIRE SERVICE CONFIGURATION NOTE**  
(TO BE INSTALLED BY THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES)

**PERMITTING APPROVAL NOTES**

- PROJECT WILL COMPLY WITH DEVELOPMENT PLAN AND PERMITTING APPROVALS SET FORTH IN THE CITY OF RICHMOND CODE AT TIME OF SUP APPROVAL.



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OPTIMIZING YOUR DEVELOPMENT WORLD  
14207 POND CHASE PLACE | MIDLOTHIAN, VA | 23113  
TELEPHONE NO. 804.938.8864 | www.sekivsolutions.com



DATE : MAY 2, 2024

REVISION BLOCK	
DATE	DESCRIPTION

HARRIS HOSPITALITY, INC  
5421 CLARIDGE DR  
CHESTERFIELD, VA 23832  
ATTN: MUDASSAR IQBAL  
PHONE: 804.402.9984  
EMAIL: HULLSTREETRD@OUTLOOK.COM

**7011 JAHNKE ROAD  
ROAD  
SPECIAL USE  
PERMIT**  
CITY OF RICHMOND, VA

**LAYOUT AND  
UTILITY PLAN**

SHEET NO.  
**C-102**

PROJECT NO. : 10756 PROJECT MANAGER : KEITH STANLEY QUALITY ASSURANCE : STIG OWENS  
SCALE : AS SHOWN





**LEGEND**

AREA OF DAMAGED MASONRY. REMOVE DAMAGED MATERIAL AND PREPARE FOR REPOINTING OF EXISTING EXTERIOR BRICK & STONE MASONRY. MATCH NEW MORTAR TO EXISTING HISTORICAL MORTAR JOINT, COLOR, TEXTURE, & PROFILE. PATCH & REPAIR DAMAGED OR MISSING BRICKS TO MATCH EXISTING ADJACENT IN ACCORDANCE WITH THE NPS HISTORIC PRESERVATION BRIEF

AREA OF DAMAGED CONCRETE. REMOVE DAMAGED MATERIAL. PATCH & REPAIR DAMAGED PIERS TO MATCH EXISTING ADJACENT IN ACCORDANCE WITH THE NPS HISTORIC PRESERVATION BRIEF

T TEMPERED GLASS ASSEMBLY

**walter PARKS**  
ARCHITECTS

ARCHITECTURE + INTERIOR DESIGN

313 N. ADAMS STREET  
RICHMOND, VIRGINIA 23220  
t: 804-644-4781  
f: 804-644-4783  
wparks.com

COMMONWEALTH OF VIRGINIA

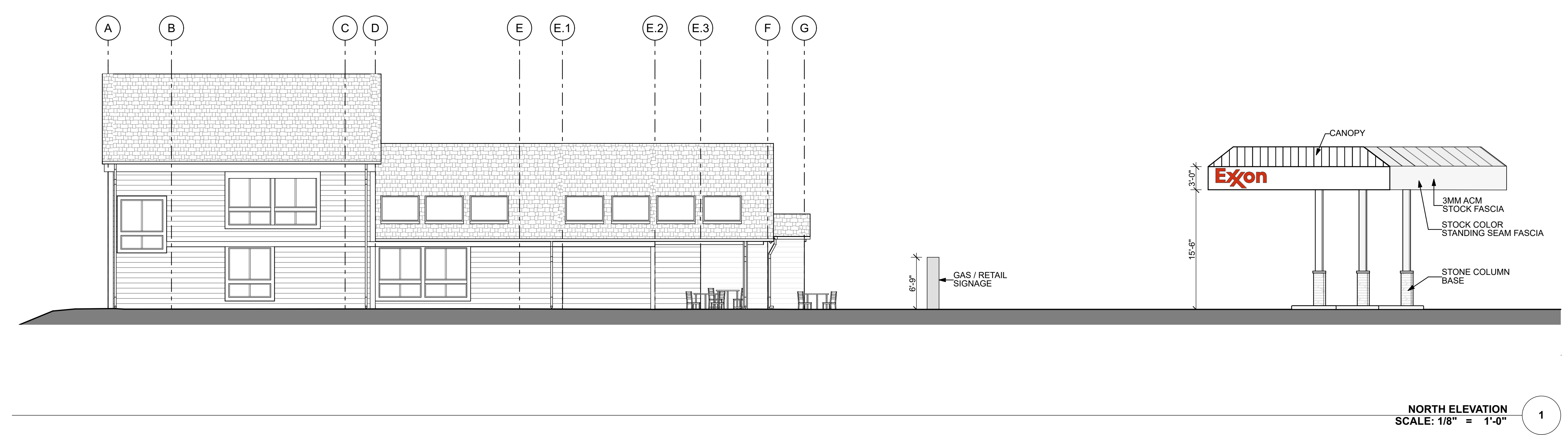
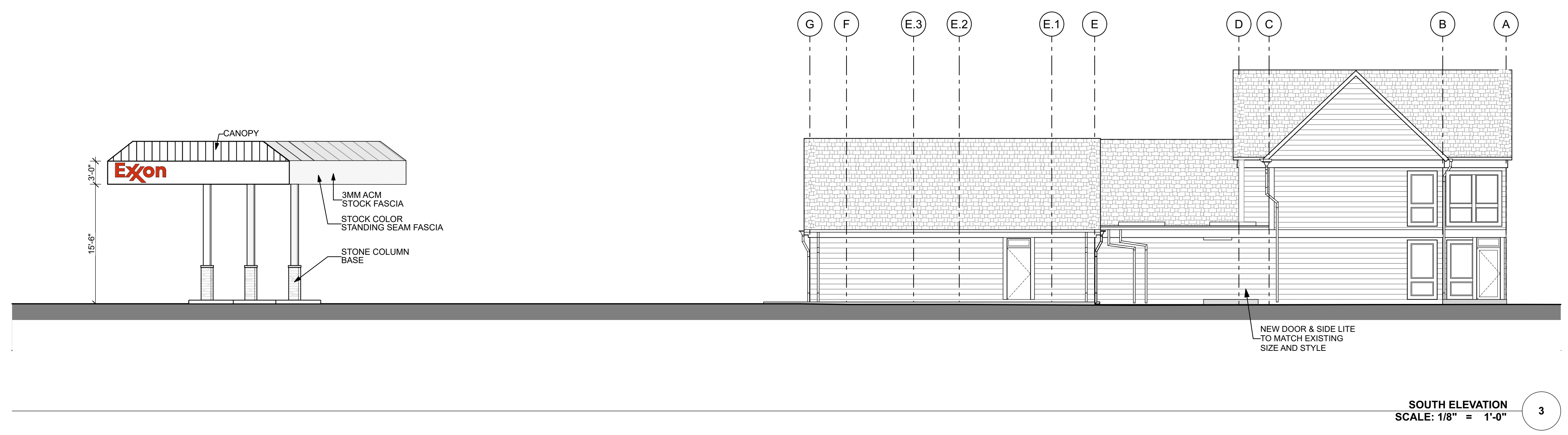
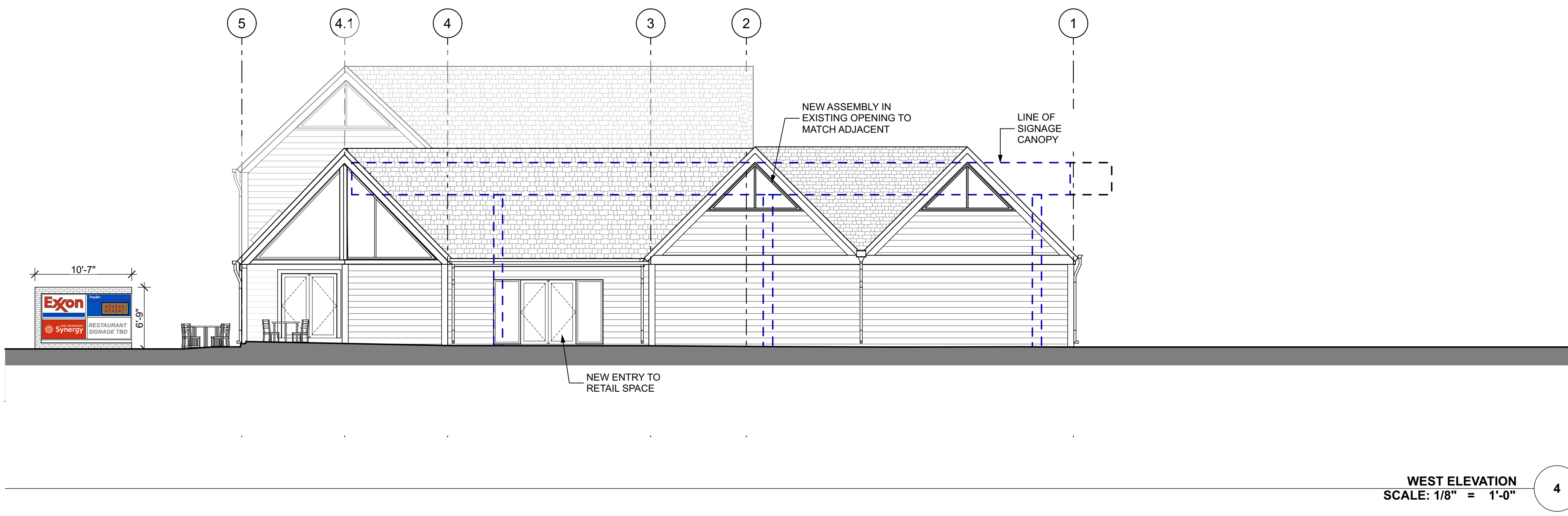
WALTER PARKS  
ARCHITECT PLLC  
Lic. No. 000756

ARCHITECT

COMMONWEALTH OF VIRGINIA

WALTER G.  
PARKS, JR.  
Lic. No. 007463

ARCHITECT



REF PLAN

**Jahnke Rd**  
7001 Jahnke Rd  
Virginia 23225

FOR CONSTRUCTION

ID	DATE	ISSUE

PROJECT #: 24.01

ELEVATIONS  
**A.3**



**City of Richmond  
Department of Planning  
& Development Review**

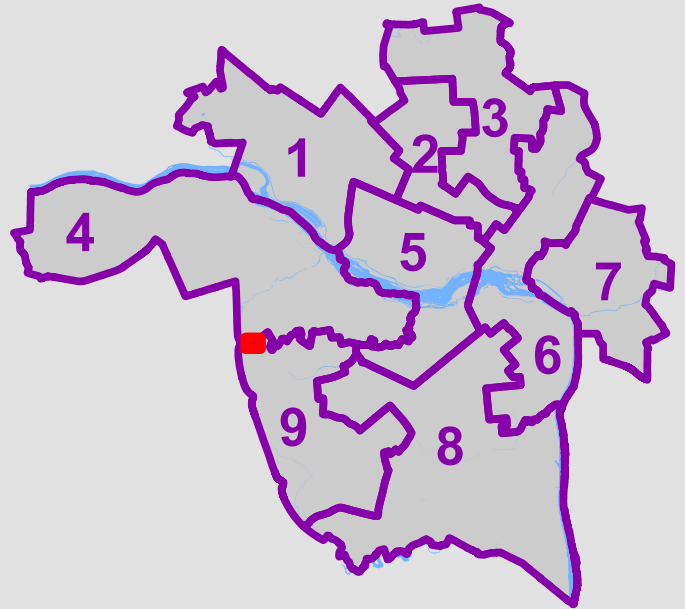
**Special Use Permit**

**LOCATION:** 7001 Jahnke Road

**APPLICANT:** Baker Development Resources

**COUNCIL DISTRICT:** 9

**PROPOSAL:** To authorize the special use of the property known as 7001 Jahnke Road for the purpose of motor fuel dispensing and a mixed-use building, upon certain terms and conditions



*For questions, please contact Alyson Oliver  
at 804-646-5789 or [alyson.oliver@rva.gov](mailto:alyson.oliver@rva.gov)*

