

INTRODUCED: September 8, 2025

AN ORDINANCE No. 2025-218

To amend Ord. No. 2005-285-273, adopted Dec. 12, 2005, which authorized the special use of the property known as 2600 West Main Street for the purpose of a restaurant with an enclosed outdoor dining area, to reduce the required parking from eighteen parking spaces to thirteen parking spaces, upon certain terms and conditions.

Patron - Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 14 2025 AT 6 P.M.

I. That Ordinance No. 2005-285-273, adopted December 12, 2005, be and is hereby amended and reordained as follows:

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the property known as 2600 West Main Street and identified as Tax Parcel No. W000-1162/022 in the [~~2005~~] 2025 records of the City Assessor, being more particularly shown on a survey entitled “No. 2600 W. Main Street,” prepared by Wingate, Bremner and Jessee, and dated January 29, 1987, a copy of which is attached to and made a part of this amendatory ordinance, is hereby permitted to be used for the purpose of a restaurant with an accessory enclosed

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 14 2025 REJECTED: _____ STRICKEN: _____

outdoor dining area, substantially as shown on sheet A-1.2 of the plans entitled “Star Lite Patio Renovation, Robinson and Main Streets, Richmond, Virginia”, prepared by Eugene C. Sikes, Architect, and dated July 7, 2005, a copy of which is attached to and made a part of this amendatory ordinance.

§ 2. That the adoption of this ordinance shall constitute the granting of a special use permit for the property, which shall be transferable from the owner of the property to the successor or successors in fee simple title of the owner, whether acquired by operation of law, deed or otherwise, and which shall run with the land.

§ 3. That the Commissioner of Buildings is hereby authorized to issue to the owner of the property a building permit substantially in accordance with the plans referred to above for the aforementioned purpose, subject to the following terms and conditions:

(a) The owner of the property shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the property, except as otherwise provided in this amendatory ordinance.

(b) Application for a building permit for the enclosure shall be made within twenty-four (24) months from the effective date of this ordinance. This building permit shall expire and shall become null and void if any necessary construction has not commenced within one hundred eighty (180) days from the date of the building permit or if construction is suspended or abandoned for a period of one hundred eighty (180) days at any time after such construction has commenced, as provided in any applicable provisions of the Virginia Uniform Statewide Building Code. Should application for the building permit not be made within twenty-four (24) months after the effective date of this ordinance or should the building permit expire and become null and void after the

expiration of the twenty-four (24) month time period for making application for the building permit, the privileges granted by this ordinance shall terminate and the special use permit shall become null and void.

(c) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the subject property have been paid.

(d) All required final grading and drainage plans, together with all easements made necessary by such plans, shall be approved by the Director of Community Development prior to the issuance of building permits.

(e) Storm or surface water shall not be allowed to accumulate on the land. The owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the property so as not to adversely affect or damage adjacent property or public streets and the use thereof.

(f) 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.

(g) A restaurant with accessory outdoor dining shall be permitted on the property. The outdoor dining area shall be configured substantially as depicted on the attached plan.

(h) Seating shall be limited to eighty-two (82) seats, with no more than sixty-seven (67) seats provided in the main dining area.

(i) No fewer than [~~eighteen (18)~~] thirteen (13) off-site parking spaces shall be provided and reserved exclusively for the uses of the property twenty-four hours a day and signed

as such [~~in accordance with the off-premises parking provisions as stated in Chapter 114, Article VII of the Code of the City of Richmond (2004), as amended, and said parking shall be provided in a lease form acceptable to the City Attorney~~].

(j) The patio area shall not be designed, equipped or arranged with heating or air-conditioning.

(k) Signage for the use of the property shall be in accordance with the underlying zoning regulations.

(l) In all other respects, the use of the property shall be in accordance with the applicable underlying zoning regulations.

§ 4. That the privileges granted by this amendatory ordinance may under certain circumstances be revoked. Upon noting that a condition of a special use permit has been violated, the Zoning Administrator shall issue a written notice of violation to the property owner. The notice shall inform the property owner (i) which condition or conditions have been violated, (ii) the nature of the violation, and (iii) that the City Planning Commission shall hold a public hearing at which it shall review the violation and the special use permit pursuant to the provisions of sections [~~114-1050.7 through 114-1050.11~~] 30-1050.7 through 30-1050.11 of the Code of the City of Richmond [~~(2004)~~] (2020), as amended, if (a) the property owner does not abate the violation within thirty (30) days of the issuance of the notice or (b) three (3) notices of violation are issued to the property owner within any twelve (12) month period. No action taken pursuant to the provisions of this section shall in any way limit the City's right to pursue any other remedy at law or in equity against the property owner. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section [~~114-1080~~] 30-1080 of the Code of the City of Richmond [~~(2004)~~]

(2020), as amended, or any other applicable laws or regulations.

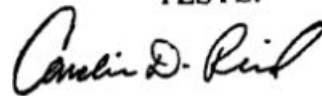
§ 5. That when the privileges granted by this amendatory ordinance terminate and the special use permit becomes null and void or when use of the premises is abandoned for a period of twenty-four (24) consecutive months, use of the property shall be governed thereafter by the zoning regulations prescribed for the district in which the property is then situated.

§ 6. This ordinance shall be in force and effect upon adoption.

II. This amendatory ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Camille D. Reed". The signature is fluid and cursive, with the first name "Camille" written in a larger, more prominent script than the last name "Reed".

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: August 1, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

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

RE: To amend Ord. No. 2005-285-273, adopted Dec. 12, 2005, which authorized the special use of the property known as 2600 West Main Street for the purpose of a restaurant with an enclosed outdoor dining area, to reduce the parking requirement from eighteen parking spaces to thirteen parking spaces, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting an amendment to Ord. No. 2005-285-273 to reduce the required parking from eighteen spaces to thirteen spaces.

BACKGROUND: The subject property is located in the Fan neighborhood on Main Street, between Davis Avenue and Mulberry Street. The property is currently a 2,638 square foot (0.06 acre) parcel of land, improved with a two-story building. The City's Richmond 300 Master Plan designates a future land use for the subject property as Community Mixed Use, which is defined as a "cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions."

Intensity: Buildings generally ranging from two to six stories, based on street widths, and depending on the historic context and stepping down in height adjacent to residential areas, as necessary.

New buildings that are taller than historical buildings should step back from the build to line after matching the height of the predominant cornice line of the block.

Primary Uses: Retail/office/ personal service, multi-family residential, cultural, and open space.

Secondary Uses: Single-family houses, institutional, and government.

COMMUNITY ENGAGEMENT: The Fan District Association, Robinson Street Association, and Uptown Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: None.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 8, 2025

CITY COUNCIL PUBLIC HEARING DATE: October 14, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission October 7, 2025

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Authorization from Property Owner, Applicant's Report, Plans, Survey

STAFF:

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709

Shaianna Trump, Planner Associate, Land Use Administration (Room 511) 646-7319



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: 530 E Main Street APARTMENT NO/SUITE Suite 600
APPLICANT'S NAME: Will Gillette EMAIL ADDRESS: will@bakerdevelopmentresources.com
BUSINESS NAME (IF APPLICABLE): Baker Development Resources
SUBJECT PROPERTY OR PROPERTIES: 2600 W Main Street

APPLICATION REQUESTED

- ☐ Plan of Development (New or Amendment)
- ☐ Wireless Plan of Development (New or Amendment)
- ☒ Special Use Permit (New or Amendment)
- ☐ Rezoning or Conditional Rezoning
- ☐ Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- ☐ Community Unit Plan (Final, Preliminary, and/or Amendment)
- ☐ Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: RSA LLC C/o Herbert L Rueger
PROPERTY OWNER ADDRESS: 1010 ORCHARD RD, RICHMOND, VA 23226
PROPERTY OWNER EMAIL ADDRESS: ruegergroup@gmail.com
PROPERTY OWNER PHONE NUMBER: 804-387-1400
Property Owner Signature: [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.



May 12, 2025

Shaianna Trump
City of Richmond Department of Community Development
Land Use Administration Division, Room 511
City Hall, 900 East Broad Street
Richmond, Virginia 23219

Re: 2600 W Main Street Special Use Permit Amendment

Dear Shaianna:

Please accept this letter as the Applicant's Report accompanying the application for a special use permit amendment (the "SUPA") for the property at 2600 W Main Street, identified as Tax parcel W000-1162/022 (the "Property"). The Property's existing use with an enclosed outdoor dining area was authorized pursuant to Ord. No. 2005-285-281 (the "Ordinance") which was approved by the City Council on December 12, 2005. The SUPA would amend the existing parking requirement. Importantly, no changes are proposed to the existing structure and all other aspects of the previously approved ordinance will remain unchanged.

The Property is located at the northwest corner of W Main and S Robinson Streets and contains approximately 2,638 square feet of lot area. The Property is currently improved with a two-story building currently occupied on the ground floor with a restaurant known as Bar-Q. Properties in the vicinity are occupied with a wide variety of uses including residential and many smaller-scale neighborhood-serving commercial and retail uses. There is also a mix of zoning classifications in the area. The Property and other properties to the east along W Main Street are zoned UB Urban Business. To the west and north are properties zoned R-7 Single- and Two-Family Urban Residential as well as R-43 Multifamily Residential. Further south are properties zoned B-6 Mixed-Use Business.

The Master Plan recommends the "Community Mixed-Use" land use category for the Property, which suggests a "cluster of medium-density, walkable commercial and residential uses" with uses "mixed horizontally in several buildings on a block or vertically within the same building." Future development is envisioned to "provide neighborhood services to nearby residential communities" and include ground floor uses that "engage with, and enliven, the street." In addition to the future land use guidance, the Property is situated within a Micro Node which contemplates "a notable place within a neighborhood that generally provides goods and services to the immediate residents but may attract visitors."

The Ordinance permits the use of the Property "for the purpose of a restaurant with an enclosed outdoor dining area." The proposed SUPA would amend the parking requirement –

Sec. 3(i) – for 18 off-site parking spaces to serve the Property. While this requirement is currently being satisfied by the lot at 2 S Robinson, there is an ongoing special use permit application for 2 S Robinson which would allow an accessory meat smoking facility on the parcel to serve the existing business at the Property. The placement of the smoker would reduce the number of parking spaces available to the Property to 13 which would put the Property in violation of the Ordinance. Moreover, in 2023, parking minimums were removed from the zoning code pursuant to Ord. 2023-101. As a result, similarly, situated properties are no longer required to provide off-street parking. Nonetheless, the owner still intends to provide approximately 16 parking spaces for patrons of the restaurant. Given the reduction in parking spaces, the SUPA is required.

Given the recommendations of the Richmond 300 Plan, the specific details of this request and the specific location and attributes of the Property, the proposed amendment meets the criteria set forth in the Charter of the City of Richmond that the use not: (1) Be detrimental to the safety, health, morals and general welfare of the community involved. (2) Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved. (3) Create hazards from fire, panic or other dangers. (4) Tend to overcrowding of land and cause an undue concentration of population. (5) Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements. And (6) Interfere with adequate light and air.

In summary, the applicant is enthusiastically seeking approval for the amendment of the parking requirement to support the needs of a neighborhood-serving barbeque restaurant. No changes are proposed to the existing structure and all other aspects of the previously approved SUP will remain unchanged. The proposed SUPA is consistent with Master Plan guidance and would bring the Property more in line with recent changes to City-wide parking requirements.

Thank you for your time and consideration of this request, please let me know if you have any questions.

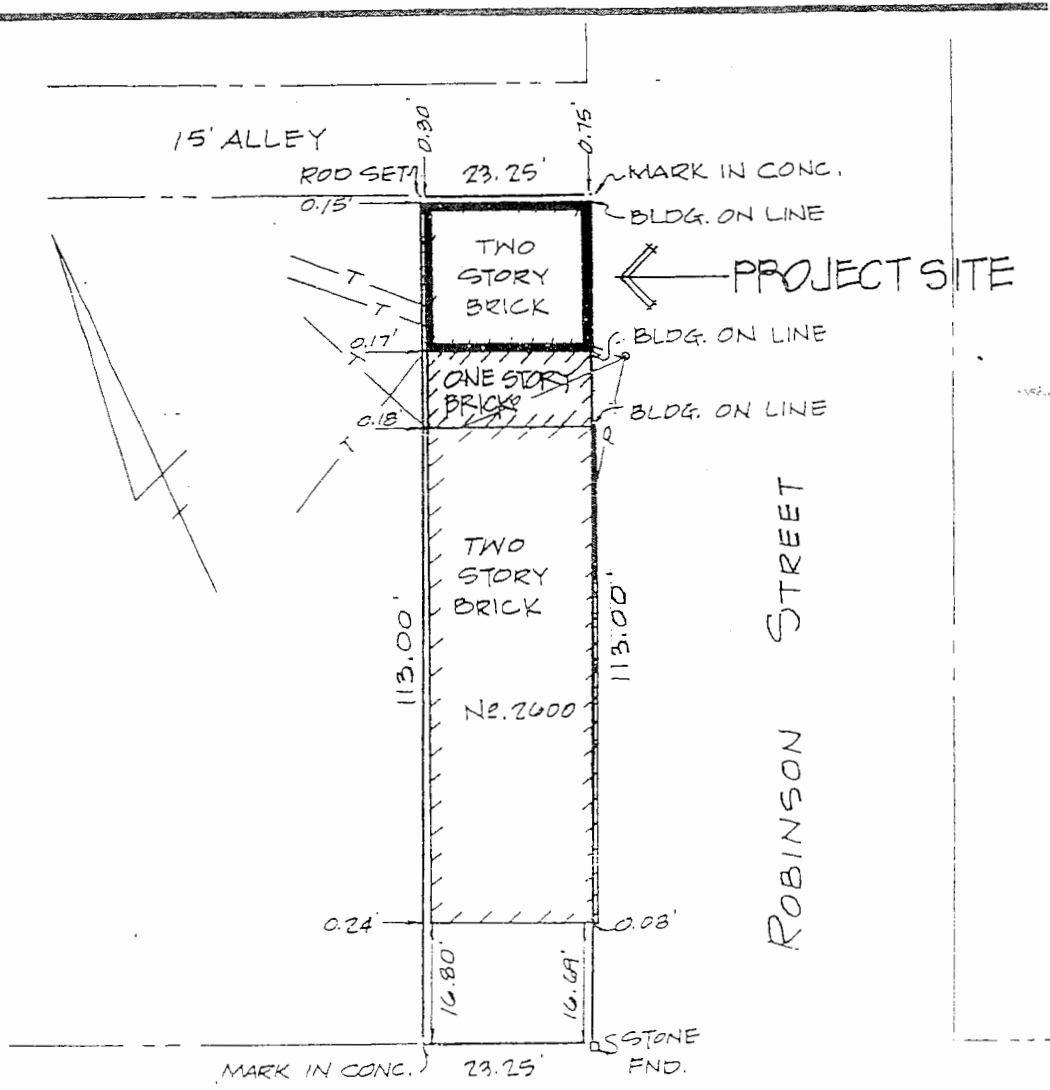
Sincerely,

A handwritten signature in black ink, appearing to read 'Alessandro Ragazzi', with a stylized, cursive script.

Alessandro Ragazzi

Enclosures

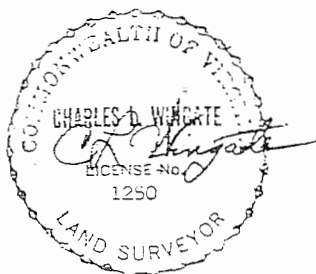
cc: The Honorable Katherine Jordan



WEST MAIN STREET

No. 2600 W. MAIN STREET

RICHMOND, VIRGINIA

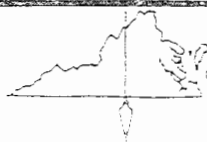


THIS LOT IS NOT LOCATED IN A FLOOD HAZARD ZONE.

DATE JAN. 29, 1987

SCALE 1" = 20'

JCB NO. 860925



WINGATE • BREMNER & JESSEE

CONSULTING ENGINEERS • LAND SURVEYORS

RICHMOND, VIRGINIA 23223

(804) 266-6555

DOOR SCHEDULE

NO.	TYPE	LOCATION	FINISH	REMARKS
1	DOOR	MAIN ST. ENTRY	WOOD	
2	DOOR	ALLEY ENTRY	WOOD	
3	DOOR	REAR ENTRY	WOOD	
4	DOOR	PATIO ENTRY	WOOD	

ROOM FINISH SCHEDULE

NO.	SPACE	FLOOR	WALLS	CEILING	REMARKS
1	MAIN ST. ENTRY	WOOD	WOOD	WOOD	
2	ALLEY ENTRY	WOOD	WOOD	WOOD	
3	REAR ENTRY	WOOD	WOOD	WOOD	
4	PATIO ENTRY	WOOD	WOOD	WOOD	

PAVING SCHEDULE

NO.	SPACE	PAVING	REMARKS
1	MAIN ST. ENTRY	WOOD	
2	ALLEY ENTRY	WOOD	
3	REAR ENTRY	WOOD	
4	PATIO ENTRY	WOOD	

