



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Ordinance 2024 – 312
7001 Jahnke Road
Special Use Permit



Jonathan Brown

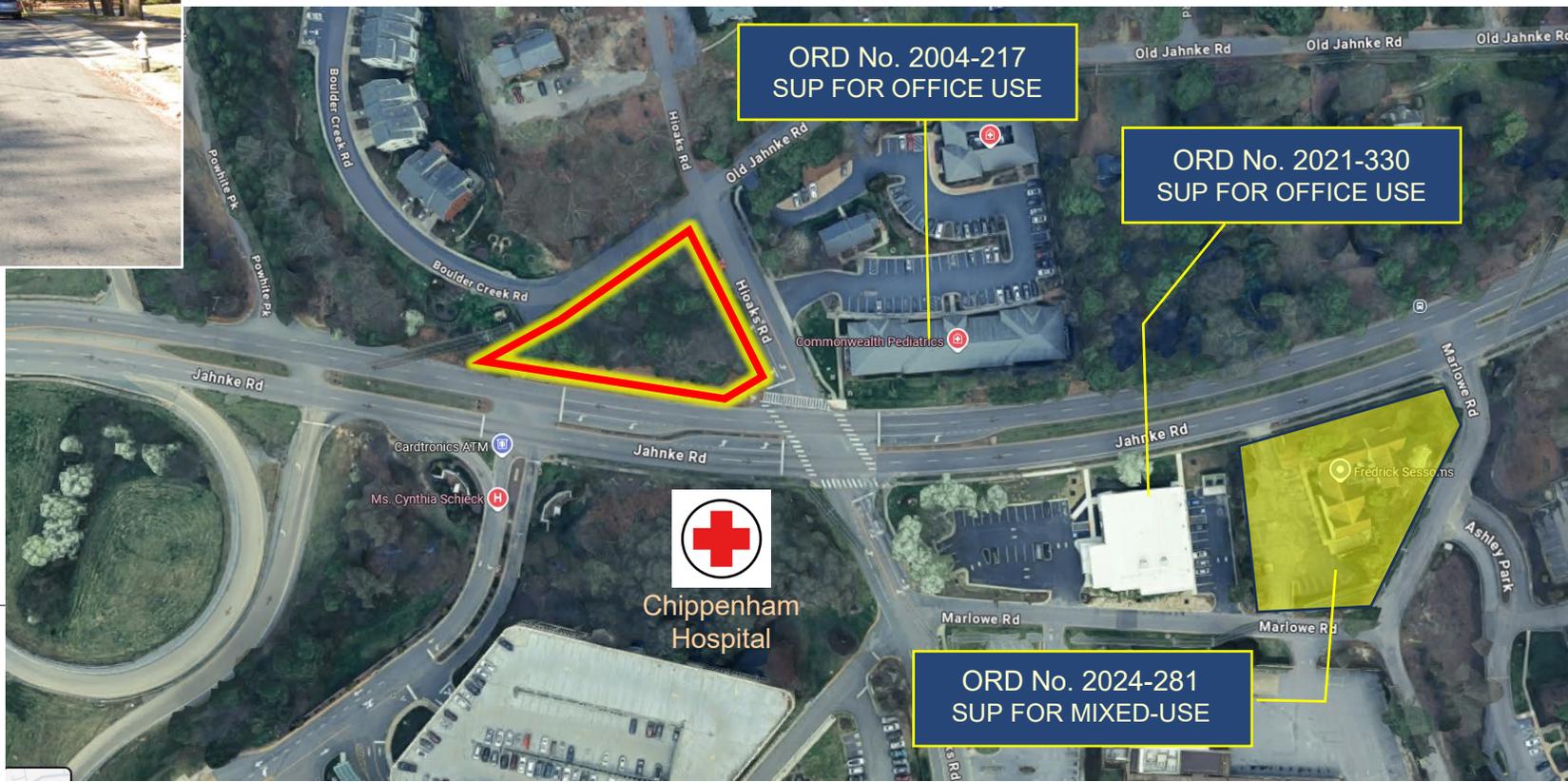
February 18, 2025

SITE MAP

- ❑ Powwhite Park neighborhood
- ❑ 20,473 sq. ft. (.47 acre)
- ❑ Vacant parcel



EXISTING CONDITIONS / CONTEXT



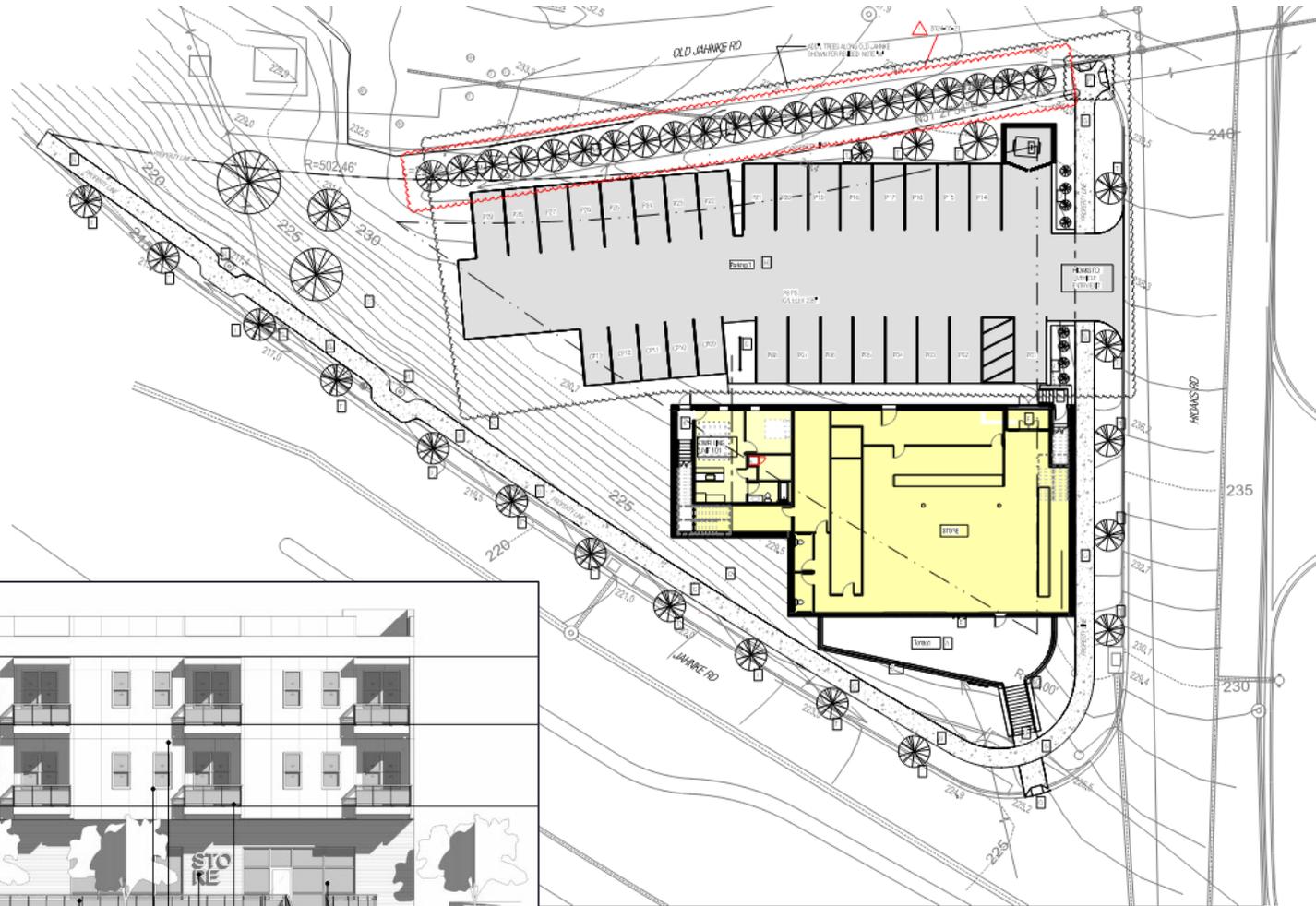
PURPOSE:

To authorize the special use of the property known as 7100 Jahnke Road for the purpose of a mixed-use building containing up to 14 dwelling units, with off-street parking, upon certain terms and conditions.

R-1 (Single-Family Residential District)

The proposed does not meet current requirements for:

- Mixed-uses not permitted within R-1.



RICHMOND 300 MASTER PLAN DESIGNATION: Neighborhood Mixed-Use



Neighborhood Mixed-Use. “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.”

Intensity:

2 to 4 stories.

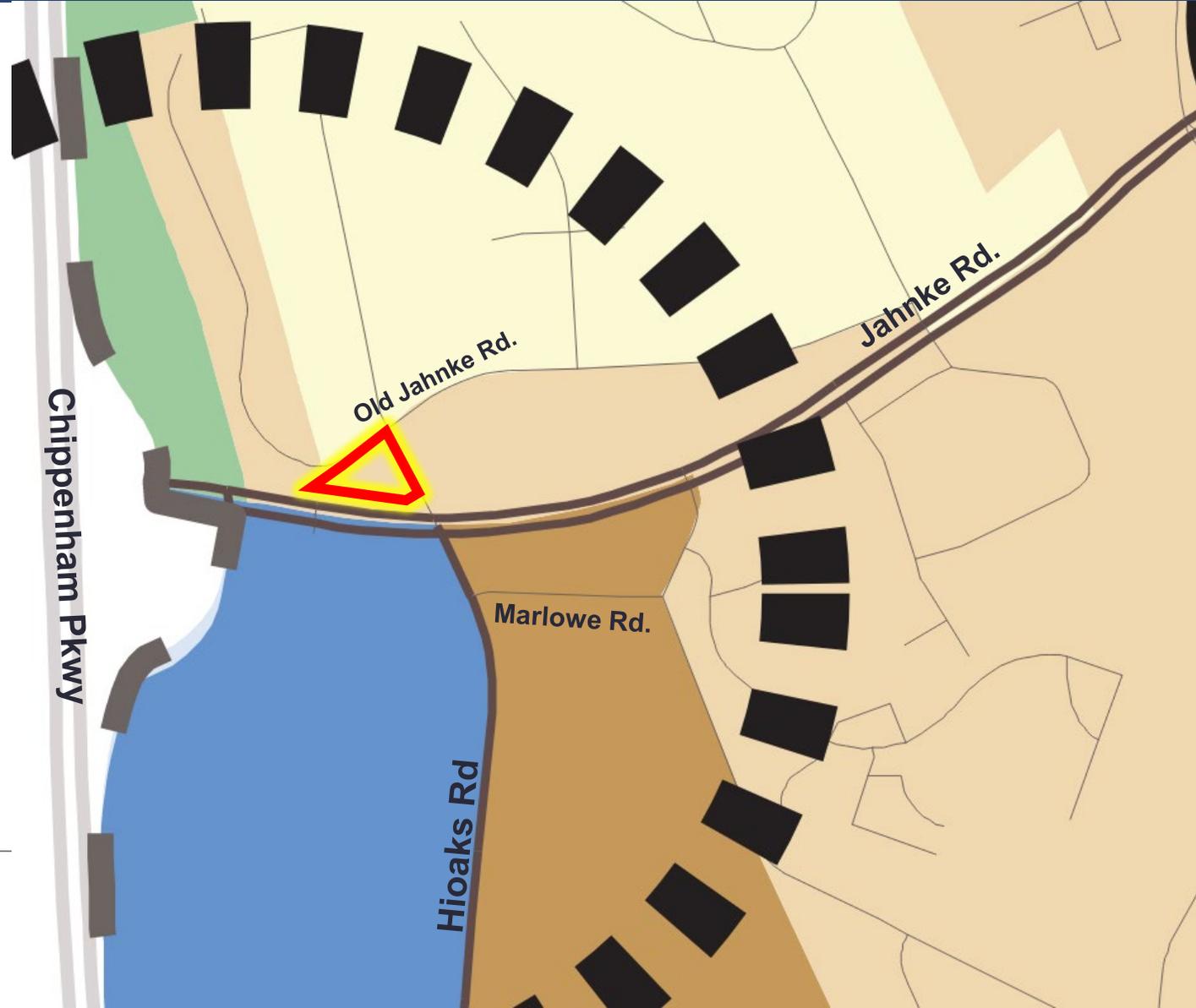
1,500 and 5,000 sq. ft. parcels

Primary Uses:

Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), open space.

Secondary Uses:

Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.” (p. 56)

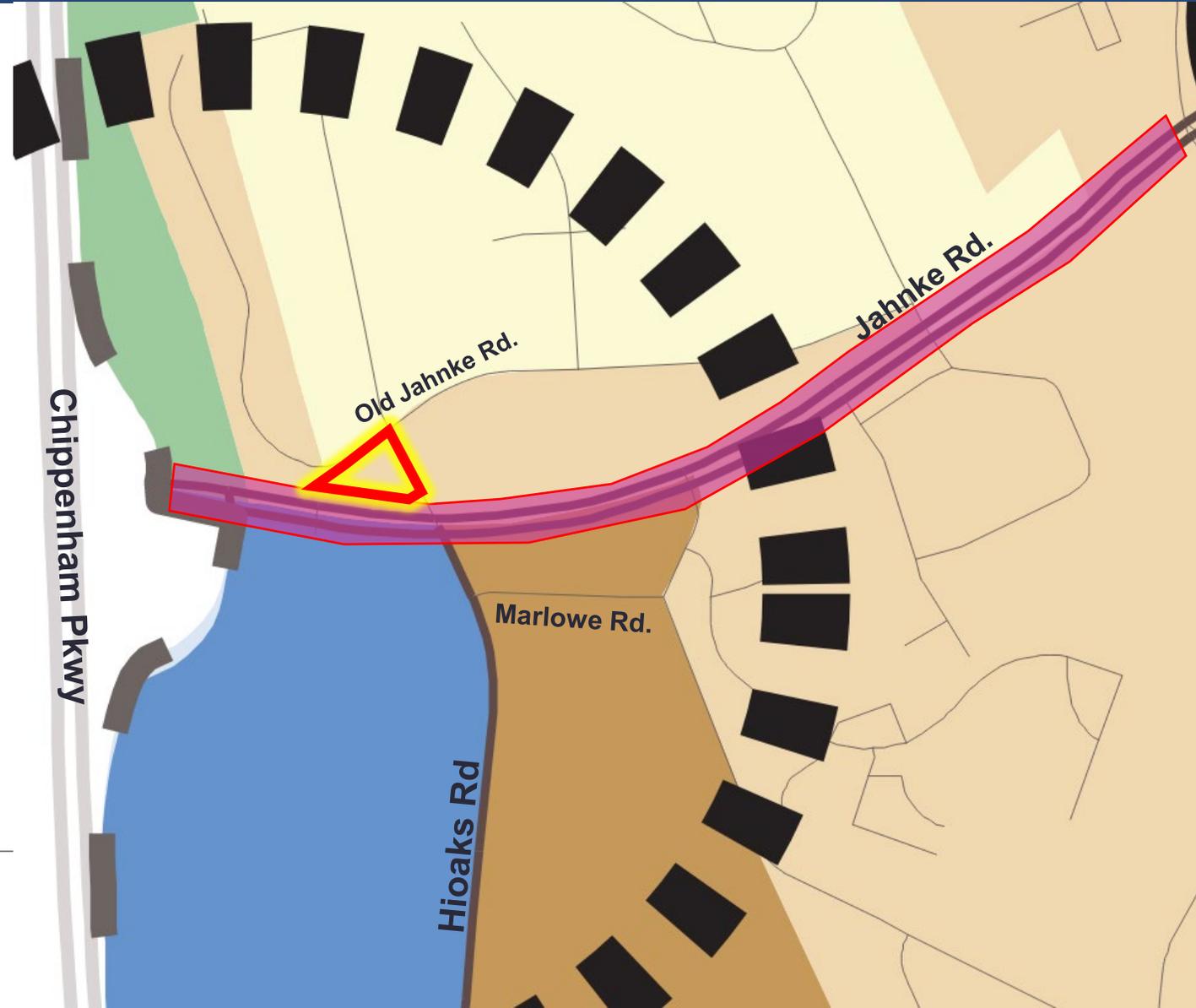


RICHMOND 300 MASTER PLAN DESIGNATION: Major Mixed-Use Street



Major Mixed-Use Street:

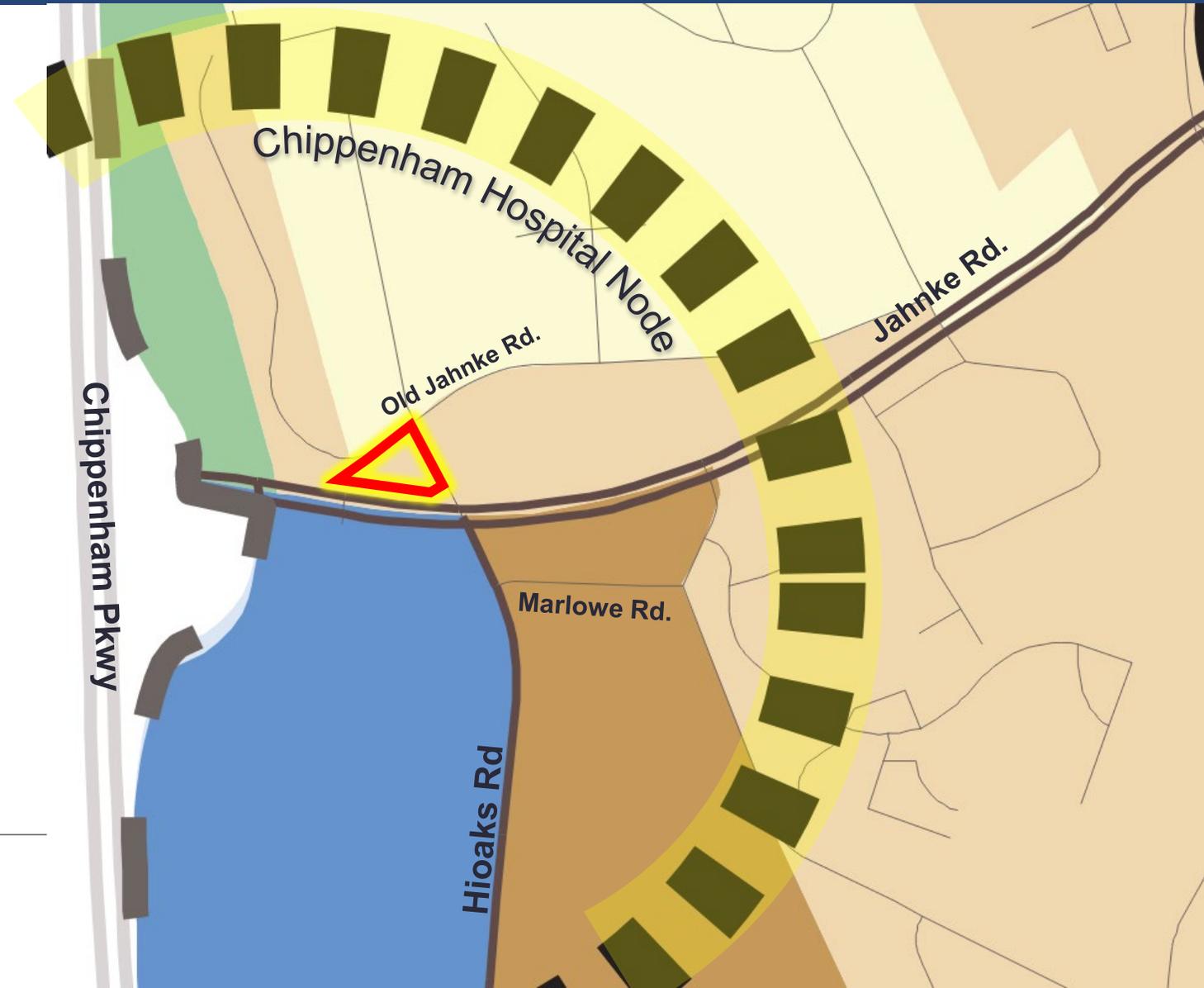
- high volumes of vehicles, pedestrians, and bicycles,
- density-scaled sidewalks and crosswalks
- buildings to the street with parking in the rear
- trees, benches, and trash receptacles
- Ideal for transit routes
- walking, bicycling, transit, and short-term parking access and loading for local shops and restaurants



RICHMOND 300 MASTER PLAN DESIGNATION: National / Regional Node

Chippenham Hospital National / Regional Node

- Job center
- Housing options
- Higher-density, mixed-use neighborhoods
- New commercial uses

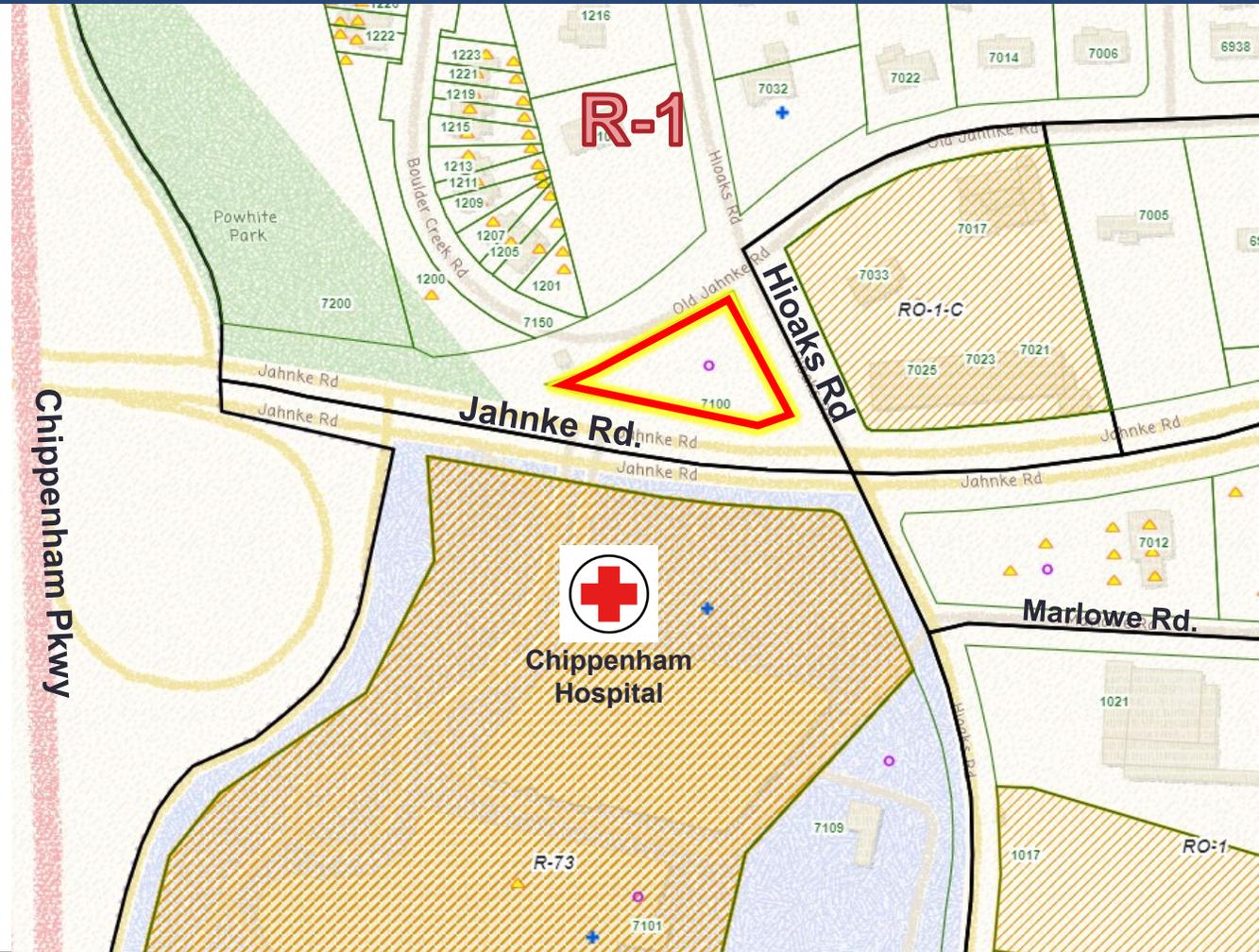


EXISTING ZONING: R-1 Single-Family Residential District

The proposed does not meet current requirements for:

Sec. 30-402.1. – Permitted principal uses.

The proposed mixed-uses are not permitted within the R-1 District.



ORDINANCE CONDITIONS:

- The Special Use of the Property shall be as a mixed-use building containing up to 14 dwelling units, with off-street parking, substantially as shown on the Plans. Uses established in section 30-419.3 of the Code of the City of Richmond (2020), as amended, shall be permitted within the area labelled “Store” on the first floor of the Special Use, substantially as shown on the Plans.
- No fewer than 29 off-street parking spaces shall be provided for the Special Use, substantially as shown on Plans.
- All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

ORDINANCE CONDITIONS:

- The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.
- Signs on the Property shall be limited to (i) signs permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended, and (ii) signs permitted in the R-63 Multifamily Urban Residential District, pursuant to sections 30-507.1 of the Code of the City of Richmond (2020), as amended.
- All mechanical equipment, including HVAC units, serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- Up to seven dwelling units shall be short-term rentals, subject to the provisions within sections 30-697.1 and 30-697.2 of the Code of the City of Richmond (2020), as amended.

ORDINANCE CONDITIONS:

- The commercial use shall not operate before 5:00 a.m. or after 10:00 p.m. Monday through Sunday.
- 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.
- The Owner shall make improvements within the right-of-way, including the installation of new sidewalks along Hioaks Road and Jahnke Road, 16 street trees along Hioaks Road and Jahnke Road, and an evergreen vegetative screen not less than 3 ½ feet in height at the time of installation, planted along Old Jahnke Road at such intervals as will result in a continuous visual screen within one year of planting, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works.

SURROUNDING AREA & NEIGHBORHOOD PARTICIPATION

Surrounding Area

Adjacent properties are located within the same R-1 zone. However, there is a mixture of zones in the immediate area along Jahnke Road including R-3 Single-Family Residential, RO-1 and RO-2 Residential Office, and R-73 Multifamily Residential. The area is active with daily visitors associated with Chippenham Hospital.

Neighborhood Participation

Staff notified area residents, property owners, and the Westover Gardens Civic Association. Staff has received letters of opposition from nearby residents.

STAFF RECOMMENDATION: APPROVAL

- Staff finds that the proposal is consistent with the City’s Master Plan pertaining to the Neighborhood Mixed-Use land use category, where buildings containing more than 10 dwelling units combined with commercial uses, are considered a secondary use.
- Staff also finds that the proposed mixed-use building is a strategic addition to the existing commercial uses at the Jahnke and Hioaks Road intersection. The new mixed-use building is also located within a designated Chippenham Hospital National/Regional Node. The use will continue to assist in providing additional “eyes-on-the-street” as it attracts immediate residents and visitors from Chippenham Hospital to the site.
- Staff finds that the small, neighborhood commercial use of the property supports Objective 6.1c which aims to “support the retention, creation, and attraction of businesses in and near Nodes...” (p. 109)

STAFF RECOMMENDATION: APPROVAL

- Staff also finds that the proposed apartments will assist with objective 1.3f which aims to “Implement housing strategies that increase housing at all income levels along corridors and at Nodes.” Introducing new dwelling units such as these will assist in the gradual introduction of housing choices for all incomes. (p. 86)
- Staff further finds that the proposed site design aligns with objectives 4.1n. and 4.1o which aim to “Prohibit driveways for new small-scale residential buildings on blocks that have alley access” and “Increase building permeability by requiring new buildings to have functioning entrances from the sidewalk and restricting blank walls at ground level,” respectively. Staff worked with the applicant to properly site the building and parking area so that the building properly addresses the street, giving pedestrian customers from the Hospital a shorter, and safer, passage across Jahnke Road to the new commercial use. (p. 100)

STAFF RECOMMENDATION: APPROVAL

- Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.
- Staff recommends approval of the Special Use Permit request, with an amendment to incorporate new floorplans showing the commercial area labelled as “commercial” rather than “store”, and following amendments offered by the applicant after the December 3, 2024 Planning Commission meeting:
 1. A maximum of 32 square feet of indoor, retail display for tobacco and/or vaping products shall be permitted within the commercial use.
 2. No string-lighting shall be permitted in building windows.
 3. No smoking or vaping shall be permitted within the commercial use.

Short Term Rentals conditions

- The number of short-term renters over the age of 18 occupying or present within any short-term rental shall not exceed the lesser of (i) eight persons, or (ii) the maximum number permitted by the most recent edition of the Virginia Uniform Statewide Building Code.
- No short-term rental operator shall rent a short-term rental to one or more short-term renters, unless at least one of the short-term renters is 18 years of age or older.
- Only a short-term rental operator may operate a short-term rental. For each short-term rental, the corresponding short-term rental operator shall submit a letter to the Zoning Administrator with (i) contact information for the short-term rental operator, including such operator's name, permanent mailing address, primary contact phone number and, if applicable, an electronic mail address, (ii) an acknowledgement from the short-term rental operator confirming the operation of the dwelling unit as a short-term rental, and (iii) for condominiums and co-ops, evidence that the condominium or co-op board has approved a request to use the dwelling unit as a short-term rental.

Short Term Rentals

- Prior to operation of any dwelling unit as a short-term rental, the owner of the dwelling unit shall obtain a certificate of zoning compliance for the short-term rental use in accordance with the conditions set forth in [Sections 30-1020](#) through [30-1020.5](#) of the Code of the City of Richmond (2020), as amended.
- Every certificate of compliance for a short-term rental use shall expire 730 days after the date it is issued. No sooner than 30 days prior to such expiration, any short-term rental operator who wishes to maintain their short-term rental use may apply for a new certificate of zoning compliance for such use.
- All advertisements for any short-term rental shall include the active certificate of zoning compliance for such short-term rental.

Short Term Rentals

- For multifamily dwellings, a maximum of ten or one-third of the dwelling units, whichever is lesser, on the lot shall be permitted as short-term rentals, except as provided in [section 30-697.2](#).
- No short-term rental operator shall agree to more than one booking transaction during the same period or any portion thereof that results in reservations for two or more separately-booked short-term renters to occupy the same short-term rental at the same time.
- No short-term rental operator shall offer, provide, advertise or permit use of a dwelling unit for any commercial use that is prohibited by law.