



## CITY OF RICHMOND

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

**ORD. 2025-073:** To authorize the conditional use of the property known as 1304 MacTavish Avenue for the purpose of a nightclub, upon certain terms and conditions. (2<sup>nd</sup> District)

---

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** May 6, 2025

---

#### **PETITIONER**

Baker Development Resources

#### **LOCATION**

1304 MacTavish Avenue

#### **SUMMARY**

The applicant is requesting a Conditional Use to authorize a nightclub to extend the hours permitted for liquor sales and occasional DJ'd events. The proposed entertainment activities, hours of operation, and alcohol sales at certain times of day within a restaurant are considered, by the Zoning Ordinance, to be nightclub activities. A conditional use permit is, therefore, required.

#### **RECOMMENDATION**

The proposed conditional use is compatible with both the existing neighborhood form and future land use of this area, which is Industrial Mixed-Use. This area of Scott's Addition has become home to diverse uses such as mixed-use buildings, offices, apartment complexes, breweries, restaurants, and late-night entertainment.

Staff finds that the zoning conditions relative to the granting of a conditional use permit for a nightclub use have been met. Therefore, staff recommends approval of the Conditional Use Permit request.

---

#### **FINDINGS OF FACT**

##### **Site Description**

The property is a 78,890 square foot parcel, located between the W Marshall Street to the south, MacTavish Avenue to the east, W Clay Street to the North, and Roseneath Road to the west.

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

Nightclub hours on weekends and special holidays events.

##### **Master Plan**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Industrial Mixed-Use, which is defined as, "formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses.

**Development Style:** A mix of building types with low-scale, post-industrial buildings that are adapted for a new use are adjacent to new taller residential and/or office buildings. These areas allow "maker uses" to continue while encouraging more individuals to live, work, and play in the area. Buildings should have street-oriented façades with windows and door openings along street frontages. New light industrial uses are compatible with residential, and office uses and are attractively buffered. New 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. New driveway entrances are prohibited on priority and principal street frontages and minimal driveway entrances are allowed on secondary streets. Vehicular access to parcels should use alleys where possible. Loading for trucks must be provided off-street. Parking lots and parking areas should be located to the rear of street-facing buildings.

**Intensity:** Medium- to high-density, three to eight 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 is B-7 Mixed-Use Business District. The proposed use is not permitted by the current zoning without a conditional use permit.

Additional conditions will be imposed by the amended ordinance, including:

- Pursuant to section 30-446.3(3) 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 the Plans.
- Operation of the Conditional Use permit shall be conducted strictly in accordance with the document entitled "Scotty's Management Plan," prepared by Scotty's, HC Restaurants, LLC., and dated November 20, 2024, a copy of which is attached to and made part of this ordinance.
- The hours of operation for the Conditional Use shall be from 12:00 midnight until 2:00 a.m., Friday and Saturday. The Conditional Use shall not operate between the hours of 2:00 a.m. to 6:00 a.m. daily.
- Patron queuing on exterior of 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.

### **Surrounding Area**

The Property and surrounding area are within a mix of zones including B-7, TOD-1, and a small section of R-7.

**Neighborhood Participation**

Staff notified area residents and the Greater Scott's Addition Association and received a letter of non-opposition.

**Staff Contact:** Madison Wilson, 804-646-7436, [Madison.wilson@rva.gov](mailto:Madison.wilson@rva.gov)