



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-052: To amend and reordain Ord. No. 76-301-266, adopted Nov. 22, 1976, as previously amended by Ord. No. 87-265-259, adopted Dec. 21, 1987, and Ord. No. 92-81-221, adopted Jun. 23, 1992, granting authorization for a special use of the property containing 7.564 acres located at the southwest corner of the intersection of Jahnke Road and Blakemore Road, to authorize the use of a portion of the existing shopping center as a restaurant with accessory entertainment and nightclub uses, under certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: March 19, 2018

PETITIONER

Seung Kim

LOCATION

6335 Jahnke Road

PURPOSE

To amend and reordain Ord. No. 76-301-266, adopted Nov. 22, 1976, as previously amended by Ord. No. 87-265-259, adopted Dec. 21, 1987, and Ord. No. 92-81-221, adopted Jun. 23, 1992, granting authorization for a special use of the property containing 7.564 acres located at the southwest corner of the intersection of Jahnke Road and Blakemore Road, to authorize the use of a portion of the existing shopping center as a restaurant with accessory entertainment and nightclub uses, under certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a 329,314 SF, 7.6 acre parcel of land located at the intersection of Jahnke Road and Blakemore Road, in the Jahnke neighborhood of the Midlothian planning district. The subject property is improved with the Parkway Shopping Center, constructed, per tax assessment records, in 1979.

The applicant has requested an amendment to the special use permit for an existing shopping center to authorize a restaurant with accessory entertainment and nightclub uses, located within a 5,700 SF tenant space within the shopping center.

While staff is concerned with the history of the existing restaurant being used for accessory live entertainment/night club uses without authorization, staff finds that the proposed amendment to the special use permit would provide the needed authorization to operate as a restaurant with accessory entertainment and nightclub uses.

Staff further finds that the use would be located within a fully enclosed building, the front of which would be located over 250' from Jahnke Road and the rear of which would be located over 250' from the nearest residential building.

Staff further finds the use would meet the pertinent requirements for nightclubs prescribed by the Zoning Ordinance and would not be inconsistent with the Community Commercial designation of the Master Plan.

Staff further finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Therefore, staff recommends approval of this request for a special use permit amendment.

FINDINGS OF FACT

Site Description

The subject property consists of a 329,314 SF, 7.6 acre parcel of land located at the intersection of Jahnke Road and Blakemore Road, in the Jahnke neighborhood of the Midlothian planning district. The subject property is improved with the Parkway Shopping Center, constructed, per tax assessment records, in 1979.

Proposed Use of the Property

The applicant has requested an amendment to the special use permit for an existing shopping center to authorize a restaurant with accessory entertainment and nightclub uses, located within a 5,700 SF tenant space within the shopping center.

Master Plan

The City of Richmond's current Master Plan designates a future land use category for the subject property as Community Commercial. As stated in the plan, "Primary uses include office, retail, personal service 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. As compared to Neighborhood Commercial, this category includes a broader range of uses of greater scale and intensity, with greater vehicular access and orientation, but that are also compatible with nearby residential areas. Typical zoning classifications that may accommodate this land use category are B-2 and UB." (City of Richmond Master Plan, p. 134)

Zoning and Ordinance Conditions

The property is currently zoned R-3 Single-Family Residential. The property was granted a Special Use Permit in 1976, last amended in 1992, which authorizes uses permitted within the B-1 Neighborhood Business District, and regulates signage, parking, landscaping, etc.

In addition to the existing conditions, the special use permit amendment would impose the following condition:

1. A restaurant with accessory entertainment and accessory nightclub uses may be operated within the portion of the Shopping Center known as 6335 Jahnke Road, with Tax Parcel No. C0050603/037 as shown in the 2018 records of the City Assessor, in accordance with the document entitled "63Thirty5 Restaurant Management Plan," prepared by an unknown preparer, and dated February 21, 2018, and substantially as shown on the plans entitled "6335 Jahnke Road, Tenant Upfit Plans," prepared by Obsidian, and dated May 26, 2015, copies of which are attached to this ordinance, provided that a platform or stage may be

installed within the building located at 6335 Jahnke Road pursuant to the applicable provisions of the Virginia Uniform Statewide Building Code.

Surrounding Area

Properties to the west and south are located within the same R-3 Single-Family Residential District as the subject property. Properties to the east are located in R-3 and the B-2 Community Business District. Properties to the north are within R-2 Single-Family Residential, R-53(C) Multifamily Residential (conditional), and RO-1 Residential Office Districts.

A mix of commercial, institutional (Lucille Brown Middle School), industrial, and residential (multi-family and single-family) land uses are present in the vicinity of the shopping center.

Neighborhood Participation

Staff has received letters of support as part of this request.

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