



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-188: To amend and reordain Ord. No. 74-221-232, adopted Oct. 29, 1974, as last amended by Ord. No. 2003-70-60, adopted Mar. 24, 2003, which authorized a special use of the property known as 6100 Jahnke Road and legitimized an increase in the number of permitted restaurants and the permitted floor area for the restaurant use in an existing shopping center, to authorize up to three restaurants, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 16, 2018

PETITIONER

Essie Davis – The Treat Shop

LOCATION

6100 Jahnke Road

PURPOSE

To amend and reordain Ord. No. 74-221-232, adopted Oct. 29, 1974, as last amended by Ord. No. 2003-70-60, adopted Mar. 24, 2003, which authorized a special use of the property known as 6100 Jahnke Road and legitimized an increase in the number of permitted restaurants and the permitted floor area for the restaurant use in an existing shopping center, to authorize up to three restaurants, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant has requested an amendment to the special use permit for an existing shopping center to legitimize a third restaurant within the shopping center and authorize the expansion of the restaurant to include an additional 1,031 SF from an adjacent tenant space within the shopping center.

Staff finds that the proposed amendment would not expand building footprint, nor would it increase the number of uses located within the shopping center.

Staff finds that the shopping center is a component of the commercial area located on both sides of Jahnke Road between Newell Road and Blakemore Road. Further, it could be considered an extension of the Community Commercial area south of Jahnke Road specified by the Master Plan.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed amendment would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of this request for a special use permit amendment.

FINDINGS OF FACT

Site Description

The subject property consists of a 71,618 SF, 1.6 acre parcel of land currently improved with a shopping center and located in the Cedarhurst neighborhood of the Midlothian planning district.

Proposed Use of the Property

The current tenants of 6114 Jahnke Road wish to expand their restaurant use into the adjacent commercial space at 6112 Jahnke Road for the purposes of office space, storage and food preparation within an additional 1,031 SF.

Master Plan

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single Family Medium Density. As stated in the plan, "Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7." (City of Richmond Master Plan, p. 134)

Properties to the south, across Jahnke Road, are designated by the Master Plan with a future land use category of Community Commercial. "Primary uses include office, retail, personal service use and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City" (p. 134).

Zoning & Ordinance Conditions

The property is currently zoned R-3 Single Family Residential and is subject to a special use permit that was first adopted in 1974 to authorize the current shopping center and most recently amended in 2003 to legitimize an increase in the number of permitted restaurants and an increase of 300 SF of restaurant space.

The proposed amendment would enable the current tenants of 6114 Jahnke Road to expand their restaurant use into the adjacent commercial space at 6112 Jahnke Road for the purposes of office space, storage and food preparation within an additional 1,031 SF.

Surrounding Area

Adjacent and nearby properties to the west, north, and east are located within the R-3 District. Properties to the south, across Jahnke Road, are located in the B-2 Community Business District.

A mix of residential, commercial and institutional uses are present in the vicinity.

Neighborhood Participation

Staff has received a petition of support and letter of support from the community for this application.

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