

INTRODUCED: July 27, 2026

AN ORDINANCE No. 2026-174

To authorize the conditional use of the property known as 2900 West Broad Street for the purpose of a nightclub, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 14 2026 AT 6 P.M.

WHEREAS, the owner of the property known 2900 West Broad Street, which is situated in a TOD-1 Transit Oriented Nodal District, desires to use such property for the purpose of a nightclub, which is currently allowed only by approval of a conditional use permit by City Council pursuant to section 30-457.3 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 30-1045.5 of the Code of the City of Richmond (2020), as amended, it has been made to appear that, if granted pursuant to the terms and conditions set forth in this ordinance and Chapter 30, Article X, Division 5.1 of the Code of the City of Richmond (2020), as amended, the conditional use permit granted by this ordinance will not be contrary to the general purposes of chapter 30 of the Code of the City of Richmond (2020) as stated

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

in section 30-100 of the Code of the City of Richmond (2020), as amended; will not be in conflict with the objectives and policies of the master plan for the city; will conform with all applicable sections of Chapter 30, Article X of the Code of the City of Richmond (2020),as amended, and other applicable requirements of the district in which it is proposed to be located; will not substantially diminish or impair the established property values in the neighborhood in which it is proposed to be located; 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; will not cause undue traffic congestion on public streets or significantly increase traffic volumes on minor residential streets; will be adequately served by essential public services and facilities and will not cause an undue burden on such services and facilities; 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; 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 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; 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 30-1045.5 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the conditional use set forth in and subject to the terms and conditions of this ordinance will not be contrary to the general purposes of Chapter 30 of the Code of the City of Richmond (2020), as amended, as stated in section 30-100; will not be in conflict with the objectives and policies of the master plan for the City; will conform with all applicable sections of Chapter 30, Article X of the Code of the City of Richmond (2020), as amended, and other applicable requirements of the district in which it is proposed to be located; will not substantially diminish or impair the established property values in the neighborhood in which it is proposed to be located; 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; will not cause undue traffic congestion on public streets or significantly increase traffic volumes on minor residential streets; will be adequately served by essential public services and facilities and will not cause an undue burden on such services and facilities; 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; 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 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.

§ 2. Grant of Conditional Use Permit.

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 2900 West Broad Street and identified as Tax Parcel No. N000-1587/016 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/ACSM Survey, Plat of Property Situated on the Northern Line of West Broad Street and the Western Line of North Sheppard Street, City of Richmond,” prepared by Engineering Design Associates, and dated September 10, 2015, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a nightclub, hereinafter referred to as “the Conditional Use,” substantially as shown on the plans entitled “Bingo Beer Co, Additional Bathrooms and Code Review for Nightclub Use,” prepared by Johannas Design Group, and dated February 12, 2024, hereinafter 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 conditional use permit for the Property. The conditional 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 conditional use permit is conditioned on the following special terms and conditions:

(a) Pursuant to section 30-457.3 of the Code of the City of Richmond (2020), as

amended, the Conditional Use of the Property shall be as a nightclub, substantially as shown on the Plans.

(b) Operation of the Conditional Use permit shall be conducted strictly in accordance with the document entitled “Bingo Beer Co Management Plan,” prepared by an unknown preparer, and dated October 13, 2023, a copy of which is attached to and made part of this ordinance.

(c) The hours of operation for the Conditional Use shall be from 12:00 midnight until 2:00 a.m., Thursdays, Fridays, Saturdays, and the following holidays: (i) July 4th, (ii) Christmas Eve, (iii) Christmas Day, (iv) Labor Day, (v) Memorial Day, and (vi) Halloween. The Conditional Use shall not operate between the hours of 2:00 a.m. and 6:00 a.m. daily.

(d) Patron queuing on the exterior of the building shall only be permitted directly adjacent to the building wall and without any improvements, temporary or otherwise, unless said improvements are approved according to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) Operation of the Conditional Use does not constitute an exemption to providing sound control; the nightclub use shall be conducted strictly in accordance with Chapter 11, Article II of the Code of the City of Richmond (2020), as amended.

(f) Notwithstanding anything to the contrary in section 30-1045.10 of the Code of the City of Richmond (2020), as amended, this conditional use permit shall be valid for a period of 548 calendar days from the date of issuance of a certificate of occupancy as described in section 6 below and shall terminate and become null and void upon the expiration of such period of validity.

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

(a) 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.

(b) 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.

(c) 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 conditional use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this conditional 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 conditional 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 30-1045.14 through 30-1045.17 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 conditional use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this conditional 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 certificate of occupancy for the Conditional Use, substantially in accordance with the Plans for the Conditional Use, subject to the terms and conditions set forth in this ordinance. Notwithstanding anything to the contrary in section 30-1045.9 of the Code of the City of Richmond (2020), as amended, an application for the certificate of occupancy shall be made within 365 calendar days following the date on which this ordinance becomes effective. If either the application for the certificate of occupancy is not made within the time period stated in the previous sentence, this ordinance and the conditional use permit granted hereby shall terminate and become null and void.

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

Item Request File Number: Admin-2026-0083

O & R Request

DATE: June 17, 2026

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)

(This is no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

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

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

RE: To authorize the conditional use of the property known as 2900 West Broad Street for the purpose of a nightclub, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: The applicant is requesting a Conditional Use Permit to authorize a nightclub for hosting live music events in a restaurant establishment. The proposed entertainment activities, hours of operation, and alcohol sales at certain times of day within a restaurant are considered, by the Zoning Ordinance, to be nightclub activities. A conditional use permit is therefore required.

BACKGROUND: The properties are located in the Scott's Addition neighborhood on Broad Street between North Sheppard Street and Altamont Avenue. The property is currently an 18,382 sq. ft. (.42 acre), parcel of land with a commercial use. The City's Richmond 300 Master Plan designates these parcels as Destination Mixed-Use. This land use is intended to be "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.

Currently, the majority of surrounding properties are zoned TOD-1 Transit Oriented Nodal and B-7 Mixed-Use Business districts.

COMMUNITY ENGAGEMENT: Letters of notification shall be sent to near-by property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

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: July 27, 2026

CITY COUNCIL PUBLIC HEARING DATE: September 14, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, August 18, 2026

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, Principal Planner, Land Use Administration (Room 511) 646-5734



Application for **CONDITIONAL 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)

☒ **conditional use permit, new**

☐ **conditional use permit, amendment**

Project Name/Location

Property Address: 2900 W Broad Street, Richmond, VA 23230 Date: _____

Tax Map #: N0001587016 Fee: \$1,500.00

Total area of affected site in acres: 0.422

(See **page 8** for fee schedule, please make check payable to the "**City of Richmond**")

Zoning

Current Zoning: TOD-1

Existing Use: Restaurant

Proposed Use

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

Nightclub

Existing Use: Restaurant

Is this property subject to any previous land use cases?

Yes

No

☐☐

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Jennifer D. Mullen

Company: Roth Jackson Gibbons Condlin, PLC

Mailing Address: 1519 Summit Avenue, Suite 102

City: Richmond State: VA Zip Code: 23230

Telephone: (804) 977-3374 Fax: (804) 441-8438

Email: _____

Property Owner: HUDSON BINGO LLC

If Business Entity, name and title of authorized signee: _____

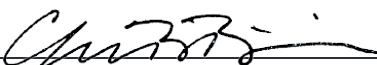
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: P.O. Box 17644

City: Richmond State: VA Zip Code: 23226

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.**

Bingo Beer Co Management Plan

October 13, 2023

Operational characteristics and features of the nightclub:

1. Hours during which the establishment will be operated as a nightclub
2. The establishment will be operated as a nightclub a total of 6 hours during a given week and an additional 2 hours on holidays being the following: Thanksgiving, July 4th, Christmas Eve, Christmas, Labor Day, Memorial Day and Halloween (collectively, the "Holidays"):

- **Thursdays 12:00 AM (Midnight) – 2:00 AM**
- **Fridays 12:00 AM (Midnight) – 2:00 AM**
- **Saturdays 12:00 AM (Midnight) – 2:00 AM**
- **Holidays 12:00 AM (Midnight) – 2:00 AM**

3. Type of Alcoholic Beverage Control license

- Mixed beverage, on premises

4. Total occupant load: 691

Occupancy Type	Total Occupants
<i>Inside</i>	
	<u>538</u>
<i>Outside</i>	
Enclosed Patio	<u>153</u>

5. General type, frequency, and hours of entertainment to be provided while the establishment is operated as a nightclub:

- Entertainment would generally include a DJ with occasional live music or other live performances.
- Entertainment would be provided during the hours of 12:00 AM (Midnight) until 2:00 AM

6. Provisions for Security and crowd management, including the following:

- Evenings while the establishment is operated as a nightclub there will be 5 private security personnel.

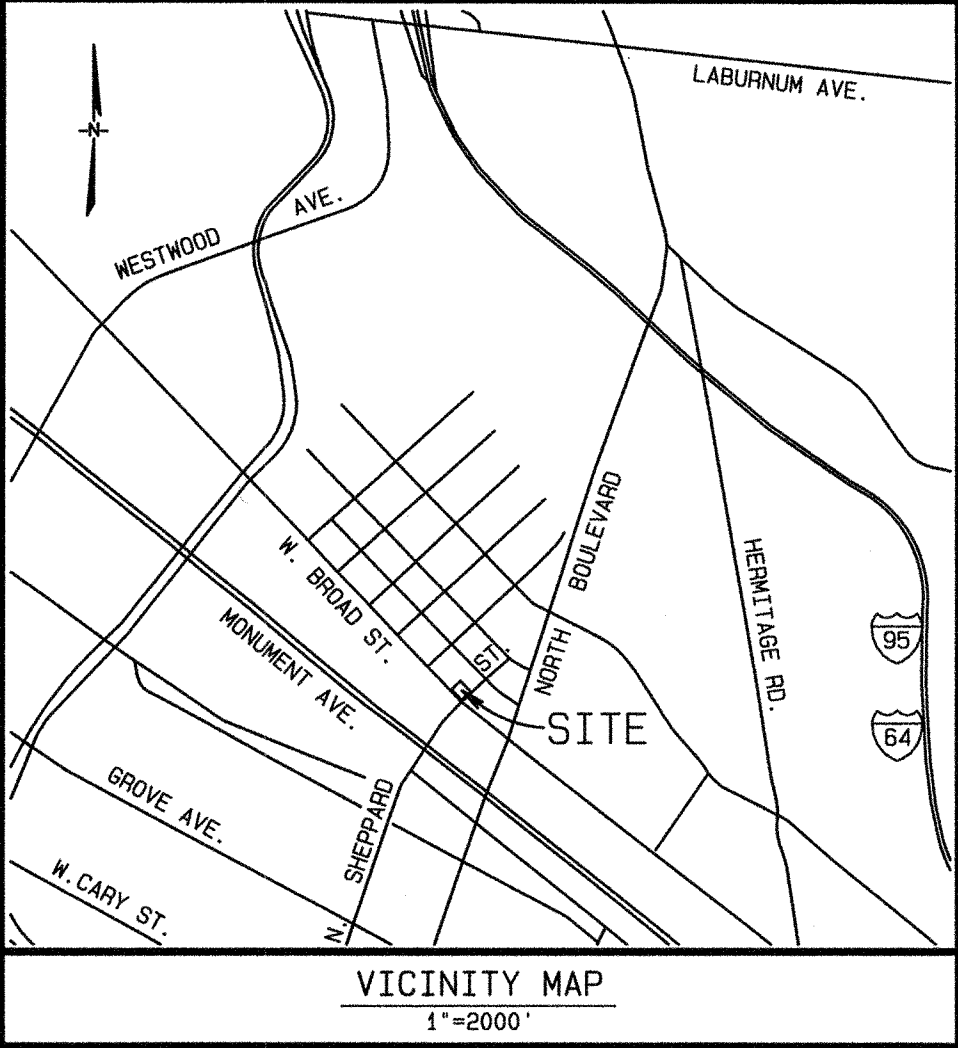
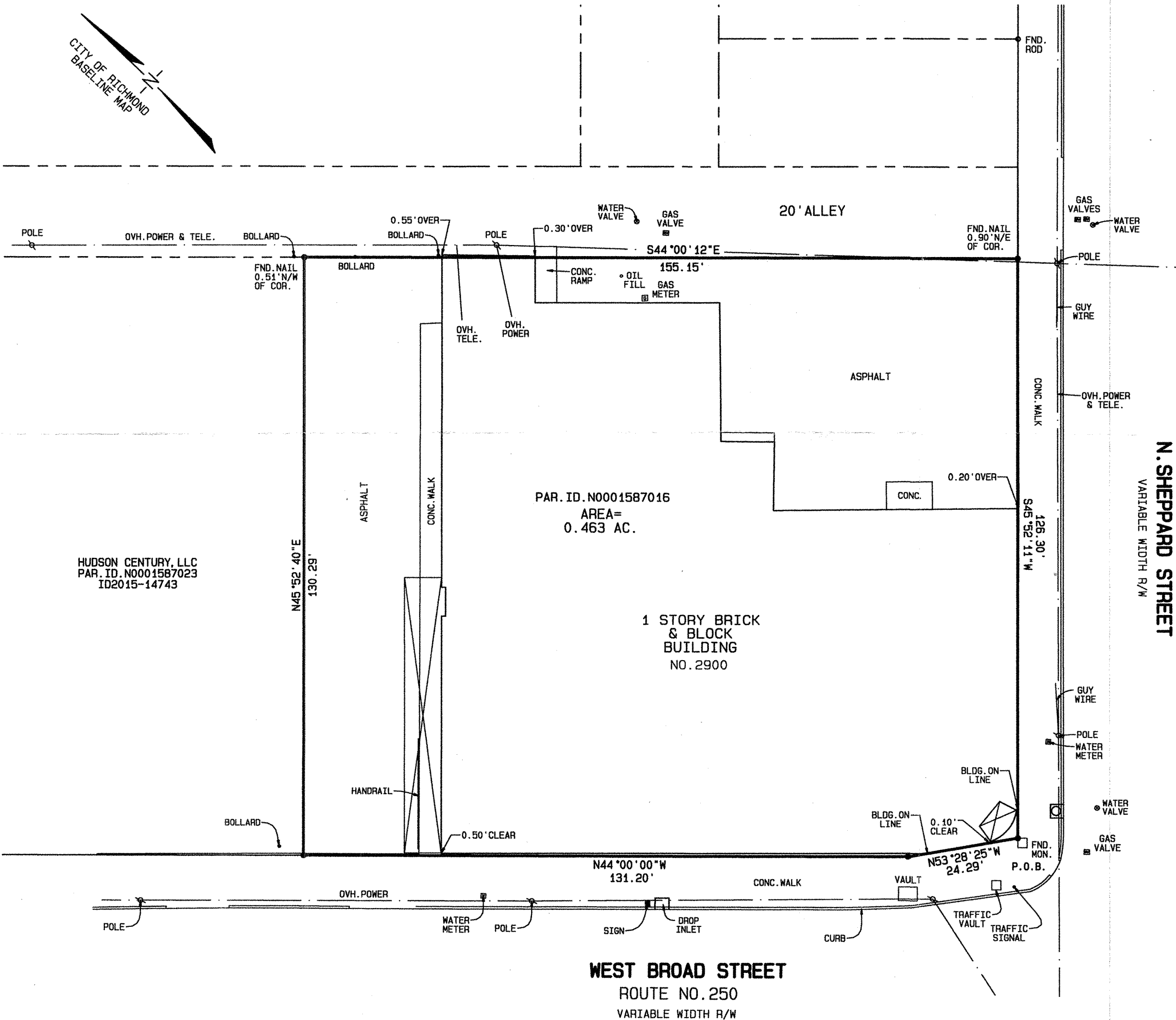
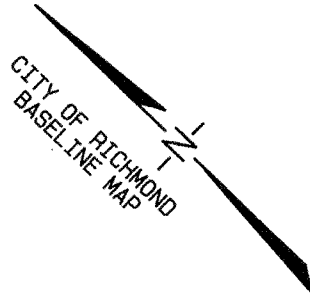
- The private security personnel shall be stationed at all entrances and exits including the outside patio and in high traffic areas to keep walkways clear and free flowing.
- In conjunction with the Special Use Permit authorizing the use:
 - Hours of operation for the nightclub use will be limited to midnight until 2:00 AM, three nights a week and holidays.
 - Normal ingress and egress for the use will be at the main entrance located at the Southeast corner of the building along Broad Street

FLOOD ZONE DESIGNATION:

Said property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map Community-Panel Number 510129 0028 D, dated April 2, 2009 for City of Richmond, Virginia, which is the current Flood Insurance Rate map for the community in which said property is situated.

METES AND BOUNDS DESCRIPTION

BEGINNING AT A POINT MARKED BY A FOUND MONUMENT ON THE NORTHWEST CORNER OF WEST BROAD STREET AND NORTH SHEPPARD STREET; THENCE ALONG THE NORTHERN LINE OF WEST BROAD STREET N53°28'25"W 24.29' TO A POINT; THENCE N 44°00'00"W 131.20' TO A POINT; THENCE LEAVING SAID ROAD N45°52'40"E 130.29' TO A POINT ON THE SOUTHERN LINE OF A 20 FOOT ALLEY; THENCE ALONG SAID ALLEY S44°00'12"E 155.15' TO A POINT ON THE WESTERN LINE OF NORTH SHEPPARD STREET; THENCE ALONG SAID ROAD S45°52'11"W 126.30' TO THE POINT AND PLACE OF BEGINNING CONTAINING 0.463 ACRE.



GENERAL NOTES
CURRENT OWNER: BENJAMIN AND LILLIAN ROCKKIND
YESHIVA OF VIRGINIA, INC.
PARCEL ZONING: B-3 (GENERAL BUSINESS)
MINIMUM SETBACKS
FRONT NONE
SIDE NONE
REAR NONE

CERTIFICATION: COMMITMENT No. 15188-COMMUNITY
ISSUED BY CHICAGO TITLE INSURANCE COMPANY
To: Stewart Title Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 6, 8, 11a, (as to utilities, surface matters only), 13 of Table A thereof. The field work was completed on 09/08/15.

Date: SEP 10, 2015
Signed: Brian L. Bolen
Registration No. 003168

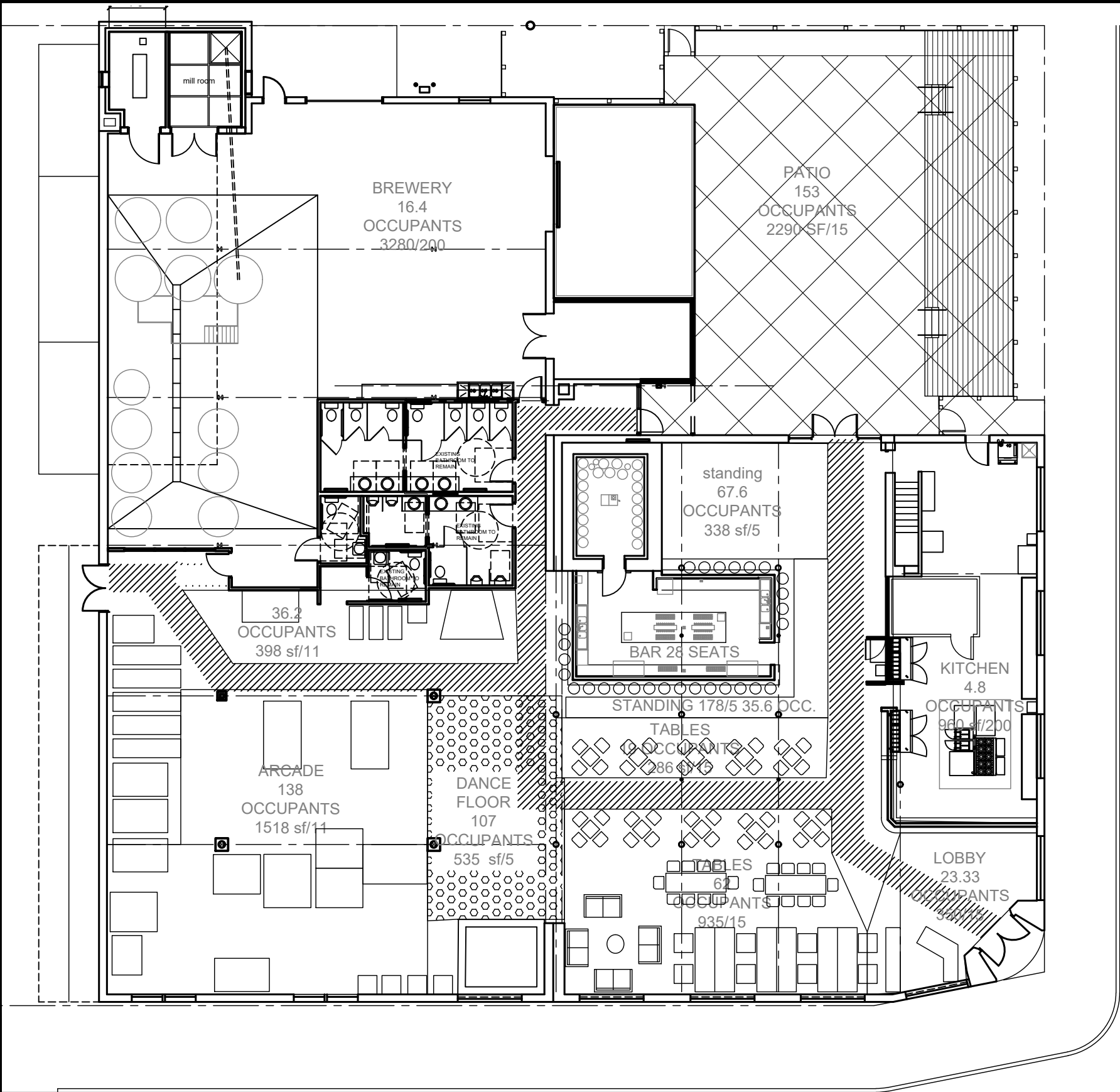


ALTA/ACSM SURVEY
PLAT OF PROPERTY SITUATED ON THE
NORTHERN LINE OF WEST BROAD STREET
AND THE WESTERN LINE OF NORTH
SHEPPARD STREET
CITY OF RICHMOND
DATE: SEPTEMBER 10, 2015 SCALE: 1"= 20'
JOB NO. 15179

ENGINEERING DESIGN ASSOCIATES

P.O. BOX 50067 RICHMOND, VA., 23250 (804) 236-0190

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



BUILDING OCCUPANCY AND EGRESS PLAN
1/4" = 1'-0"

USE	Occupant load	Mens T	Mens U	Womens T	Lavs
Brewery -(indust)	16.4 occ	$\frac{1}{100} = .082$		$\frac{1}{100} = .082$	$\frac{1}{100} = .164$
Restaurant + patio	290 (137 + 153)	$\frac{1}{75} = 1.93$		$\frac{1}{75} = 1.93$	$\frac{1}{200} = 1.45$
Gaming	174.2	$\frac{1}{100} = 0.87$		$\frac{1}{50} = 1.74$	$\frac{1}{250} = 0.7$
Nightclub	210.2	$\frac{1}{40} = 2.63$		$\frac{1}{40} = 2.63$	$\frac{1}{75} = 2.8$
TOTALS	691	5.51 (6 prov)		6.38 (7 prov)	5.1 (8 prov)

Notes:
Family use bathroom counts towards Men's required fixture count
Plus one employee bathroom with toilet and sink

JOHANNAS DESIGN GROUP

1901 WEST CARY STREET RICHMOND, VA 23220

804.358.4993
804.358.8211

REVISIONS

BINGO BEER CO
ADDITIONAL BATHROOMS AND CODE REVIEW
FOR NIGHTCLUB USE

SHEET TITLE

FLOOR PLAN

PROJECT NO.
2322

DATE
02-12-2024

SHEET NO.
A-101



CERTIFICATE OF

CITY OF RICHMOND
DEPARTMENT OF PLANNING
& DEVELOPMENT REVIEW

BUREAU OF PERMITS
& INSPECTIONS

OCCUPANCY

PDRPermitsAndInspections@rva.gov

To Request an inspection, call 311

ISSUE DATE: 6/18/2025

BLDC-139121-2024

SITE ADDRESS: 2900 W Broad St
Richmond, VA 23230

PARCEL NUMBER: N0001587016

PERMIT DESCRIPTION: BINGO BEER CO - Renovation to Existing Restrooms, Add Nightclub Use, and Increase Occupant Load

OCCUPANCY LOAD/FLOOR: See Conditions

VALUATION GROUP: A2A - Nightclub, A2B - Restaurant (Eat In), F2 - Factory (Low Hazard)

VALUATION TYPE: Type VB (Combustible)

INSPECTOR NAME: Donald Drummond

INSPECTOR PHONE: 804-389-3967

INSPECTOR EMAIL ADDRESS: Donald.Drummond@rva.gov

PERMIT CONTACT INFORMATION

OWNER NAME: Hudson Bingo Llc

OWNER PHONE: 804-513-5560

CONTRACTOR NAME: URBANCORE CONSTRUCTION LLC

CONTRACTOR PHONE: 804-621-0699

FEE INFORMATION

Permit Extension	\$25.00	Permit Fee	\$906.10
Administrative Handling	\$53.30	State Levy	\$21.32
Plan Review	\$106.60		

TOTAL FEES \$1,112.32

SPECIAL TERMS AND CONDITIONS

Building: Add Nightclub Use and increase occupant load by renovating restrooms at existing Restaurant/Brewery per plans provided at plan review. Plans reviewed under VEBC 2018 and VCC 2018

Occupant Load: Total = 691, Interior = 538, Exterior Patio = 153

David L. Alley III
Commissioner of Buildings