



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2026-031: To amend and reordain Ordinance No. 2019-039, adopted Mar. 25, 2019, which authorized the special use of the property known as 6807 Midlothian Turnpike for the purpose of permitting certain signs, upon certain terms and conditions, to authorize the special use of the property known as 6707 Rear Midlothian Turnpike for the purpose of a parking area located between the main building and the street line, upon certain terms and conditions. (9th District)

To: City Planning Commission
From: Land Use Administration
Date: February 3, 2026

PETITIONER

Colonial Downs Group, LLC

LOCATION

6807 Midlothian Turnpike

PURPOSE

The applicant is requesting to amend the Special Use authorized by Ord. No. 2019-039, adopted on March 25, 2019, to provide for the expansion of the parking area onto an adjacent property. A Special Use Permit is needed to authorize the parking lot to be located between the main building and the street.

RECOMMENDATION

Staff finds that the subject property is designated Destination Mixed-Use on the Future Land Use Map in the Richmond 300 Master Plan. Retail, office, personal service, and cultural are listed as primary uses in this category.

In the Corridor Mixed Use designation, the Richmond 300 Master Plan states that "when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened." Although the proposed parking lot expansion does not fully meet this standard, it does not extend closer to the street than the existing parking area and does not front Midlothian Turnpike, thereby not increasing the site's inconsistency with the Master Plan.

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.

Therefore, staff recommends approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

The subject property is located on the east bound side of Midlothian Turnpike near its intersection with Chippenham Parkway. The property is adjacent to the unimproved and contains 2.21 acres.

Proposed Use of the Property

Parking lot

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Destination Mixed-Use, which is described as key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space.

Development Style: Higher-density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. 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. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal street frontages. Surface parking is prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened. Parking requirements are reduced to allow more market-based parking strategies, including shared parking.

Intensity: Buildings typically a minimum height of five 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-3 General Business District. where parking lots are specified as permitted uses.

If approved, this special use permit would impose development conditions, including:

- The Special Use of the Property shall be to allow signs and a parking area located between the main building and the street line, substantially as shown on the Plans, in addition to other uses permitted in the underlying zoning district in which the Property is situated. Signs permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond [(2015) (2020), as amended, shall also be permitted on the Property.
- No part of any sign shall exceed 35 feet in height above ground level.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

Adjacent properties to the east and west are also located within this district while adjacent properties to the south are in the OS Office Service District. The area uses are generally commercial.

Neighborhood Participation

The property is not located within a civic association area. A sign was posted on the property and notifications were sent out to adjacent property owners.

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