



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2026-060:** To authorize the conditional use of the property known as 110 North 18th Street for the purpose of a nightclub, upon certain terms and conditions. (7th District)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** April 7, 2026

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#### **PETITIONER**

Vinny Venuti

#### **LOCATION**

110 N 18<sup>th</sup> Street

#### **PURPOSE**

The applicant requests a Conditional Use Permit to authorize a nightclub to extend the hours permitted for alcohol sales and late-night performances. The proposed entertainment activities, hours of operation, and alcohol sales after 12:00 a.m. within a restaurant are considered, by the Zoning Ordinance, to be nightclub activities pursuant to section 30-442.1:1 of the Code of the City of Richmond. A conditional use permit is therefore required to allow this use.

#### **RECOMMENDATION**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed-Use in the Shockoe Bottom Priority Area Growth Node. Staff has reviewed the application and finds the proposal is generally consistent with the designation, which supports retail as a primary use, and a mix of complementary uses in this district. Staff find the master plan supports the proposed nightclub use, which is considered complementary to a dense urban environment.

Therefore, staff recommends approval of this request.

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#### **FINDINGS OF FACT**

##### **Site Description**

The property is located in the Shockoe Bottom neighborhood on North 18<sup>th</sup> Street between East Franklin and East Grace Streets. The property is currently a 5,920.5 square foot (.136 acre) parcel of land, with a building on the property previously used as a restaurant.

##### **Proposed Use of the Property**

Nightclub: cabaret-style theater with alcohol sales past midnight and a dancefloor.

## Master Plan

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.

Development Style: Higher density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity.

Ground Floor: Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal street frontages. Surface parking is prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened. Parking requirements are reduced to allow more market-based parking strategies, including shared parking.

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.

## Zoning and Ordinance Conditions

The current zoning for this property B-5 Central Business District. The proposed use is not permitted in the B-5 district without a conditional use permit:

*Sec. 30-442.1:1. - Principal uses permitted by conditional use permit.*

*The following uses of buildings and premises may be permitted in the B-5 district by conditional use permit as set forth in article X of this chapter:*

*(1) Nightclubs;*

If approved, the conditional use permit would impose conditions on the property, including:

- Pursuant to section 30-442.1:1 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 5 the Plans.
- Operation of the conditional use permit shall be conducted strictly in accordance with the document entitled "DreamHaus Management & Operations Plan," prepared by Vincent Venuti and DreamerFX Studios, LLC, and dated October 3, 2025, a copy of which is attached to and made part of this ordinance.

- Notwithstanding anything to the contrary in section 3(b) above, the hours of operation for the Conditional Use shall be from 12:00 midnight until 2:00 a.m., Wednesday through Sunday. The Conditional Use shall not operate between the hours of 2:00 a.m. and 6:00 a.m. daily.
- 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.
- 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.
- 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.

### **Surrounding Area**

Adjacent properties are located within a mix of zones including B-5 Central Business District and R-63 Multifamily Urban Residential District to the West and East respectively. The area is generally commercial and restaurant uses, with multifamily in the vicinity.

### **Neighborhood Participation**

Staff notified area residents and the Shockoe Partnership Civic Association of the proposed Special Use Permit. To this date, staff has not received any letters of support or opposition for this application.

**Staff Contact:** Madison Wilson, Planner, Land Use Administration, 804-646-7436