

INTRODUCED: November 9, 2020

AN ORDINANCE No. 2020-250

To rezone the properties known as 7000 Jahnke Road, 6927 Old Jahnke Road, 6937 Old Jahnke Road, and 7005 Old Jahnke Road from the R-1 Single-Family Residential District to the RO-2 Residential-Office District, and 6814 Jahnke Road and 6907 Old Jahnke Road from the R-2 Single-Family Residential District to the RO-2 Residential-Office District.

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

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

PUBLIC HEARING: DEC 14 2020 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA / NSPS Land Title Survey of Six Parcels Located Between Jahnke Road and Old Jahnke Road, and West of Westover Garden Boulevard, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated July 12, 2020, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2020 records of the City Assessor, are excluded from the R-1 Single-Family Residential District and shall no longer be subject to the provisions of sections 30-402.1 through 30-402.7 of the Code of the City of

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    DEC 14 2020    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

Richmond (2015), as amended, and that the same are included in the RO-2 Residential-Office District and shall be subject to the provisions of sections 30-426.1 through 30-426.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

7000 Jahnke Road	Tax Parcel No. C005-0600/026
6927 Old Jahnke Road	Tax Parcel No. C005-0600/022
6937 Old Jahnke Road	Tax Parcel No. C005-0600/014
7005 Old Jahnke Road	Tax Parcel No. C005-0600/010

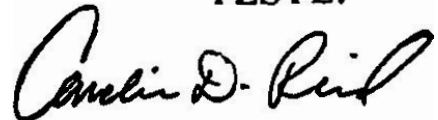
§ 2. That, as shown on the survey entitled “ALTA / NSPS Land Title Survey of Six Parcels Located Between Jahnke Road and Old Jahnke Road, and West of Westover Garden Boulevard, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated July 12, 2020, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2020 records of the City Assessor, are excluded from the R-2 Single-Family Residential District and shall no longer be subject to the provisions of sections 30-404.1 through 30-404.7 of the Code of the City of Richmond (2015), as amended, and that the same are included in the RO-2 Residential-Office District and shall be subject to the provisions of sections 30-426.1 through 30-426.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

6814 Jahnke Road	Tax Parcel No. C005-0603/015
6907 Old Jahnke Road	Tax Parcel No. C005-0603/063

§ 3. This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:**

**TESTE:**



**City Clerk**

# City of Richmond

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

## Item Request

File Number: PRE.2020.361

### O & R Request

**DATE:** October 12, 2020

**EDITION:** 1

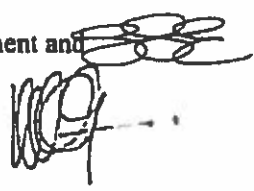
**TO:** The Honorable Members of City Council

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



**THROUGH:** Lenora G. Reid, Acting Chief Administrative Officer *lgr*

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning



**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**RE:** To rezone the properties known as 6814, 6907, 6927, 6937, 7000, and 7005 Jahnke Road from the R-1 and R-2 Single-Family Residential Districts to the RO-2 Residential-Office District.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To rezone the properties known as 6814, 6907, 6927, 6937, 7000, and 7005 Jahnke Road from the R-1 and R-2 Single-Family Residential Districts to the RO-2 Residential-Office District.

**REASON:** The applicant is requesting to rezone the property to the RO-2 Residential Office District, which allows a greater mix of uses than the current R-1 and R-2 Single-Family Residential Districts.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its December 7, 2020, meeting.

**BACKGROUND:** The properties known as 6814, 6907, 6927, 6937, 7000, and 7005 Jahnke Road consist of a combined 182,564 sq. ft., or 4.16 acres of improved, and some unimproved, parcels of land located between Old Jahnke and Jahnke Roads. The properties are located in the City's Midlothian Planning District in the Jahnke Neighborhood.

The City of Richmond's current Master Plan designates a future land use category for the subject properties as Transitional Office. Primary uses are 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 higher intensity land uses or features.

The City of Richmond's draft Richmond 300 Master Plan designates these parcels as Neighborhood Mixed-Use. This category is characterized by existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses. Primary Uses for Neighborhood Mixed-Use areas include Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses include large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Properties to the north and south are currently zoned R-1 and R-3 Single Family Residential, respectively. Directly adjacent towards the east, the property is currently zoned RO-1, Residential-Office District. A mix of commercial, institutional, and single and multi-family residential land uses are present in the vicinity of the property.

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

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$2,000 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** November 9, 2020

**CITY COUNCIL PUBLIC HEARING DATE:** December 14, 2020

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
December 7, 2020

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

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

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

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

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



Application for **REZONING/CONDITIONAL REZONING**

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/>

**Project Name/Location**

Property Address: 6907, 6927, 6937, 7005 Old Jahnske Road, 6814, 7000 Jahnske Road Date: \_\_\_\_\_

Tax Map #: See to the side. Fee: \$1,900

Total area of affected site in acres: 4.18 acres

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

**Zoning**

Current Zoning: R-1 and R-2 Single-Family Residential

Existing Use: Unimproved and Residential

6814: C005-0603/015  
6907: C005-0603/063  
7000: C005-0600/026  
6927: C005-0600/022  
6937: C005-0600/014  
7005: C005-0600/010

**Proposed Zoning/Conditional Zoning**

(Please include a detailed description of the proposed use and proffers in the required applicant's report)  
RO-2 Residential-Office District, Applicant's report enclosed.

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number. \_\_\_\_\_

Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 23 West Broad Street, Suite 304

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 248-2561 Fax: ( )

Email: lory@markhamplanning.com

Property Owner: Jahnske Road Properties LLC

If Business Entity, name and title of authorized signee: Nitin Sethi

(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: 5005 Welford Terrace

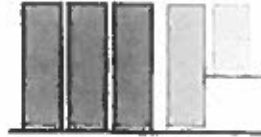
City: Glen Allen State: VA Zip Code: 23069

Telephone: ( ) Fax: ( )

Email: sethin1@gmail.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.



MARKHAM PLANNING

23 WEST BROAD STREET #304 · RICHMOND, VIRGINIA 23220

June 15, 2020

Mark Olinger, Director  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219  
mark.olinger@richmondgov.com

Re: 6907, 6927, 6937, 7005 Old Jahnke Road and 6814, 7000 Jahnke Road Rezoning Application

Dear Mr. Olinger,

On behalf of the owner of 6907, 6927, 6937, 7005 Old Jahnke Road and 6814, 7000 Jahnke Road, please accept this letter as the Applicant's Report for the rezoning of these properties from the R-1 and R-2 Single-Family Residential District to RO-2 Residential-Office District. With this application, Jahnke Road Properties LLC is petitioning City Council to rezone six contiguous parcels from the residential districts to the RO-2 zoning intended to promote a variety of uses in otherwise homogenous residential areas.

*Existing Site Conditions*

The subject properties are located on the north side of Jahnke Road at the intersection with Westover Gardens Boulevard in the Midlothian Planning District. The 6814, 6907 and 7000 addresses are unimproved land. The next series of properties, 6927, 6937 and 7005 Old Jahnke Road, currently have homes fronting on Old Jahnke Road and facing the Highland Manor neighborhood. A small office plaza is directly west of these properties.



The Chippenham Hospital campus and 17 acres of land dedicated to office, and retail space neighbors these properties on the opposite side of Jahnke Road to south. A United States Postal Service location is within this block as well.

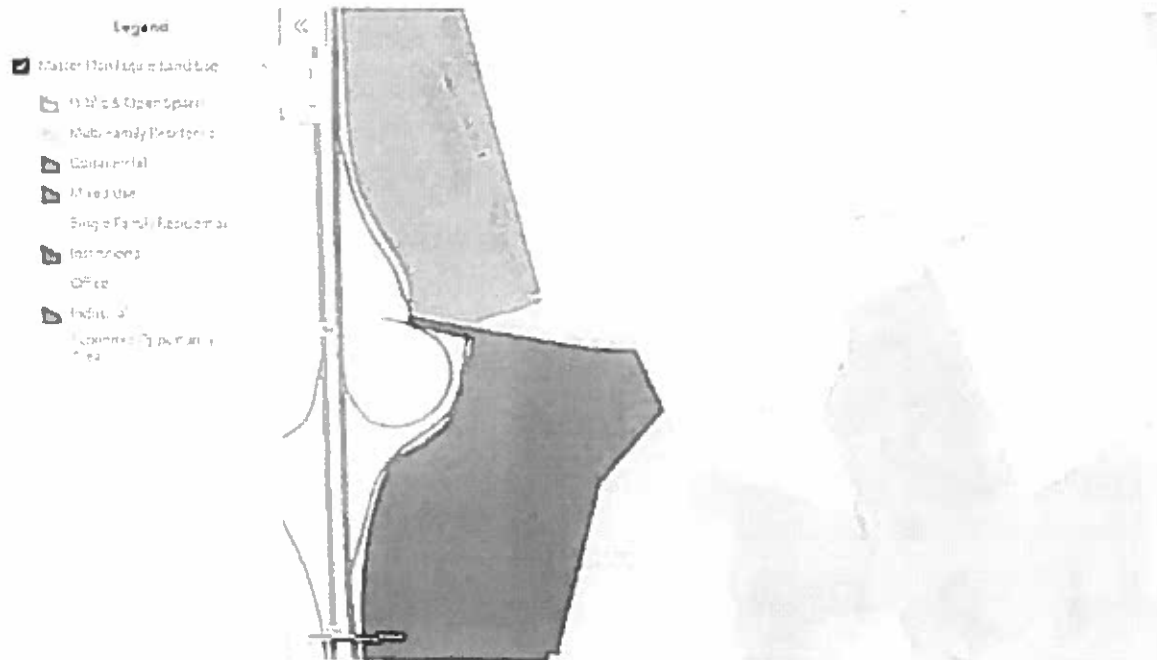
### **Zoning Regulations**

The properties are currently zoned R-1 and R-2 Single-Family Residential Districts, which allow for single family detached dwellings, institutional, community and worship facilities and other primary uses.

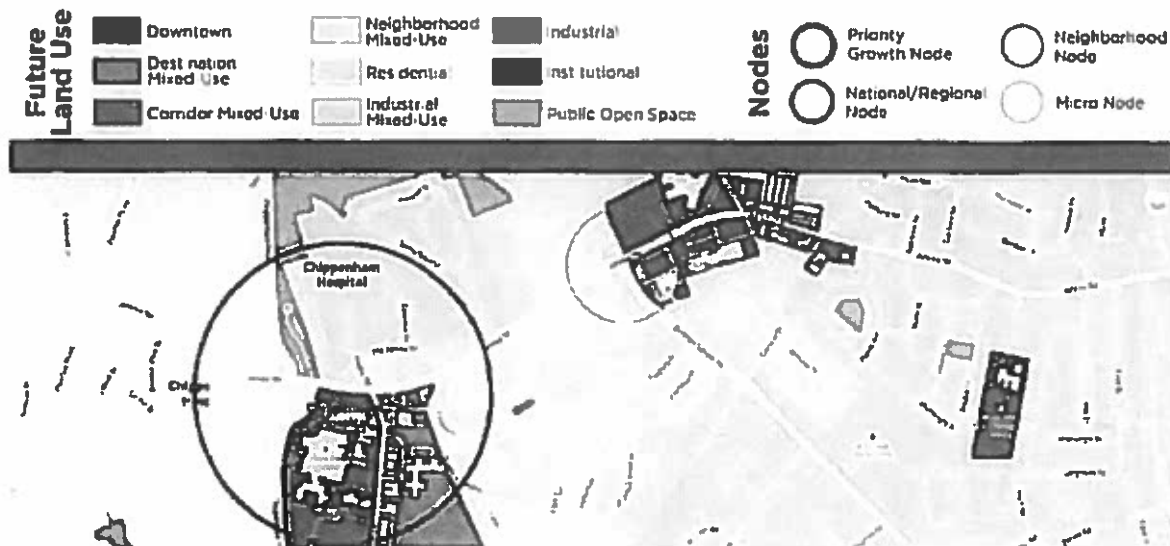
The proposed RO-2 district would allow for the development of the property as office, medical office, limited commercial uses, multi- or single-family residential or some combination uses. Parking and setback requirements in the RO-2 are consistent with what one would find in a more suburban location such as the subject property.

### **City's Master Plan for Future Land Use**

The 2000 Richmond Master Plan labels these parcels as Transitional Office for future land use planning. Primary uses recommended for this designation are 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. The scale and intensity of such office uses may vary depending on the density and type of residential uses they are intended to buffer. Typical zoning classifications that may accommodate this land use category are RO-1 and RO-2.



The drafted Richmond 300 Master Plan, which is in the process for approval this year, designates these parcels as Neighborhood Mixed-Use with the properties across the streets as Destination Mixed-Use comprising a Neighborhood Node for this area.



**Proposal**

The owner wishes to develop the property in such a way that would comply with the RO-2 Residential-Office District. This district permits principal uses in the R-1 District, attached dwellings, multi-family dwellings, offices, banks, nursing homes and other similarly categorized uses.

This zoning is similar to abutting property 7025 Jahnke Road zoned as RO-1. It is also worth to note that the properties across the street have underlying R-3 zoning and multiple Special Use Permits were approved to add to the mixed-use node off of Chippenham Parkway and to serve the hospital with the additional RO-1 zoning behind it.

**Neighborhood and City Communication**

We have reached out to Councilwoman Larson and the Westover Gardens Civic Association and hope to present to them at their next meeting.

The owner attended a pre-application meeting with the Department of Planning & Development Review on May 19, 2020 where the RO-2 district was recognized as meeting the intent of the Master Plan designation.

**City Charter Conditions**

We trust that you will agree that the development of the site would be better suited under regulations in the RO-2 Residential Office District and that this rezoning would meet the City Charter considerations to be observed in the alteration of zoning regulations.



Thank you for your consideration of this Rezoning. Please feel free to contact me at [lory@markhamplanning.com](mailto:lory@markhamplanning.com) or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Lory Markham". The signature is written in a cursive style with a large initial "L" and "M".

Lory Markham

Enclosure: application form, fee payment, existing survey

cc: Matthew Ebinger, Secretary to the City Planning Commission  
The Honorable Kristen Nye Larson, 4<sup>th</sup> Voter District  
Harpreet Grewal, Jahnke Road Properties LLC  
Gabi Syska, Markham Planning

**LEGAL DESCRIPTION by**

**Exceptions:**

**METES AND BOUNDS:**

**PARCEL 1 (F H F C0050600010)** Beginning at a point on the southern line of Old Jubilee Road, 327.75 feet from the intersection of the southern line of Old Jubilee Road with the eastern line of High's Road, thence North 07°29'32" East, along the southern line of Old Jubilee Road a distance of 156.63 feet, thence South 05°23'04" East, a distance of 250.62 feet, thence North 09°57'24" West, a distance of 310.00 feet to the Point of Beginning.

**PARCEL 2 (F H F C0050600014)** Beginning at a point on the southern line of Old Jubilee Road, 479.34 feet from the intersection of the southern line of Old Jubilee Road with the eastern line of High's Road, thence North 07°29'11" East, a distance of 121.59 feet, thence S 83 feet along a curve having a radius of 1415.57 feet, thence North 09°30'06" East, a distance of 32.03 feet, thence South 03°10'01" East, a distance of 130.95 feet, thence South 03°25'55" West, a distance of 149.50 feet, thence North 06°23'04" West, a distance of 250.43 feet to the Point of Beginning.

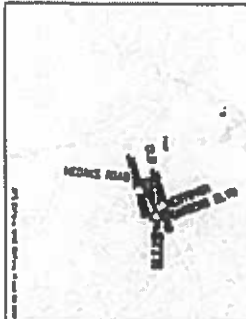
**PARCEL 3 (F H F C0050600029)** Beginning at a point on the southern line of Old Jubilee Road, 612.79 feet from the intersection of the southern line of Old Jubilee Road with the eastern line of High's Road, thence North 09°34'05" East, along the southern line of Old Jubilee Road a distance of 101.02 feet, thence South 03°10'01" East, a distance of 107.60 feet, thence South 87°42'59" West, a distance of 101.01 feet, thence North 03°10'01" West, a distance of 100.50 feet to the Point of Beginning. (Containing 0.4263 ACRES, more or less).

**PARCEL 4 (F H F C0050600036)** Beginning at a point on the southern line of Old Jubilee Road, 711.81 feet from the intersection of the southern line of Old Jubilee Road with the eastern line of High's Road, thence North 09°34'05" East, along the southern line of Old Jubilee Road a distance of 78.96 feet, thence South 23°32'34" West, a distance of 14.20 feet, thence S 24.05 feet along a curve on the northern line of Old Jubilee Road having a radius of 1655.00 feet, thence North 03°10'01" West, a distance of 50.45 feet, thence North 87°42'59" East, a distance of 101.01 feet, thence North 03°10'01" West, a distance of 107.60 feet to the Point of Beginning. (Containing 0.5237 ACRES, more or less).

**PARCEL 5 (F H F C0050600063)** Beginning at a point on the southern line of Old Jubilee Road, 324.50 feet from the intersection of the southern line of Old Jubilee Road with the eastern line of High's Road, thence North 07°29'11" East, a distance of 210.65 feet, thence S 86 feet along a curve having a radius of 1415.57 feet, thence North 09°30'06" East, a distance of 32.03 feet, thence South 03°10'01" East, a distance of 130.95 feet, thence North 06°23'04" West, a distance of 310.00 feet to the Point of Beginning. (Containing 0.4263 ACRES, more or less).

**PARCEL 6 (F H F C0050600015)** Beginning at the intersection of the southern line of Old Jubilee Road with the western line of Westover Garden Boulevard, thence South 21°33'49" East, along the western line of Westover Garden Boulevard, a distance of 19.64 feet, thence South 56°50'23" West, a distance of 315.77 feet, thence S 83 feet along a curve on the northern line of Jubilee Road, having a radius of 1655.00 feet, thence North 34°40'39" East, a distance of 210.65 feet, thence South 03°10'01" West, a distance of 324.50 feet to the Point of Beginning.

**ALTA/MNSO LAND TITLE SURVEY**  
 OF SIX PARCELS LOCATED BETWEEN  
 JUBILEE ROAD AND OLD JUBILEE ROAD,  
 AND WEST OF WESTOVER GARDEN BOULEVARD,  
 IN THE CITY OF RICHMOND, VIRGINIA.



**Notes:**

a) Said described property is located within an area having a Zone Designation "X" or the Federal Emergency Management Agency Flood, on Flood Insurance Rate Map No. 51012300150L with a date of identification of April 2, 2009 in the City of Richmond, State of Virginia. The current Flood Insurance Rate Map for the community in which said premises is situated is a dedicated public street or highway.

b) Parcels 1, 4 and 5 have direct physical access to Jubilee Road and Old Jubilee Road. Parcel 2 and 3 have direct physical access to Jubilee Road, Old Jubilee Road and Westover Garden Boulevard. Parcel 6 has direct physical access to Jubilee Road, Old Jubilee Road and Westover Garden Boulevard.

c) The number of actual working sources located on the subject property is 0. The property described herein is the same as the property described in with an effective date of \_\_\_\_\_ and that all easements, covenants and restrictions referred to in said title commitment or document from a physical inspection of the site or otherwise known to have been dictated herein or otherwise noted as to their effect on the subject property.

d) The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above parcels, there are no visible encroachments on the subject property or upon adjacent land bounding said property except as shown herein and was made in accordance with the following Minimum Standards of the State of Virginia:

- 1) Property address as known to Parcel 1: No. 7005 Old Jubilee Road, Richmond, VA 23275
- Parcel 2: No. 6837 Old Jubilee Road, Richmond, VA 23275
- Parcel 3: No. 6827 Old Jubilee Road, Richmond, VA 23275
- Parcel 4: No. 7000 Jubilee Road, Richmond, VA 23275
- Parcel 5: No. 6907 Old Jubilee Road, Richmond, VA 23275
- Parcel 6: No. 6014 Jubilee Road, Richmond, VA 23275

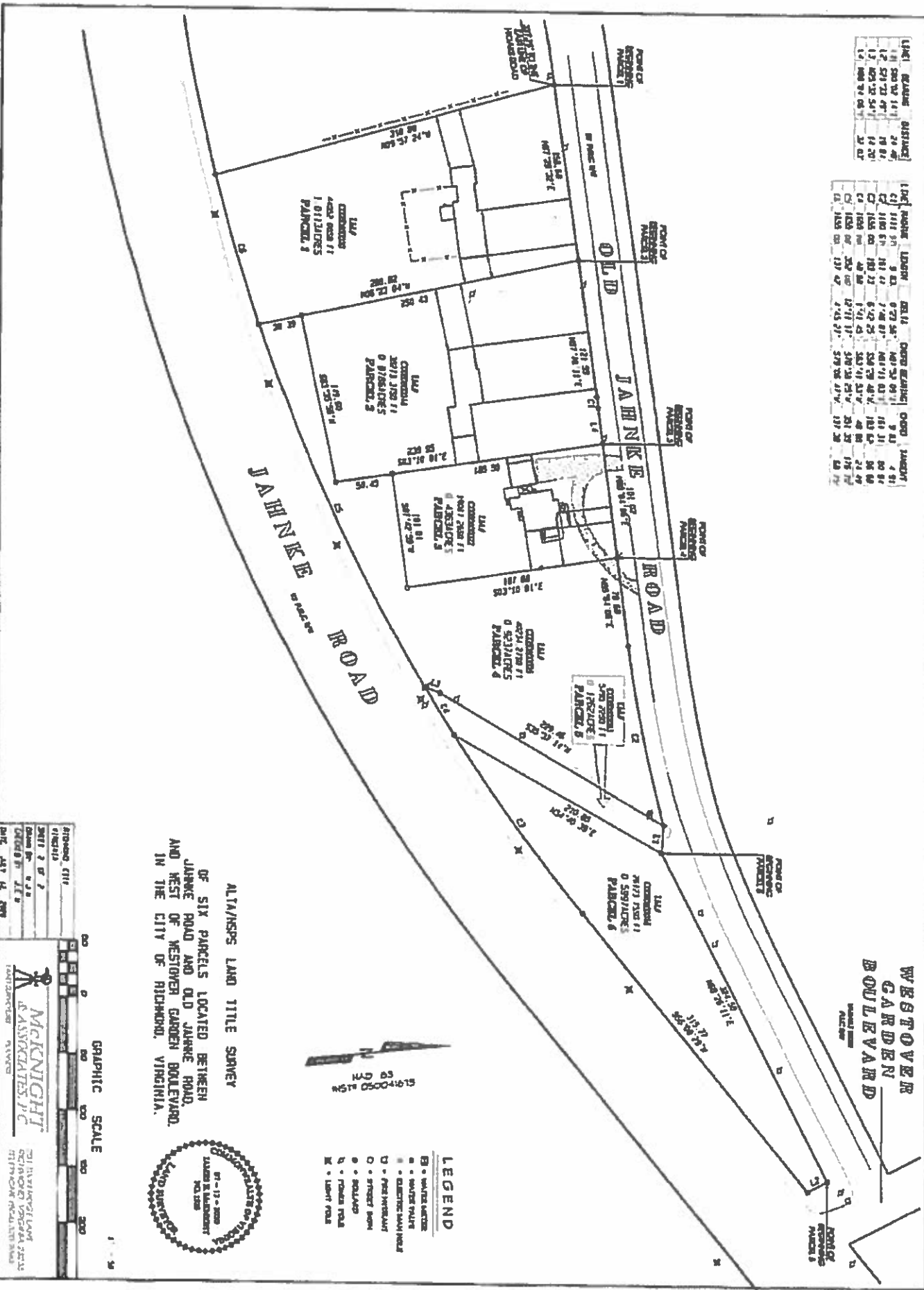
- 1) Parcels 1-4 are zoned R-1 - Residential (Single Family)
- Parcel 5 and 6 are zoned R-3 - Residential (Single Family)
- 2) There was no observed evidence of current earth moving work, building construction or building additions at the time of the survey.
- 3) There were no proposed changes in street right of way lines, no observed evidence of recent street or sidewalk construction or repairs.
- 4) There is no observed evidence of site use as a solid waste dump, tank or sanitary landfill.
- 5) Area of building is determined by exterior dimensions measured at ground level.



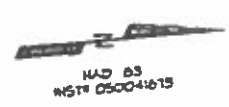
**MCKNIGHT**  
 JAMES A. MCKNIGHT, P.C.  
 221 WESTOVER LANE  
 RICHMOND, VIRGINIA 23223  
 TEL: (804) 781-1200  
 FAX: (804) 781-1201

LINE	BEARING	DISTANCE
1	S 89° 23' 14" W	24.46'
2	S 21° 23' 47" E	78.81'
3	S 62° 32' 54" E	14.20'
4	S 88° 31' 08" W	21.07'

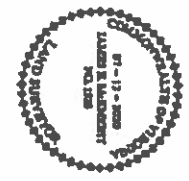
LINE	BEARING	LENGTH	BEARING	DISTANCE	BEARING	DISTANCE
1	S 89° 23' 14" W	24.46'	S 89° 23' 14" W	24.46'	S 89° 23' 14" W	24.46'
2	S 21° 23' 47" E	78.81'	S 21° 23' 47" E	78.81'	S 21° 23' 47" E	78.81'
3	S 62° 32' 54" E	14.20'	S 62° 32' 54" E	14.20'	S 62° 32' 54" E	14.20'
4	S 88° 31' 08" W	21.07'	S 88° 31' 08" W	21.07'	S 88° 31' 08" W	21.07'



ALTA/NSPS LAND TITLE SURVEY  
 OF SIX PARCELS LOCATED BETWEEN  
 JARNTÉ ROAD AND OLD JARNTÉ ROAD,  
 AND WEST OF WESTOVER GARDEN BOULEVARD,  
 IN THE CITY OF RICHMOND, VIRGINIA.



- LEGEND**
- ES • WATER EASERS
  - • WATER TABLE
  - • ELECTRIC MAIN FIELD
  - • FIRE HYDRANT
  - • STREET LIGHT
  - • SIGNAL
  - • POWER POLE
  - • LIGHT POLE



GRAPHIC SCALE



Approved Title	DATE: JAN 14, 1998
SWIT 2 OF 2	
Drawn by: J.M.M.	
Checked by: J.M.M.	

**MCKNIGHT**  
 & ASSOCIATES, P.C.  
 LAND SURVEYORS

201 INDEPENDENT LANE  
 SUITE 100  
 RICHMOND, VIRGINIA 23220