

INTRODUCED: January 12, 2026

AN ORDINANCE No. 2026-031

To amend and reordain Ordinance No. 2019-039, adopted Mar. 25, 2019, which authorized the special use of the property known as 6807 Midlothian Turnpike for the purpose of permitting certain signs, upon certain terms and conditions, to authorize the special use of the property known as 6707 Rear Midlothian Turnpike for the purpose of a parking area located between the main building and the street line, upon certain terms and conditions. (9th District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 9 2026 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2019-039, adopted March 25, 2019, be and is hereby amended and reordained as follows:

WHEREAS, the owner of the [~~property~~] properties known as 6807 Midlothian Turnpike and 6707 Rear Midlothian Turnpike, which [~~is~~] are situated in a B-3 General Business District, desires to use such [~~property~~] properties for the purpose of including certain signs, including three monument-type signs and [~~three~~] building-mounted signs, and a parking area located between the

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

main building and the street line, which use, among other things, is not currently allowed by ~~[section]~~ sections 30-515, concerning sign regulations for the B-3 General Business District, and 30-438.6, concerning parking and circulation of vehicles, of the Code of the City of Richmond ~~[(2015)]~~ (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond ~~[(2018)]~~ (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 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

~~[(2015)]~~ (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 amendatory ordinance, the ~~[property]~~ properties known as 6807 Midlothian Turnpike and 6707 Rear Midlothian Turnpike and identified as Tax Parcel ~~[No.]~~ Nos. C007-0124/018 and C007-0124/052, respectively, in the ~~[2019]~~ 2026 records of the City Assessor, being more particularly described on a survey entitled “Colonial Downs Group, LLC., Site Plan Amendment Drawings, Parking Revisions, Midlothian Turnpike Site, City of Richmond, Virginia, ~~[Layout Plan—2]~~ Existing Conditions and Demolition Plan,” prepared by Resource International, and dated September 21, 2018, a copy of which is attached to and made a part of this amendatory ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of permitting certain signs, including banner signs and three monument-type signs and ~~[three]~~ building-mounted signs, and a parking area located between the main building and the street line, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “~~[Richmond Midlothian OTB]~~ Rosie’s 2025 Exterior Renovation, 6807 Midlothian Turnpike, Richmond VA, 23225,” prepared by Populous, and dated ~~[September 21, 2018, and last revised January 29, 2019]~~ May 30, 2025, and “SUP Layout Plan,

Rosie's - Richmond Parking Expansion," prepared by Timmons Group, and dated June 20, 2025, hereinafter referred to, collectively, as "the Plans," copies of which are attached to and made a part of this amendatory 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 to allow signs and a parking area located between the main building and the street line, substantially as shown on the Plans, in addition to other uses permitted in the underlying zoning district in which the Property is situated. Signs permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond [~~(2015)~~ (2020)], as amended, shall also be permitted on the Property.

(b) No part of any sign shall exceed 35 feet in height above ground level.

(c) All mechanical equipment 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 [~~(2015)~~] (2020), as amended, and all future amendments to such laws.

(e) 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 [~~(2015)~~] (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 [~~(2015)~~ (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 [~~(2015)~~ (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 amendatory ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this amendatory 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 amendatory 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.

II. This amendatory ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: November 20, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

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

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

RE: To amend and reordain Ordinance No. 2019-039, adopted Mar. 25, 2019, which authorized the special use of the property known as 6807 Midlothian Turnpike for the purpose of permitting certain signs, upon certain terms and conditions, to authorize the special use of the property known as 6707 Rear Midlothian Turnpike for the purpose of a parking area located between the main building and the street line, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting to amend the Special Use authorized by Ord. No. 2019-039, adopted on March 25, 2019, to provide for the expansion of the parking area onto an adjacent property. The motor vehicle parking use is permitted in the B-3 General Business District where the property is located. However, a Special Use Permit is needed to authorize the parking lot to be located between the main building and the street.

BACKGROUND: The subject property is located on the east bound side of Midlothian Turnpike near its intersection with Chippenham Parkway. The property is unimproved and contains 2.21 acres. 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.” (p. 90)

Intensity: Buildings heights are generally a minimum of five stories. (p. 90)

The current zoning for this property is B-3 General Business District. Adjacent properties to the east and west are also located within this district while adjacent properties to the south are in the OS Office Service District. The area uses are generally commercial.

COMMUNITY ENGAGEMENT: The property is not located within a civic association area. Community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$1,800 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 12, 2026

CITY COUNCIL PUBLIC HEARING DATE: February 9, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission February 3, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

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:

David Watson, Senior Planner, Land Use Administration (Room 511) 646-1036



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT

Applicant must complete ALL items

HOME/SITE ADDRESS: 6707 and 6807 MIDLOTHIAN TURNPIKE APARTMENT NO/SUITE _____

APPLICANT'S NAME: Vincent Jordan EMAIL ADDRESS: [REDACTED]

BUSINESS NAME (IF APPLICABLE): Colonial Downs Group, LLC

SUBJECT PROPERTY OR PROPERTIES: 6707 Midlothian Turnpike (GPIN C0070124052),
6807 Midlothian Turnpike (C0070124018)

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)
- ☐ Wireless Plan of Development (New or Amendment)
- ☒ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- ☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
- ☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER

Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: Colonial Downs Group, LLC

PROPERTY OWNER ADDRESS: 800 East Canal Street, Suite 1901, Richmond, VA 23219

PROPERTY OWNER EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER PHONE NUMBER: 779-227-5545

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.

**BAILIWICK STRATEGIES LLC
406 West Franklin Street, Second Floor
P.O. Box 25309
Richmond, Virginia 23260**

July 7, 2025

By Email:

City of Richmond
Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
Attn: Dr. Kevin Vonck, Director
Kevin.Vonck@rva.gov


**Re: SUP Amendment Application; Applicant's Report; Amending SUP 2019-039 for
6807 Midlothian Turnpike (C0070124018) to add 6707 Midlothian Turnpike
(C0070124052)**

Dear Dr. Vonck:

This letter shall serve as the Applicant's Report accompanying the application for an Amendment of Special Use Permit (the "SUP Amendment") to SUP 2019-039 (the "Existing SUP") for the property located at 6807 Midlothian Turnpike (GPIN No. C0070124018) (the "Existing SUP Property"). The SUP Amendment would (i) add the approximately 2.21 acres parcel (the "Additional Property") located at 6707 Midlothian Turnpike (C0070124052) shown on the enclosed conceptual site plan prepared by Timmons Group and entitled "SUP LAYOUT PLAN" and accompanying civil survey materials (collectively, the "Plan") to the Existing SUP and Existing SUP Property for purposes of adding accessory vehicular parking, circulation, and landscaping, all as shown on the Plan, and (ii) to clarify that the signage dimensions, art, banners, and elevations shown on the attached exhibit prepared by Populous and entitled "Rosie's 2025 Exterior Renovation" together with renderings (collectively, the "Enhancements Exhibit") are permitted and to clarify that any future changes to the signage would be in substantial conformance with the Existing SUP as amended by the proposed SUP Amendment so long as any such sign changes were within the dimensions shown on the Enhancements Exhibit. For clarification purposes, the applicant Colonial Downs Group, LLC (the "Applicant") is the owner of both the Existing SUP Property and the Additional Property (collectively, the "Property"). The Applicant operates the Rosie's Gaming Emporium ("Rosie's") at the Existing SUP Property.

The adopted Richmond 300 (the "Master Plan") designates the Additional Property and the SUP Property as "Destination Mixed-Use," which future land use category supports the development of "key gateways featuring prominent destinations, such as retail, sports venues, and large employers." The Applicant's primary existing use as a vibrant, active, and popular entertainment venue with a strong regional draw, is a strong example of this Master Plan land use category. The proposed parking

PO Box 25309
Richmond, Virginia 23260
804.938.9818



expansion on the currently vacant Additional Property and the proposed aesthetic and signage improvements all align closely with the goals and guidance set forth in the Master Plan.

The Master Plan prioritizes activation of underutilized or vacant land and buildings, like the Additional Property, in order to support more vibrant, productive use of existing infrastructure. The proposed parking lot expansion, removed from the direct Midlothian Turnpike frontage of the Property, supports this strategy by increasing the site's utility and supporting the existing destination venue's function without requiring any new public infrastructure investment. The Applicant would also note the nearby GRTC bus stop compliments the existing use of the Property and that guests of the Applicant often arrive by bus. This transit connection supports the Master Plan's emphasis on multimodal access and "the convergence of several modes of transportation" in Master Plan Destination Mixed-Use areas. The presence of this stop helps ensure that the Rosie's site is not solely-vehicle-focused.

The façade, art, signage, and banner enhancements support a safe and welcoming bus and pedestrian atmosphere as the Property as is approached from Midlothian Turnpike. The Master Plan recommends that developments in Destination Mixed-Use zones "enhance the public realm and create a sense of place." The proposed signage serves as a cultural enhancement to the Property. It visually reinforces Rosie's identity and creates a more engaging and attractive environment for visitors, contributing to the overall placemaking goals of the Master Plan. The signage helps establish a distinct sense of arrival and supports the urbanized multi-modal destination form of the site. While the Master Plan discourages surface parking as a principal use, it allows for well-integrated accessory parking. The proposed parking expansion is designed as an accessory use to the existing destination use, sited to side of the existing building, and away from the frontage of Midlothian Turnpike.

By way of site background, the Existing SUP Property was the location of a now-obsolete national dry goods retailer and was in a state of abandonment and neglect before the City adopted the Existing SUP. The Rosie's reuse of the building reflects a successful example of adaptive reuse in alignment with the adaptive reuse objectives of the Master Plan. The original retailer opened in 1971 and served as a retail anchor along the Midlothian Turnpike corridor for decades before closing in 2012. The building sat vacant for seven years until 2019, when Rosie's transformed the building and site into the vibrant regional destination entertainment venue it is today.

In terms of context for this SUP Amendment request, the Additional Property is zoned B-3, is not included in the Existing SUP, and appears to be subject to no special use permit or similar parcel-specific zoning case. Properties immediately surrounding and adjoining the Property to the west, north, and east are zoned B-3, with a mix of retail, office, service, and restaurant uses. Many of the large surrounding parcels to the south are vacant properties and are zoned O-S Office Service District. Properties more distant to the east are zoned R-3 and occupied by a mix of mostly single-family residential uses. We would note that the need for the parking on the Additional Property is driven by existing demand at the Existing SUP Property.

Working with City staff and the district councilmember's office, we have determined that no community association is presently active in the neighborhood surrounding the Property. A community informational meeting is scheduled for July 22, 2025 at 6:00 PM and, simultaneously with this application, we have provided notice by mail in English and Spanish to the surrounding property owners.

STANDARD OF REVIEW

The request addresses the following factors indicted in Section 17.11 of the Charter and Section 30-1040.5 of the Zoning Ordinance relative to the approval of special use permits by City Council.

The proposed SUP Amendment:

- *Will not be in conflict with the objectives and policies of the master plan for the City;*

As set forth above, the proposed SUP Amendment is supported by its elements of adaptive reuse, destination entertainment, and use of multi-modal transportation.

- *Will conform with all applicable sections of this article and other applicable requirements of the district in which it is proposed to be located;*

The proposed SUP Amendment and the Plan is designed to conform with all other sections of the Ordinance applicable to the Property.

- *Will not substantially diminish or impair the established property values in the neighborhood in which it is proposed to be located;*

The proposed SUP Amendment will eliminate a vacant property where nuisance activity could otherwise occur, enhancing the property values of adjacent properties.

- *Will not have an undue adverse effect on the public health, safety or general welfare;*

The proposed SUP Amendment will not have an undue adverse effect on the public health, safety or general welfare.

- *Will not adversely affect the character of the surrounding area or the continued use and development of surrounding property in a manner consistent with applicable zoning regulations or master plan objectives;*

The Plan and Enhancement Exhibits of the proposed SUP Amendment are consistent with the harmonious deployment of mixed transportation strategies in an adaptive reuse and destination context.

- *Will not cause undue traffic congestion on public streets or significantly increase traffic volumes on minor residential streets;*

The proposed SUP is consistent with appropriate future land use density expectations and supported by existing transit and road infrastructure already in place around the Property, including significant positive aesthetic and transportation infrastructure improvements to Midlothian Turnpike and performed by the City. Importantly, the Applicant proposes to reserve a street connection area, as shown on the Plan, in the event that future development in parcels (currently not controlled by the Applicant or any affiliate) to the east of the Property between the Property and Carnation Street permit the connection of the Property to a future enhanced street grid.

- *Will be adequately served by essential public services and facilities and will not cause an undue burden on such services and facilities;*

The proposed use adds no adverse impacts to essential public services. The existing use supported by the proposed SUP Amendment supports GRTC ridership and overall creates a vital entertainment destination in the southside of the City.

- *Will not cause the destruction, loss or damage of significant natural, scenic or historic features to any greater degree than development of the property for uses permitted by right in the district;*

The proposed SUP Amendment does not cause the loss or damage of any natural, scenic or historic features on the Property or otherwise.

- *Will ensure compatibility with surrounding property through existing and proposed landscaping, screening and buffering and the location, arrangement and character of existing and proposed buildings, structures, open spaces, parking areas, vehicular circulation, driveways, signage and lighting; and*

The proposed SUP Amendment will provide for improvements to a now-vacant, potentially nuisance, parcel.

- *Will not cause or result in any significant increase in negative cumulative impact when considered in conjunction with other conditional uses in the neighborhood in which it is proposed to be located.*

The proposed SUP Amendment supports and enhances the Existing SUP and would not lead to a negative cumulative impact with exiting or future special or conditional uses.

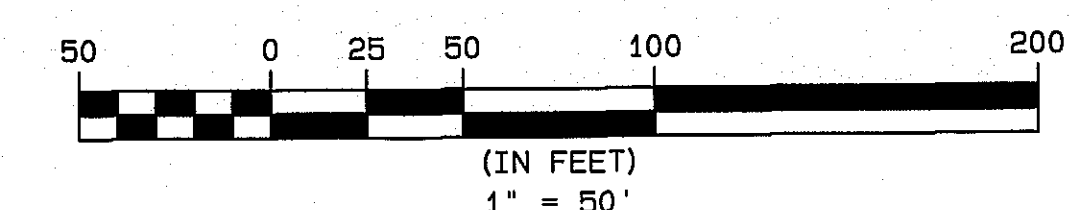
In summary, the Applicant enthusiastically seeks approval of the SUP Amendment. The enhancement of the Property, made possible through the SUP Amendment, would guaranty a high-quality use beneficial to the community. Thank you for your time and consideration of this request, please let me know if you have any questions.

Sincerely,

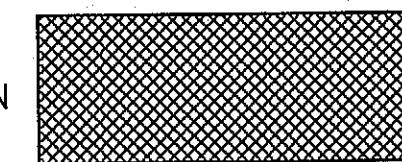


Mark Kronenthal

cc: The Honorable Nicole Jones, City Council, 9th District



AREAS OF DEMOLITION



**COLONIAL DOWNS GROUP, LLC.
SITE PLAN AMENDMENT DRAWINGS
PARKING REVISIONS
MIDLOTHIAN TURNPIKE SITE
CITY OF RICHMOND, VIRGINIA**

PROJECT NO.:
218011.01

SHEET:
C-1

REVISIONS:

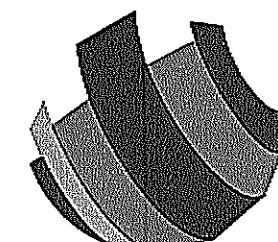
DESIGNED: JMS

DRAWN: JMS

CHECKED: SB

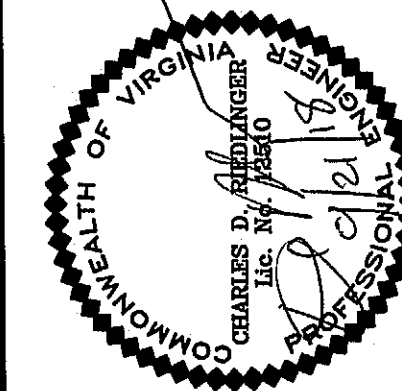
DATE: 9/21/2018

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resource

P.O. Box 6160 • 9560 Kings Charter Drive • Ashland, VA 23005
(804) 550-9200 • FAX (804) 550-9259



PROPOSED SIGNAGE, BANNER, AND ARTWORK SQUARE FOOTAGE		
TYPE	LOCATION	SF
BUILDING/TEXT SIGNAGE	NORTH ELEV. PORTE COCHERE	435.6
MONUMENT/TEXT SIGNAGE	ENTRY DRIVE EAST/WEST	113 (X2) = 226
LIT ROSE ARTWORK	NORTH ELEV. PORTE COCHERE	217.16
LIT ROSE ARTWORK	NORTH ELEVATION	186.67
HORSE ARTWORK	NORTH ELEVATION	356.72
VIDEO DISPLAY WALL	NORTH ELEVATION	324
STREETSCAPE BANNERS	SITE LIGHTING POLES	24 (X60) = 1440
	TOTAL	3,187 SF

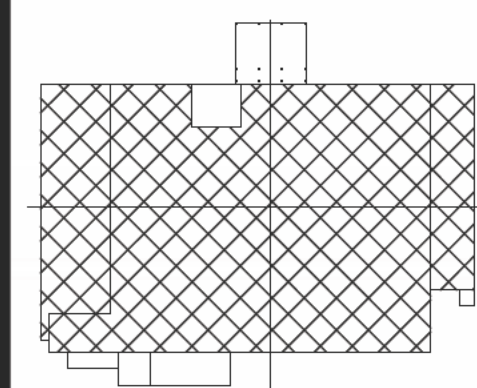
POPULOUS
Architecture, Planning,
Interiors, Programming
4800 Main St. Suite 300
Kansas City, Missouri 64112
(816) 221-1500

**NOT FOR
CONSTRUCTION**

ROSIE'S 2025 EXTERIOR RENOVATION
6807 Midlothian Turnpike
Richmond VA, 23225

BUILDING SIGNAGE

MAY 30, 2025

[illegible]

PROJECT	ISSUED BY:
24.6059	POPULOUS
SHEET ISSUED DATE:	
05.30.2025	

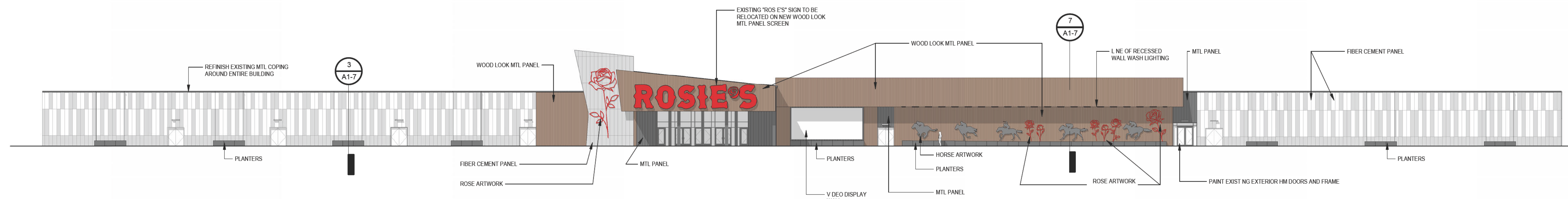
SHEET

BUILDING
ELEVATIONS

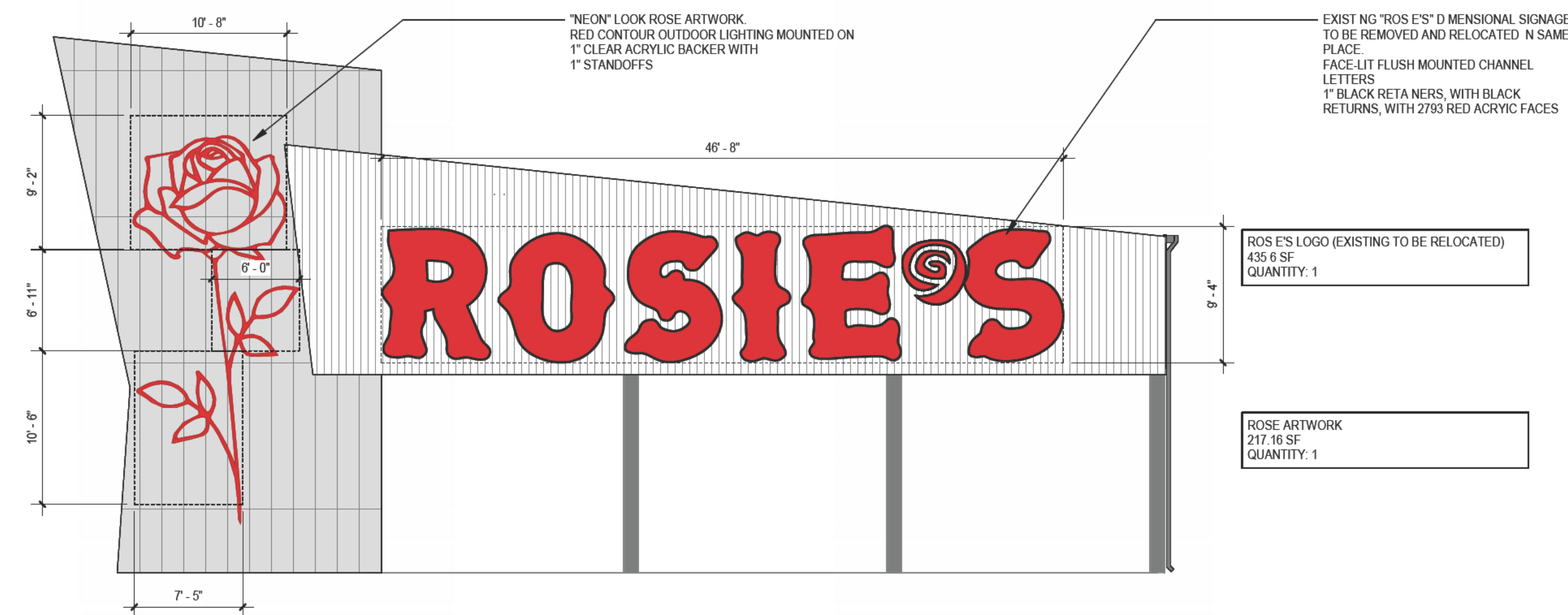
DISCIPLINE - CATEGORY - SUB CATEGORY -

A1-7

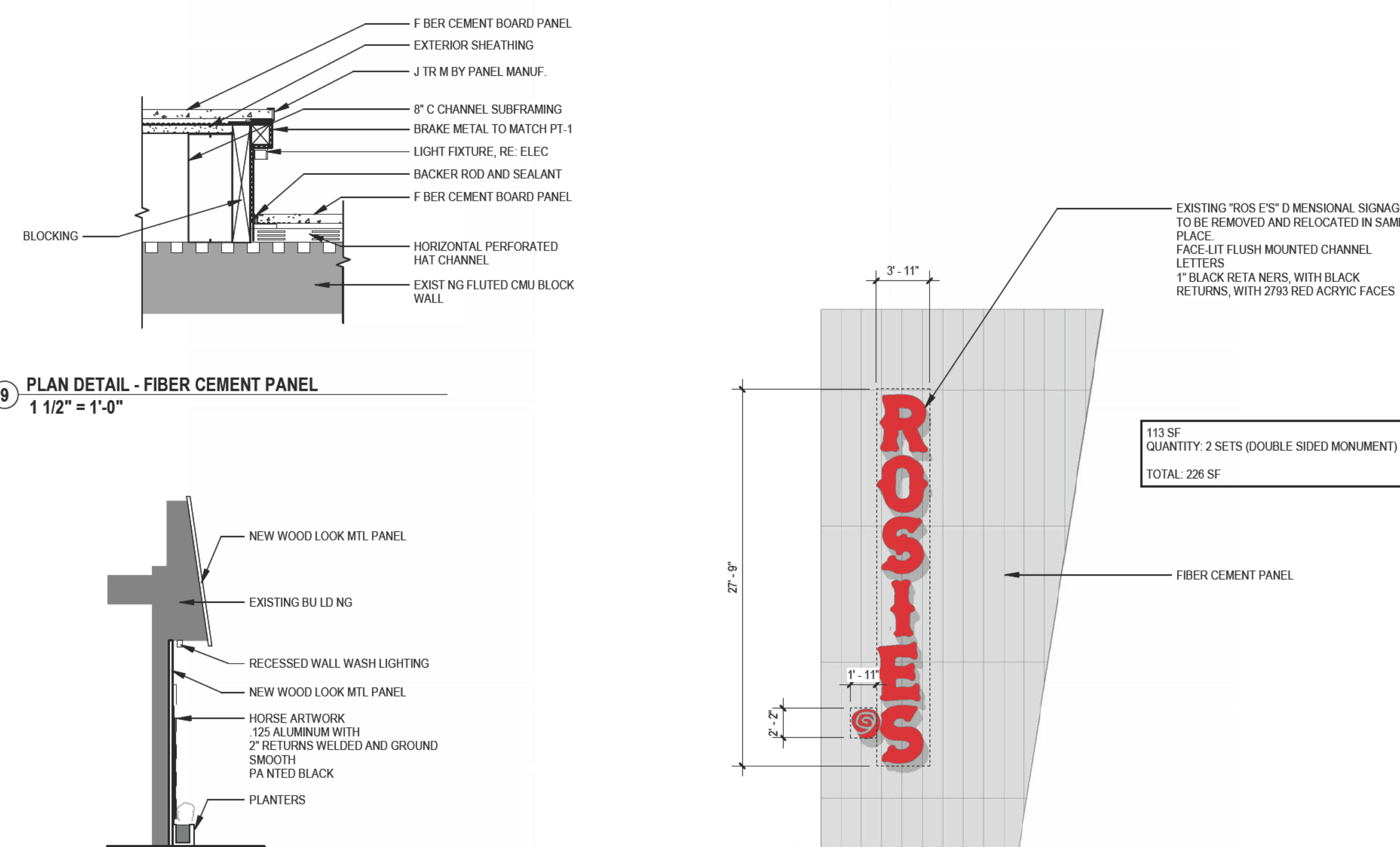
Copyright 2025 © POPULOUS



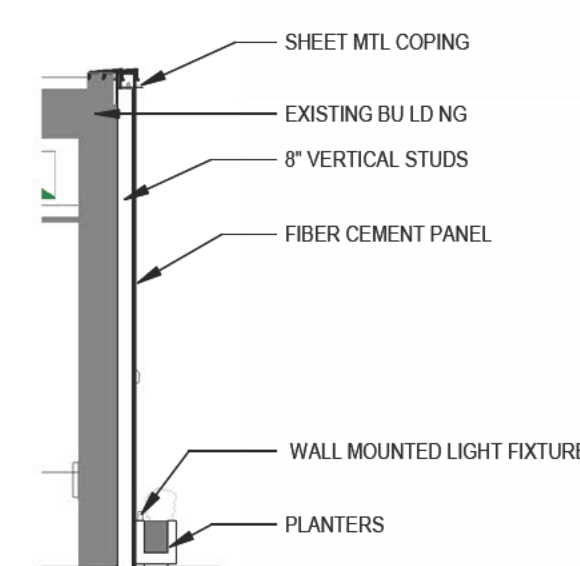
① ELEVATION - SCOPE OF NEW WORK
1" = 20'-0"



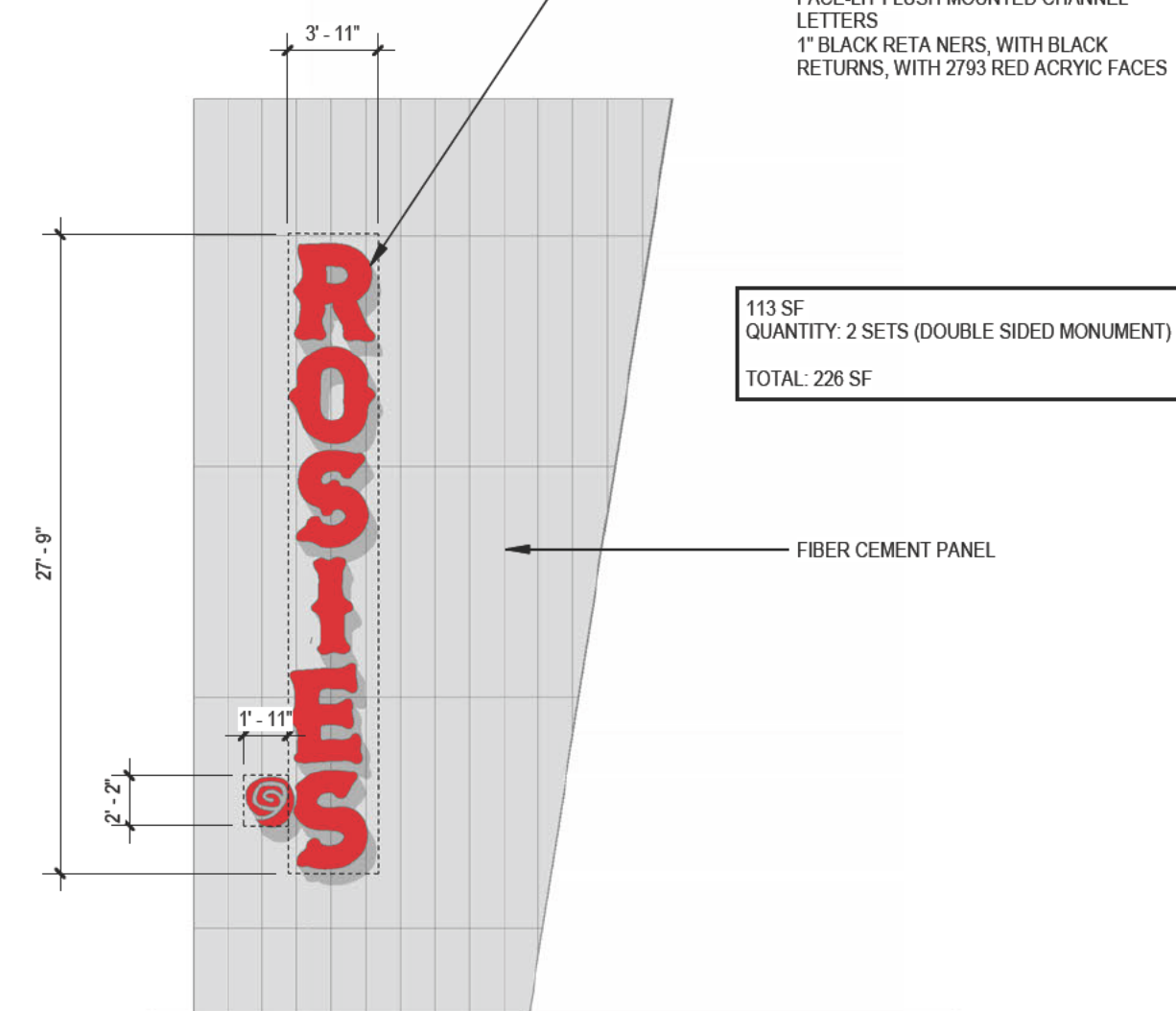
4 PORTE COCHERE - NORTH ELEVATION
1/8" = 1'-0"



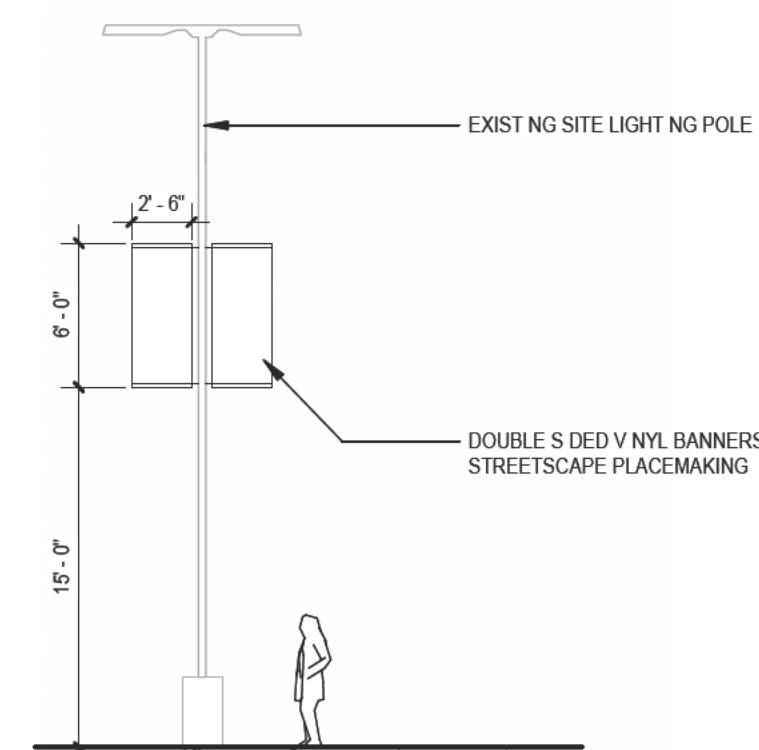
7 SECTION AT RECESSED LIGHTING
1/8" = 1'-0"



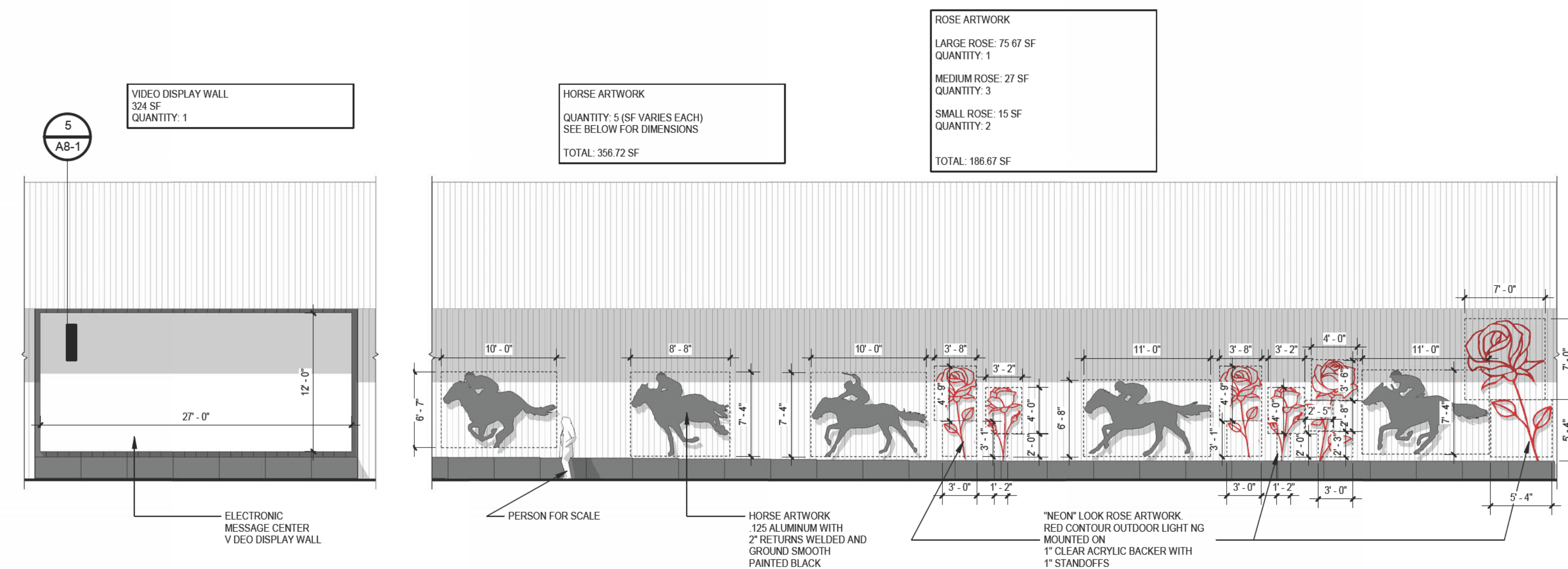
3 SECTION AT PLANTER
1/8" = 1'-0"



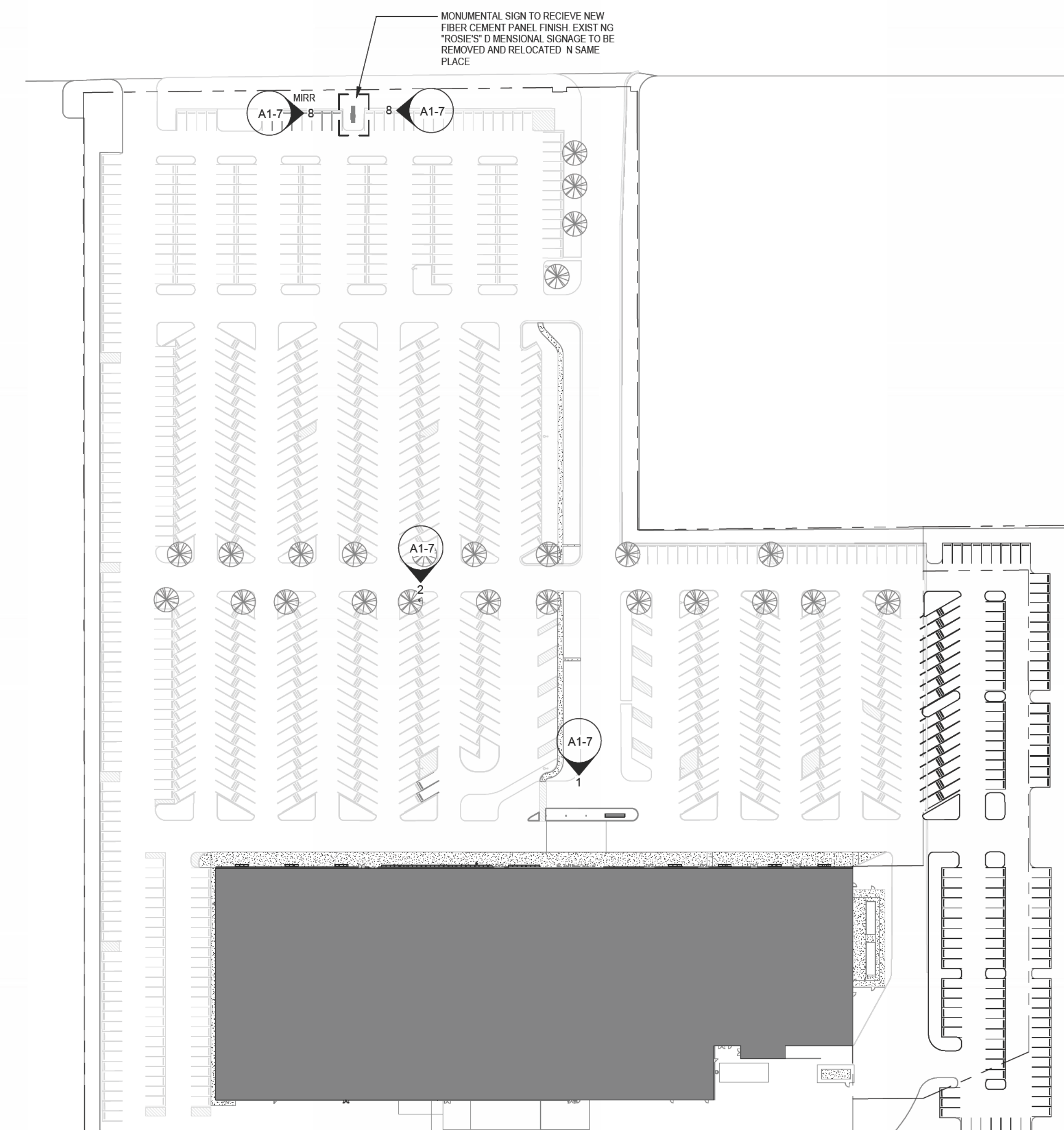
8 ELEVATION - MONUMENTAL SIGN
1/8" = 1'-0"



2 BANNERS - TYPICAL ELEVATION
1/8" = 1'-0"



5 NORTH ELEVATION - ENLARGED
1/8" = 1'-0"



6 OVERALL PLAN - SCOPE OF NEW WORK
1" = 80'-0"



PROJECT NORTH

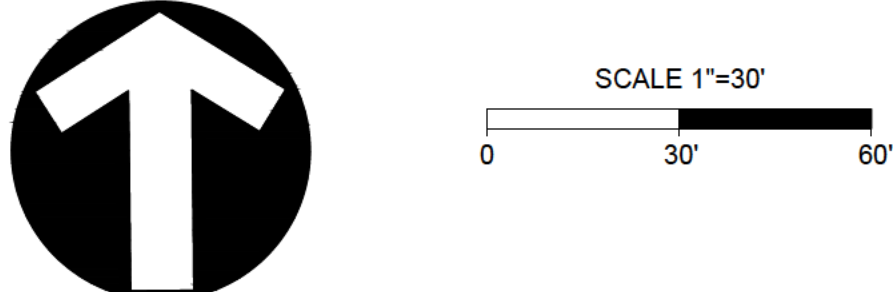


LEGEND:

- PROPOSED CURB AND GUTTER
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPE AREA
- EXISTING VEGETATION TO REMAIN

SUP LAYOUT PLAN

ROSIE'S - RICHMOND PARKING EXPANSION - June 20, 2025





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

Special Use Permit

LOCATION: 6807 and 6707 Midlothian Turnpike

APPLICANT: Colonial Downs Group, LLC

COUNCIL DISTRICT: 9

PROPOSAL: To authorize the amendment of Ordinance No. 2019-039, adopted March 25, 2019, authorizing the special use of the property known as 6807 Midlothian Turnpike for the purpose of permitting certain signs, and the property known as 6707 rear Midlothian Turnpike for the purpose of motor vehicle parking, upon certain terms and conditions

*For questions, please contact David Watson
at 804-646-1036 or David.Watson@RVA.gov*

