

INTRODUCED: November 12, 2024

AN ORDINANCE No. 2024-312

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. (4th District)

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: DEC 9 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 7100 Jahnke Road, which is situated in a R-1 Single-Family Residential District, desires to use such property for the purpose of a mixed-use building containing up to 14 dwelling units, with off-street parking, which use, among other things, is not currently allowed by section 30-402.1, concerning permitted principal uses, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or

(vi) interfere with adequate light and air.

**§ 2. Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 7100 Jahnke Road and identified as Tax Parcel No. C005-0599/003 in the 2024 records of the City Assessor, being more particularly shown on a plat entitled “Survey Showing Existing Conditions on a 0.532 Acre Parcel of Land Located at 7100 Jahnke Road, City of Richmond, Virginia,” prepared by Bruce Robertson Land Surveying, P.C., and dated June 16, 2022, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a mixed-use building containing up to 14 dwelling units, with off-street parking, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “7100 Jahnke RD, Richmond, VA 23225,” prepared by ADO/Architecture Design Office, and dated June 11, 2024, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

**§ 3. Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) 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.

(b) No fewer than 29 off-street parking spaces shall be provided for the Special Use, substantially as shown on Plans.

(c) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

(d) The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.

(e) 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.

(f) 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.

(g) 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.

(h) The commercial use shall not operate before 5:00 a.m. or after 10:00 p.m. Monday through Sunday.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) 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 any other property or public streets and the use thereof.

(c) 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.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of new sidewalk 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. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative

Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) 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 Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions

of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

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CITY ATTORNEY'S OFFICE



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Master

**File Number: Admin-2024-0625**

**File ID:** Admin-2024-0625

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 1

**Reference:**

**In Control:** City Clerk Waiting Room

**Department:** Richmond Dept of Planning & Development. Review

**Cost:**

**File Created:** 06/12/2024

**Subject:**

**Final Action:**

<b>Title:</b>
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### Internal Notes:

### Code Sections:

**Agenda Date:** 11/12/2024

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** Admin-2024-0625 - Application Documents, Admin-2024-0625 AATF Ordinance

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** jonathan.brown@richmondgov.com

**Effective Date:**

### Related Files:

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/21/2024	Matthew Ebinger	Approve	10/23/2024
1	2	10/21/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	10/21/2024	Kevin Vonck	Approve	10/28/2024
1	4	10/21/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	10/24/2024	Sharon Ebert	Approve	10/23/2024
1	6	10/24/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	10/25/2024	Jeff Gray	Approve	10/28/2024
1	8	10/28/2024	Lincoln Saunders	Approve	10/29/2024
1	9	10/31/2024	Mayor Stoney	Approve	10/30/2024

## History of Legislative File



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<b>Ver- sion:</b>	<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>	<b>Sent To:</b>	<b>Due Date:</b>	<b>Return Date:</b>	<b>Result:</b>
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Text of Legislative File Admin-2024-0625

# City of Richmond

## Intracity Correspondence

### O&R Transmittal

**DATE:** October 21, 2024

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (by request)  
(This is no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

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

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

**RE:** 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.

**ORD. OR RES. No.**

**PURPOSE:** The applicant is requesting a Special Use Permit which would allow for a mixed-use building, with off street parking, within an R-1 Single Family Residential District. The proposed is not a permitted principal use within the R-1 zone. A Special Use Permit is therefore required.

**BACKGROUND:** The property is located in the Powhite Park neighborhood on Jahnke Road, between Old Jahnke Road and Hioaks Road. The property is currently a vacant 20,473 sq. ft. (.47 acre) parcel of land. The application is for a mixed-use building including 14 dwelling units and twenty-nine (29) off street parking spaces. Up to seven of the dwelling units may be used for short-term rentals as permitted within Sections 30-697.1 through 30-697.3 of the Code of the City of Richmond (2020), as amended.

The City’s Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use. This designation is defined as a “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: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft.

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

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

The current zoning for this property is R-1 Single Family Residential District. The surrounding land uses include primarily residential with institutional and commercial uses to the east and south of the property. The proposed density of the development would be 13 dwelling units upon .47 acres, equaling 27 units per acre.

**COMMUNITY ENGAGEMENT:** Westover Gardens Civic 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:** The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** November 12, 2024

**CITY COUNCIL PUBLIC HEARING DATE:** December 9, 2024

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission, December 3, 2024

**AFFECTED AGENCIES:** Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

**Project Name/Location**

Property Address: 7100 Jahnke Road Date: \_\_\_\_\_  
 Tax Map #: C0050599003 Fee: \$2,400  
 Total area of affected site in acres: 0.46

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: R-1 Residential

Existing Use: Vacant

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)

Construction of a new, mixed-use building

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** Will Gillette / Mark Baker

Company: Baker Development Resources  
 Mailing Address: 530 E Main Street, Suite 730  
 City: Richmond State: VA Zip Code: 23219  
 Telephone: (804) 874-6275 Fax: ( )  
 Email: markbaker@bakerdevelopmentresources.com

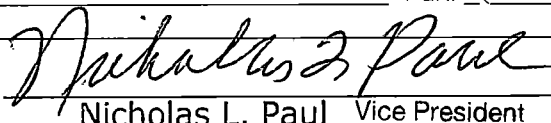
**Property Owner:** Chippenham & Johnston-Willis Hospitals, Inc.

If Business Entity, name and title of authorized signee: Nick Paul, VP

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: PO Box 80610  
 City: Indianapolis State: IN Zip Code: 46280  
 Telephone: ( ) Fax: ( )  
 Email: \_\_\_\_\_

**Property Owner Signature:**

  
 Nicholas L. Paul Vice President

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. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

# APPLICANT'S REPORT

*August 15<sup>th</sup>, 2022*

Revised September 23<sup>rd</sup>, 2024

*Special Use Permit Request*

*7100 Jahnke Road, Richmond, Virginia*

*Map Reference Number: C005-0599/003*

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Submitted to:

**City of Richmond**

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Mark Baker

Baker Development Resources

530 East Main Street, Suite 730

Richmond, VA 23219

## Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 7100 Jahnke Road (the "Property"). The SUP would authorize the construction of a mixed-use development with 14 dwelling units and 3,250 square feet of commercial use which does not conform to the underlying R-1 Single-Family Residential zoning district.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The Property is located at the northwest corner of the intersection of Jahnke and Hioaks Roads and is referenced by the City Assessor with tax parcel number of C005-0599/003. The Property is triangularly shaped and bound by Jahnke Road, Hioaks Road, and Old Jahnke Road. It is currently vacant and has approximately 220 feet of frontage along Jahnke Road and contains roughly 20,473 square feet of lot area.



The lot pattern in the vicinity varies greatly in size and use. North of Jahnke Road, to the north and east of the parcel lay primarily residential uses. The consist of single-family attached and detached dwellings along with some two-family dwellings. Immediately to the east and south, across Jahnke Road, lies Chippenham Hospital along with a range of commercial and medical/clinic uses which serve the hospital. To the west lies the Chippenham Parkway and Henrico County. Finally, further east, on the southern line of Janke Road, lie several large multifamily uses.

## EXISTING ZONING

The Property and those to the north are zoned R-1 Single-Family Residential. To the east, on the northern line of Jahnke Road lies a parcel zoned RO-1 Residential-Office and beyond that lie parcels zoned RO-2 Residential-Office. South of the parcel, on the southern line of Jahnke Road lies a R-73 Multifamily Residential district which contains Chippenham Hospital. East of the hospital, across Hioaks Road, lie RO-1 and R-3 Residential zoning districts.

## MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. This land use category is described as "existing or new highly-walkable urban neighborhoods that are predominantly residential." The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. Large, multi-family dwellings are recognized as a secondary use in the Neighborhood Mixed-Use designations which also encourages that developments create a unified street wall as is proposed for this development.

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
  - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
  - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."
  - e) Allow the development of middle housing (2- to 4- unit buildings) by-right within 1/2 mile of high-frequency transit stops.
- Page 159 (Thriving Environment Chapter) Objective 15.1 to "Reduce air pollution related to transportation."
  - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).

# Proposal

## PURPOSE OF REQUEST

The SUP would authorize the construction of a high quality, market-rate, mixed-use development, including 14 dwelling units with up to 7 units available for short-term rental use, a corner commercial space to be developed consistent with R-63 zoning regulations, and parking. While the



proposed use is consistent with the Richmond 300 Master Plan, the current R-1 zoning does not permit the proposed development, and therefore, a SUP is required.

## **PROJECT DETAILS**

The proposal consists of a high-quality, mixed-use development and associated amenities, accessory uses, and surface parking. The site layout generally consists of a building fronting on Jahnke Road with a corner commercial space, to be occupied consistent with the intent of the R-63 zoning district, oriented toward Jahnke and Hioaks Roads and a surface parking area on the northern portion of the Property accessed off Hioaks Road. The proposed development would include a total of 17 dwelling units with up to 7 units available for short-term use and would be three stories in height.

### ***Building and Site Design***

The proposed development will be three stories in height and front onto the corner of Jahnke and Hioaks Roads with parking located to the north accessible from a curb cut on Hioaks Road. The 3,249 square foot commercial space will face the corner of Jahnke and Hioaks and contain an open and inviting storefront overlooking the intersection. The first-floor commercial space would be designed to meet the expectations of high-quality commercial tenants in today's market. Dwelling units would be spacious and have balconies along each frontage which would provide additional living space for the tenants.

The space is intended to be occupied consistent with the intent of the R-63 zoning district regulations which were designed to permit small scale commercial uses that serve day-to-day convenience needs of neighborhood residents. Consistent with the R-63 regulations, the proposed commercial use would be limited in type and scale and would be intended to provide for the convenience of neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside a neighborhood.

To ensure compatibility, the use of the commercial tenant space would be limited to active neighborhood-serving commercial uses, including: retail; office; art galleries; barber shops and beauty salons, including manicure, spa, tanning and similar services; and specialty food and beverage stores (including retail bakery); laundromats and laundry and dry-cleaning pick-up; and restaurants and other food and beverage establishments.

### ***Dwelling Units***

The 14 dwelling units would be comprised of one-bedroom, one-bathroom units. The units would be spacious, ranging in size from 603 to 720 square feet in floor area. The proposed short-term rental use for seven of the units would allow the multi-family dwelling to serve as a hospitality use with dwelling units available for occupancy by guests for periods of less than one month. This would provide for unique guest accommodations for members of the traveling public, including those with families, who are visiting the nearby hospital and/or wish to stay in the City.

The dwelling units would be desirable in the market with modern, efficient, and very livable layouts. The proposed layouts would provide for large open living areas with kitchens integrated into the living area as a part of the open design. Circulation in the units is handled within the living areas and the absence of hallways maximizes the usable floor area. The sense of space is extended further with the provision of exterior balconies. Bedrooms are large and are typically configured

with en suite baths and walk-in closets. Each unit would be equipped with a washer and dryer hook ups for the convenience of the occupants. More specifically, this request would provide 14 high-quality accommodations in an area of the City best suited to it.

### ***Parking***

The proposed development will contain 29 off-street parking spaces. The parking area will be accessible by a new curb cut located off Hioaks Road. The provided parking provides convenience for tenants and allows sufficient parking for the proposed neighborhood serving uses within the first-floor commercial space. The location of the parking area to the north of the development allows for the portion of the structure facing Jahnke Road to create a street wall which creates a streetscape which is both safer and more attractive to pedestrians.

## **Findings of Fact**

The following are factors indicated in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods. This request would allow for development of the Property in a manner that is both of quality as well as consistent with the recommendation of master plan guidance. The redevelopment of this underutilized Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The property is located on a Major Mixed-Use Street which are defined by the Richmond 300 plan as having the capacity to “carry high volumes of vehicles, pedestrians, and bicycles...” The limited traffic generation and off-street parking space for the dwellings will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The SUP will not create hazard from fire, panic or other dangers. The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed SUP will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements.***

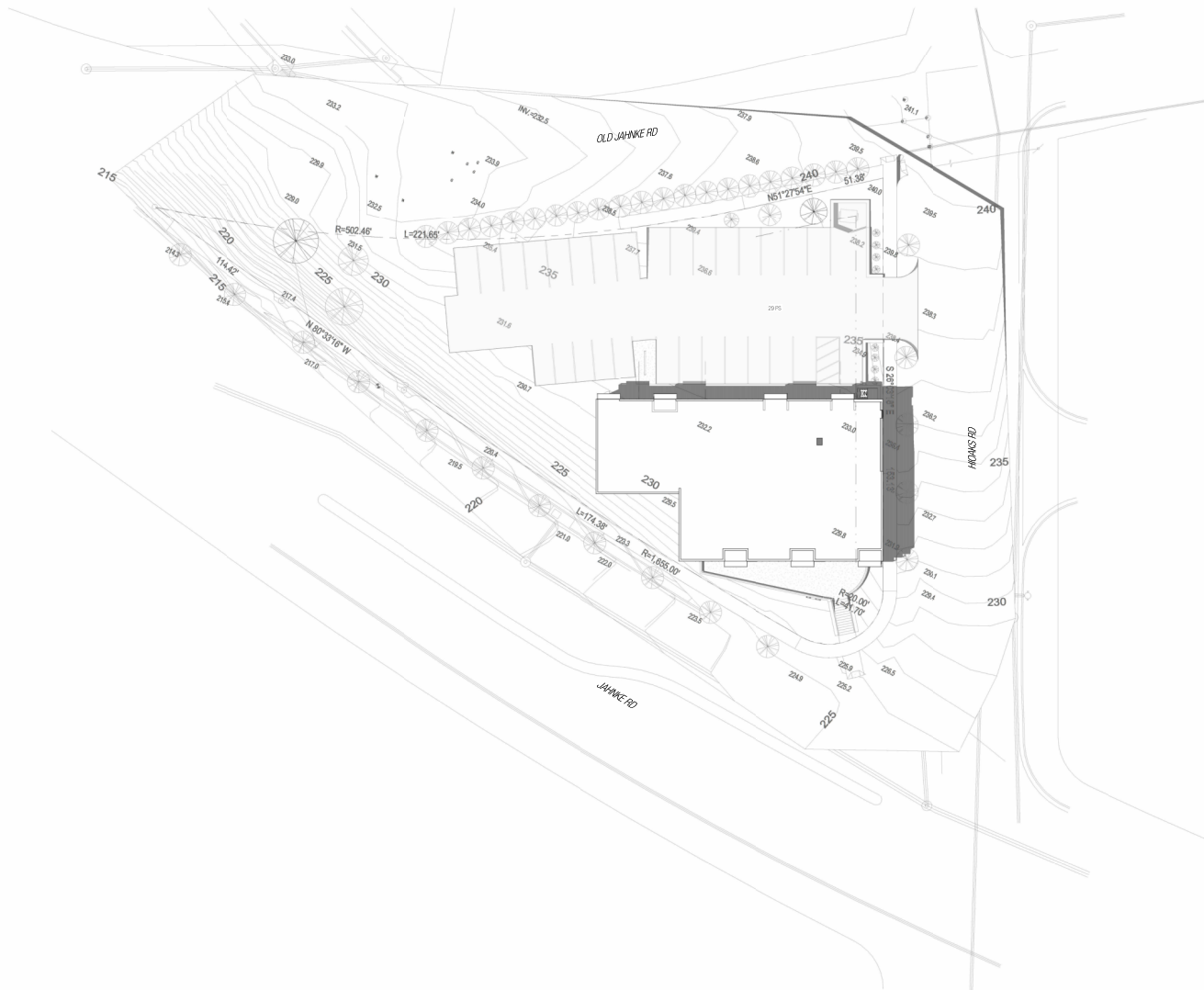
The SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings would be appropriately separated from nearby properties. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

In summary, the applicant is enthusiastically seeking approval for the construction of a high quality, market-rate, mixed-use development, including 14 dwelling units, 7 of which would have occupancy terms less than thirty days, a corner commercial space, and accessory parking. The request offers compatibility with goals contained within the City's Richmond 300 plan and would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while: maintaining a desirable variation in housing style and density in the vicinity; providing for continued economic diversity in housing options within the neighborhood; and allowing for a walkable neighborhood serving commercial use as a compliment to surrounding residential uses. It will help encourage a pedestrian friendly urban streetscape in the vicinity. The proposed use would also be complementary to the many attractions and destinations in the vicinity, which would benefit from the patronage of travelers who would occupy the individual dwelling units. This would contribute to the vibrancy of the block though the provision of addition street life in the form of pedestrian traffic and restored pedestrian-scaled store-front fenestration.



**PROJECT DESCRIPTION**

NEW 3-STORY MAJOR USE STRUCTURE TO ADJACENT PARCEL. PROPOSED BUILDING HOUSES A COMMERCE STORE AND DWELLING UNIT ON THE 1ST FLOOR AND OFFICE SPACE ON THE 2ND AND 3RD FLOORS. PROPOSED OCCUPANCY AND USE ARE UNDER REVIEW FOR SPECIAL USE ZONING PERMISSON.

**CODE INFORMATION**

APPLICABLE CODES:	VIHAMA CONSTRUCTION CODE 2018
CONSTRUCTION TYPE:	UB
USE GROUP:	MIXED - M3, R-2
FIRE SUPPRESSION:	MIXED - MFA-13 AT COMMERCIAL AREA, MFA-13R THROUGHOUT DWELLING UNITS

**ALLOWABLE BUILDING AREAS**

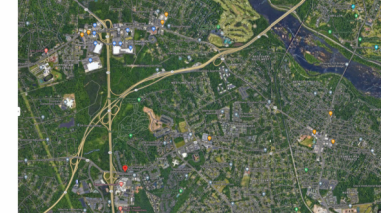
LEVEL	USE GROUP	ACTUAL AREA (SF)	ALLOWABLE AREA (SF) PER USE TABLE 504.5.2
1ST LEVEL	M - COMMERICAL	2,200 SF	22,000 SF
	R-2 - DWELLING UNIT	280 SF	7,000 SF
2ND LEVEL	R-2	4,454 SF	7,000 SF
3RD LEVEL	R-2	4,454 SF	7,000 SF
TOTAL	MIXED	11,388 SF	

ALLOWABLE # OF STORES ABOVE GRADE	ACTUAL # OF STORES ABOVE GRADE	ALLOWABLE FLOOR HEIGHT (FT) ABOVE GRADE	ACTUAL FLOOR HEIGHT (FT) ABOVE GRADE
M: MFA-13 - 1	1	15'-0" (MFA-13)	14'-0"

**ZONING INFORMATION**

DONOR DISTRICT:	R-1. PROJECT AS DESIGNED REQUIRES SPECIAL USE PERMISSON
ECONOMIC ZONES:	CONFIRM WITH ANNOUNCEMENT'S DIVISION. (TYPICALLY INCLUDES HISTORIC DISTRICT/ENTERPRISE ZONE)
PARCEL AREA:	26,473.2 SQFT = 47 ACRES (RECORDED CITY GIS)
HEIGHT:	HEIGHT: 44'-0" (SEE STREET SIDE)
REQUIRED:	30' / 10'
ACTUAL:	35'-0" / 10'-0"
ALLOWED/REQUIRED:	ACTUAL
LOT COVERAGE:	50% (PER ZONING DISTRICT) / 50% (PER 21.0A BUILDING)
LOT WIDTH:	N/A
SMALLEST OPEN SPACE RATE:	N/A
ALLOWABLE FLOOR AREA RATIO:	N/A
BUILDING HEIGHT:	30' / 30' (PER ZONING DISTRICT) / 35'-0" (PER 21.0A STORES)
PERMITTED SIGNAGE REGULATIONS:	N/A
PERMITTED SIGNAGE:	0 (SEE) / 0 (PER 21.0A)
BEHICLE PARKING (LONG TERM):	15 (MIN) + 6 / 35 (PER 21.0A)
BEHICLE PARKING (SHORT TERM):	0 / 8 (PER 21.0A)

**VICINITY MAP**



**DRAWING INDEX**

SHEET #	SHEET NAME	SPECIAL USE PERMISSON SET
0	TITLE SHEET	X
0001	GENERAL ACCESSIBILITY	X
3.5-ACH	GENERAL ACCESSIBILITY	X
ACH1	GENERAL ACCESSIBILITY	X
ACH2	GENERAL ACCESSIBILITY	X
ACH3	GENERAL ACCESSIBILITY	X
ACH4	GENERAL ACCESSIBILITY	X
ACH5	GENERAL ACCESSIBILITY	X
ACH6	GENERAL ACCESSIBILITY	X
ACH7	GENERAL ACCESSIBILITY	X
ACH8	GENERAL ACCESSIBILITY	X
ACH9	GENERAL ACCESSIBILITY	X
ACH10	GENERAL ACCESSIBILITY	X
ACH11	GENERAL ACCESSIBILITY	X
ACH12	GENERAL ACCESSIBILITY	X
ACH13	GENERAL ACCESSIBILITY	X
ACH14	GENERAL ACCESSIBILITY	X
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ACH16	GENERAL ACCESSIBILITY	X
ACH17	GENERAL ACCESSIBILITY	X
ACH18	GENERAL ACCESSIBILITY	X
ACH19	GENERAL ACCESSIBILITY	X
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ACH21	GENERAL ACCESSIBILITY	X
ACH22	GENERAL ACCESSIBILITY	X
ACH23	GENERAL ACCESSIBILITY	X
ACH24	GENERAL ACCESSIBILITY	X
ACH25	GENERAL ACCESSIBILITY	X
ACH26	GENERAL ACCESSIBILITY	X
ACH27	GENERAL ACCESSIBILITY	X
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ACH93	GENERAL ACCESSIBILITY	X
ACH94	GENERAL ACCESSIBILITY	X
ACH95	GENERAL ACCESSIBILITY	X
ACH96	GENERAL ACCESSIBILITY	X
ACH97	GENERAL ACCESSIBILITY	X
ACH98	GENERAL ACCESSIBILITY	X
ACH99	GENERAL ACCESSIBILITY	X
ACH100	GENERAL ACCESSIBILITY	X



**DRAWINGS FOR SPECIAL-USE-PERMISSION REVIEW - RESPONSE TO CITY OF RICHMOND COMMENTS 6-11-2024**

**NOT FOR CONSTRUCTION**



ARCHITECT:  
ad 400 Architecture Design Office  
1015 New Street  
Richmond, VA 23219  
804.643.1212

**7100 JAHNKE RD**  
Richmond, VA 23225  
TITLE SHEET

PROJECT NUMBER  
22-7100

**CS01**

**Schedule B, Part II Exceptions**  
Per Fidelity National Title Insurance Company, Commitment No. VA2200852  
Dated March 24, 2022 at 8:00 AM

- Special Exceptions:
- Not a survey matter
  - Not a survey matter
  - Not a survey matter
  - Easement for pole line granted to Virginia Railway and Power Company in DB 163, pg. 586, (Chesterfield County) Does not affect subject property. Pole line no longer exists and is not plotted on the survey.
  - Easement for pole line granted to Virginia Railway and Power Company in DB 163, pg. 589, (Chesterfield County) Does not affect subject property. Pole line no longer exists and is not plotted on the survey.
  - Waterline Agreement with Chesterfield County in DB 386, pg. 245, may affect subject property but cannot be plotted on survey.
  - Easement for pole line granted to VEPCO in DB 486, pg. 325, (Chesterfield County) is not located on subject property and does not affect subject property and is not plotted on survey.
  - Easements set forth in DB 820, pg. 380 (Chesterfield County) are not located on subject property and do not affect subject property and are not plotted on survey.
  - Sewer Easement granted to Chesterfield County in DB 371, pg. 390 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
  - Easement granted to VEPCO in DB 380, pg. 131 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
  - Easement granted to VEPCO in DB 380, pg. 134 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
  - Easement granted to C&P Telephone Co. in DB 396, pg. 644 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
  - Easement Agreement between Chippenham Hospital, Inc. and Chippenham Medical Building Corp. in DB 499, pg. 47 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
  - Easement Agreement between Chippenham Hospital, Inc. and Chippenham Medical Building Corp. in DB 499, pg. 47 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
  - Easement granted to VEPCO in DB 524, pg. 18 (City of Richmond) is located on subject property and affects subject property. Easement is plotted approximately on survey.
  - Easements taken by Commonwealth of Virginia in DB 172, pg. 2249 & Plat book 7, pg. 12-13 are not located on subject property and do not affect subject property and are not plotted on survey.

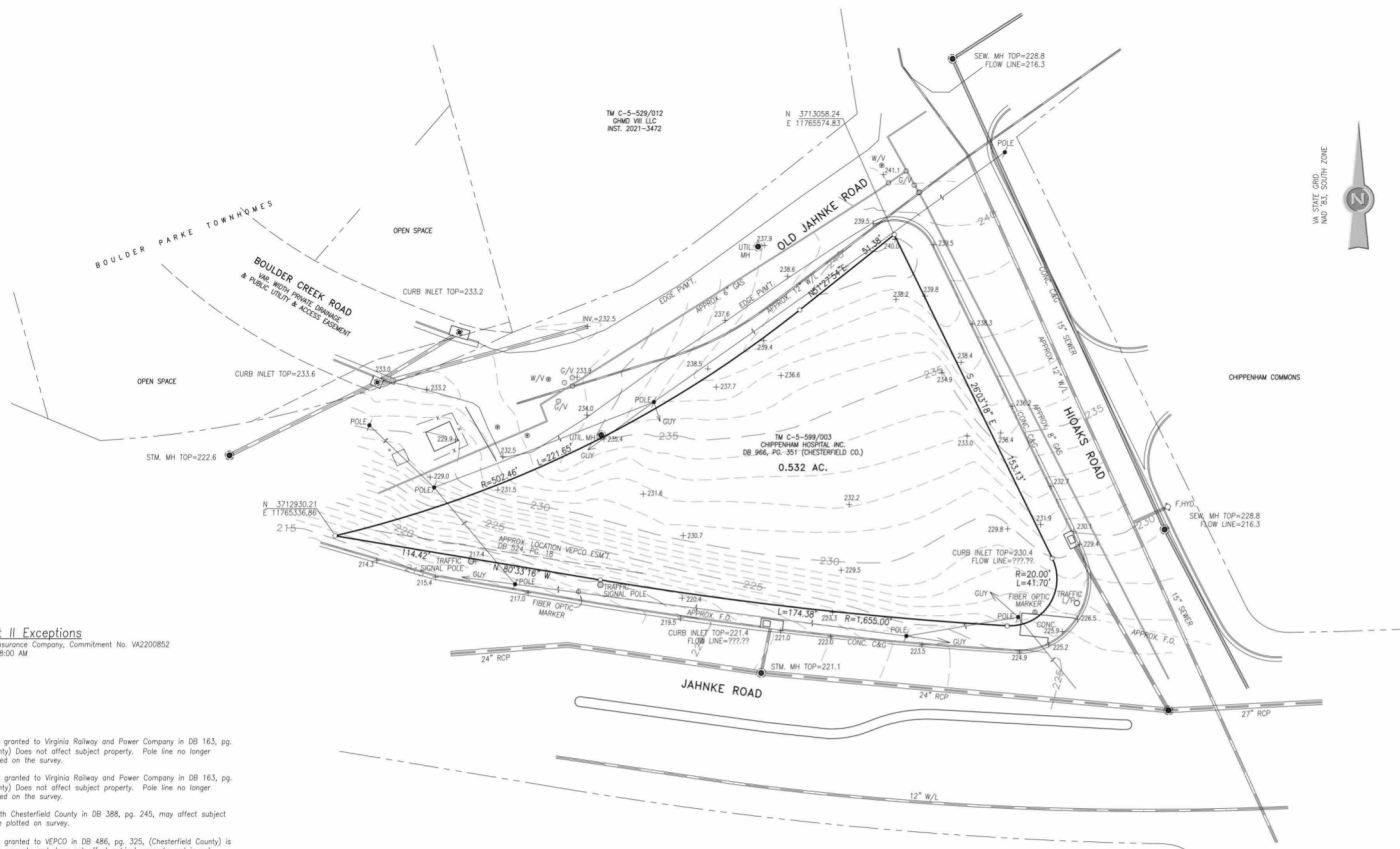
**Legal Description**

All that parcel of land, containing 0.532 acres, located on the west line of Hooks Road, City of Richmond, Virginia (formerly Chesterfield County, Virginia) and more particularly described as follows:

Beginning at a rod set at the intersection of the west line of Hooks Road and the south line of Old Jahnke Road;

Thence, along the west line of Hooks Road, S26°03'18"E a distance of 153.13' to a point; thence, along a curve to the right, having a radius of 200.00', an arc length of 41.70' a delta angle of 119°27'49", a chord bearing of S33°40'07"W and a chord distance of 34.55' to a point on the north line of Jahnke Road; thence, along the north line of Jahnke Road, along a curve to the right, having a radius of 650.00', an arc length of 174.30' a delta angle of 67°02'17", a chord bearing of N85°54'08"W and a chord distance of 174.30' to a point; thence, N87°33'16"W a distance of 114.42' to a point at the intersection of the north line of Jahnke Road with the south line of Old Jahnke Road;

Thence, along the south line of Old Jahnke Road, along a curve to the left having a radius of 302.40', an arc length of 221.65' a delta angle of 28°18'25", a chord bearing of N64°06'08"E and a chord distance of 219.85' to a point; thence, N51°27'54"E a distance of 51.35' to the point of beginning and containing 0.532 acres of land as shown on plot entitled "Survey Showing Existing Conditions on a 0.532 Acre Parcel of Land Located at 7100 Jahnke Road," dated June 16, 2022, by Bruce Robertson Land Surveying, P.C.



**Notes**

- SUBJECT PROPERTY IS DESIGNATED AS 7100 JAHNKE ROAD, TM WA C-5-589/051, IN THE LAND RECORDS OF THE CITY OF RICHMOND, VA.
- SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FEMA. PER FIRM MAP #510129-00190 DATED 07/27/09.
- SUBJECT PROPERTY WAS FOUND, BY SURVEY, TO CONTAIN 0.532 ACRES OF LAND (23184.50 FT<sup>2</sup>).
- ALL SUBSTANTIAL IMPROVEMENTS SHOWN.
- LOCATION OF 1/2" UTILITIES SHOWN ON THIS PLAT ARE BASED ON RECORD INFORMATION AND FIELD OBSERVATION. OTHER UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.
- THERE ARE NO CONSTRUCTION RELATED ACTIVITIES UNDERWAY ON ADJACENT PROPERTIES.
- NO EVIDENCE OF PENDING R/W CHANGES WAS NOTED AT TIME OF THIS SURVEY.
- THIS SURVEY WAS PREPARED WITH REFERENCE TO FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. VA2200852 DATED 03/24/2022 AT 8:00 AM.
- SUBJECT PROPERTY HAS VEHICULAR ACCESS TO A PUBLIC R/W.
- THERE ARE NO ENCROACHMENT BY IMPROVEMENTS FROM ADJOINING PROPERTIES ONTO SUBJECT PROPERTY OR FROM SUBJECT PROPERTY ONTO ADJOINING PROPERTIES EXCEPT AS NOTED.

**Surveyors Certificate:**

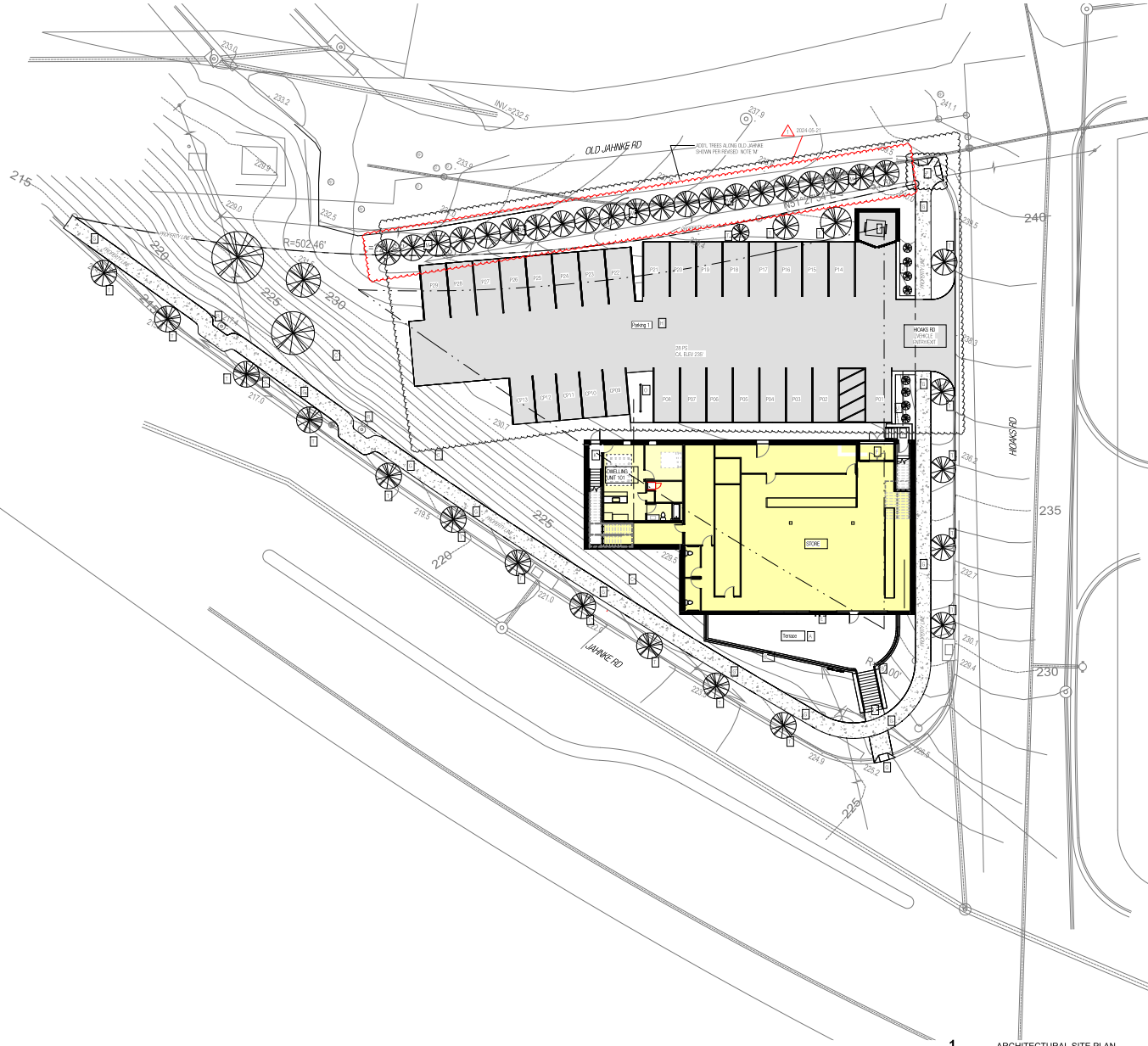
To: Fidelity National Title Insurance Company.  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1-4, 6(a), 6(b), 7(c), 7(d)(1), 7(c), 8, 9, 11, 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on June 6, 2022.  
Date of Plat: June 14, 2022.

Bruce Robertson, L.S. #1971



**ALTA/NSPS SURVEY**  
**SURVEY SHOWING EXISTING CONDITIONS**  
**ON A 0.532 ACRE PARCEL OF LAND**  
**LOCATED AT 7100 JAHNKE ROAD**  
CITY OF RICHMOND, VIRGINIA

Date: 6/16/22  
Bruce Robertson Land Surveying, P.C.  
P.O. Box 35311 Richmond, Virginia Phone (804)218-9801



Site Plan updated to require additional trees along Old Jahnke Rd  
2024-09-21

**DRAWINGS FOR SPECIAL-USE-PERMISSION REVIEW - RESPONSE TO CITY OF RICHMOND COMMENTS**  
6-11-2024

NOT FOR CONSTRUCTION



ARCHITECT:  
**ad** A100 Architecture Design Office  
11015 New Court  
Richmond, VA 23231  
804.961.1212

**SITE PLAN KEYNOTES**

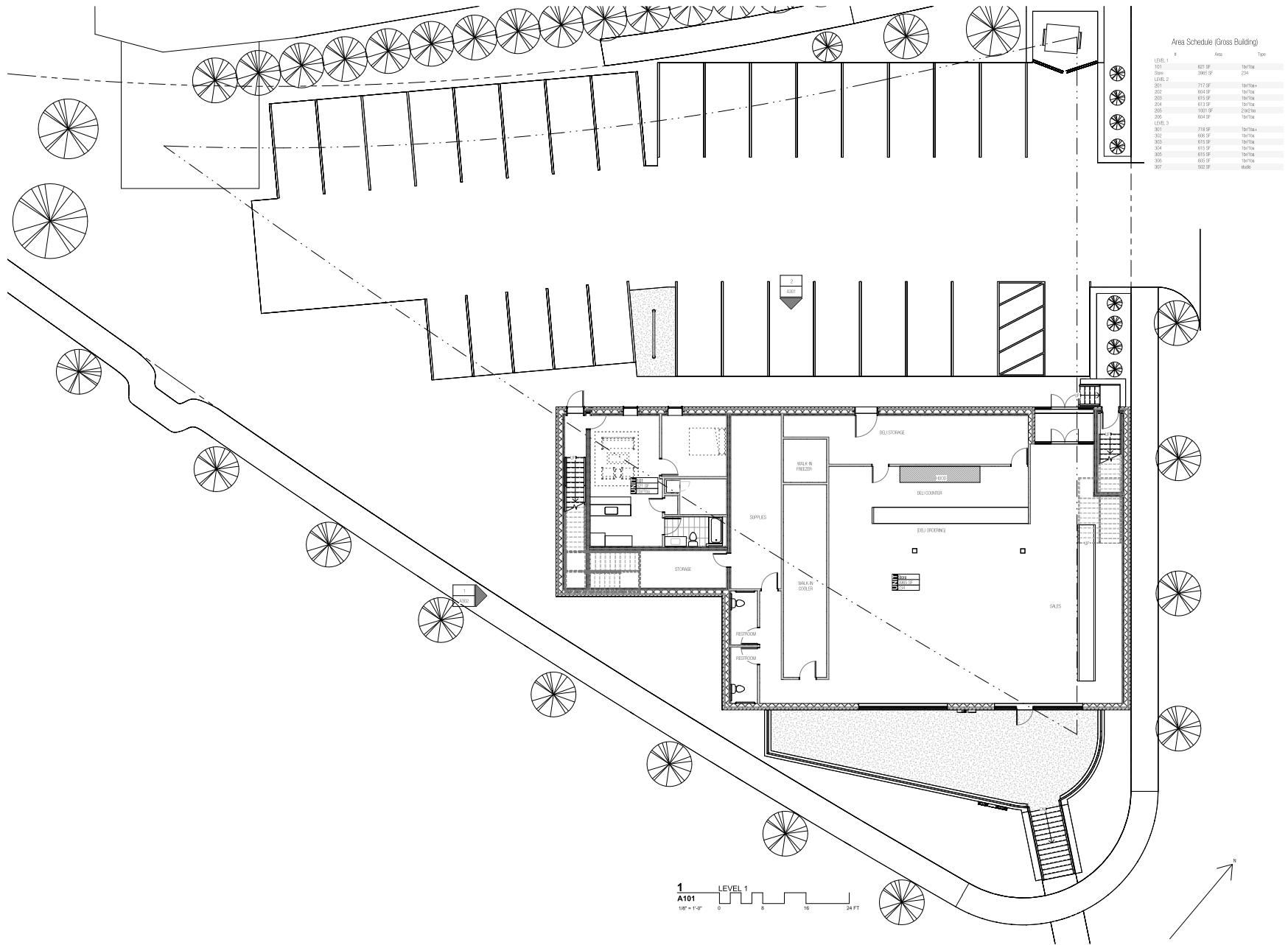
- A PAVED TERRACE
  - B BRICK FACED RETAINING WALL
  - C LANDSCAPED HILLTOP
  - D CONCRETE DRIVE AND WALK TO MAIN PAVED DRIVEWAY
  - E WOODEN DECK BRICK FACED FOUNDATION BASE WITH COMBINATION PIPING AND ELECTRIC SERVICE PANELS
  - F STORE MAIN ENTRY
  - G 5' PAVED SIDEWALK
  - H ASPHALT PAVING AREA 1' SETBACK AND RESIDENTS INTERFERED TOWARDS RD. 1% SLOPE
  - I BRICK FACED TRASH ENCLOSURE WITH WOOD GATE DOORS MINIMUM 6"
  - J BUFFER ZONE 14' AS ACCORDING TO RICHMOND ZONING ORDINANCE. DISCRETE DRIVE IN WALL LEFT LESS THAN 20 FEET IN HEIGHT AND SPACES AT A RATE OF NOT LESS THAN 8 FEET PER 100 SQUARE FEET OF AREA IN PROXIMITY TO TOP OF BUFFER WALL AND STREET FRONTAGE.
  - K RESIDENT LOBBY ENTRY
  - L RESIDENT OFFICE
  - M EXISTING LANDSCAPED AREA TO BE MAINTAINED WITH ADDITIONAL TREES. EXISTING TREES TO BE MAINTAINED. NEW TREES SHALL BE PLANTED TO BE PLANTED PER THE STANDARDS.
  - N NOT USED
  - O TREE RACK
  - P NEW HOA DIRECTIONAL HAMP
  - Q EXISTING HOA CORNER CURB CUT
  - R EXISTING TRAFFIC LIGHT
  - S EXISTING SIDE DRIVE
- NOTE: TREES TO BE MAINTAINED TO MEET REQUIREMENT TO PLANT ADDL TREES
- NOTE: TREES TO BE MAINTAINED TO MEET REQUIREMENT TO PLANT ADDL TREES

**1** ARCHITECTURAL SITE PLAN  
A100  
1/16" = 1'-0"  
0 16 32 48 FT

**7100 JAHNKE RD**  
Richmond, VA 23225  
SITE PLAN

PROJECT NUMBER  
22-7100

**A100**



Area Schedule (Gross Building)

Level	#	Area	Type
LEVEL 1	101	621 SF	100/Tra
	102	3965 SF	25A
LEVEL 2	201	711 SF	100/Tra
	202	624 SF	100/Tra
	203	613 SF	100/Tra
	204	611 SF	100/Tra
	205	1001 SF	210/Tra
	206	624 SF	100/Tra
	207	624 SF	100/Tra
LEVEL 3	301	1718 SF	100/Tra
	302	624 SF	100/Tra
	303	613 SF	100/Tra
	304	611 SF	100/Tra
	305	613 SF	100/Tra
	306	624 SF	100/Tra
	307	502 SF	26.0A

**DRAWINGS FOR  
SPECIAL-USE-PERMISSION  
REVIEW - RESPONSE TO  
CITY OF RICHMOND  
COMMENTS  
6-11-2024**

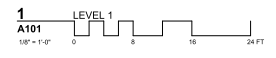
**NOT FOR CONSTRUCTION**

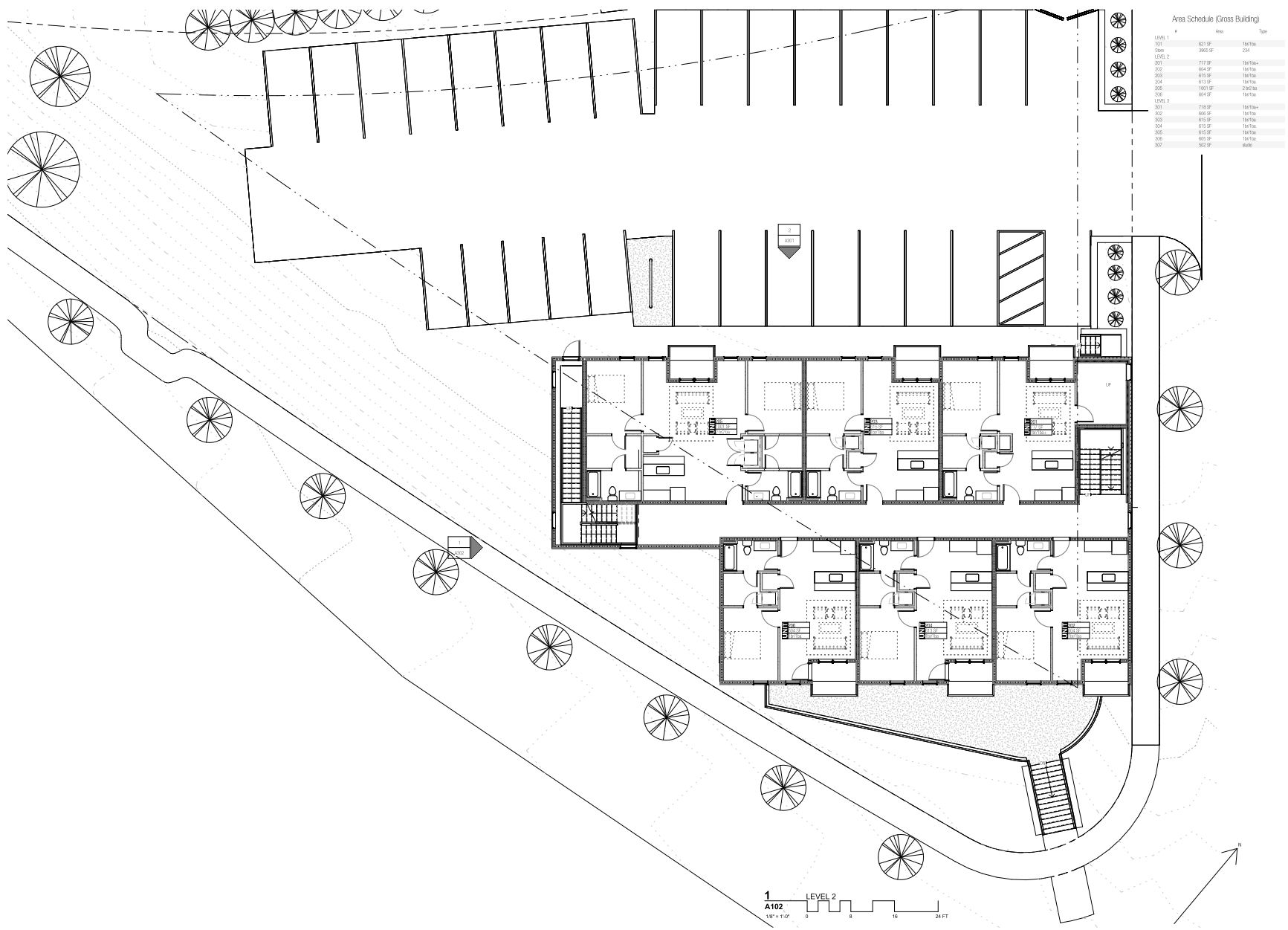


**7100 JAHNKE RD**  
Richmond, VA 23225  
PROPOSED FLOOR PLANS

PROJECT NUMBER  
22-7100

**A101**





Area Schedule (Gross Building)

Level	#	Area	Type
LEVEL 1	101	821 SF	Tot/Hall
	102	2965 SF	234
LEVEL 2	201	717 SF	Tot/Hall
	202	654 SF	Tot/Hall
	203	615 SF	Tot/Hall
	204	617 SF	Tot/Hall
	205	1001 SF	2/32/34
	206	654 SF	Tot/Hall
LEVEL 3	301	716 SF	Tot/Hall
	302	655 SF	Tot/Hall
	303	615 SF	Tot/Hall
	304	615 SF	Tot/Hall
	305	615 SF	Tot/Hall
	306	602 SF	Tot/Hall
	307	592 SF	Stair

**DRAWINGS FOR  
SPECIAL-USE-PERMISSION  
REVIEW - RESPONSE TO  
CITY OF RICHMOND  
COMMENTS  
6-11-2024**

**NOT FOR CONSTRUCTION**

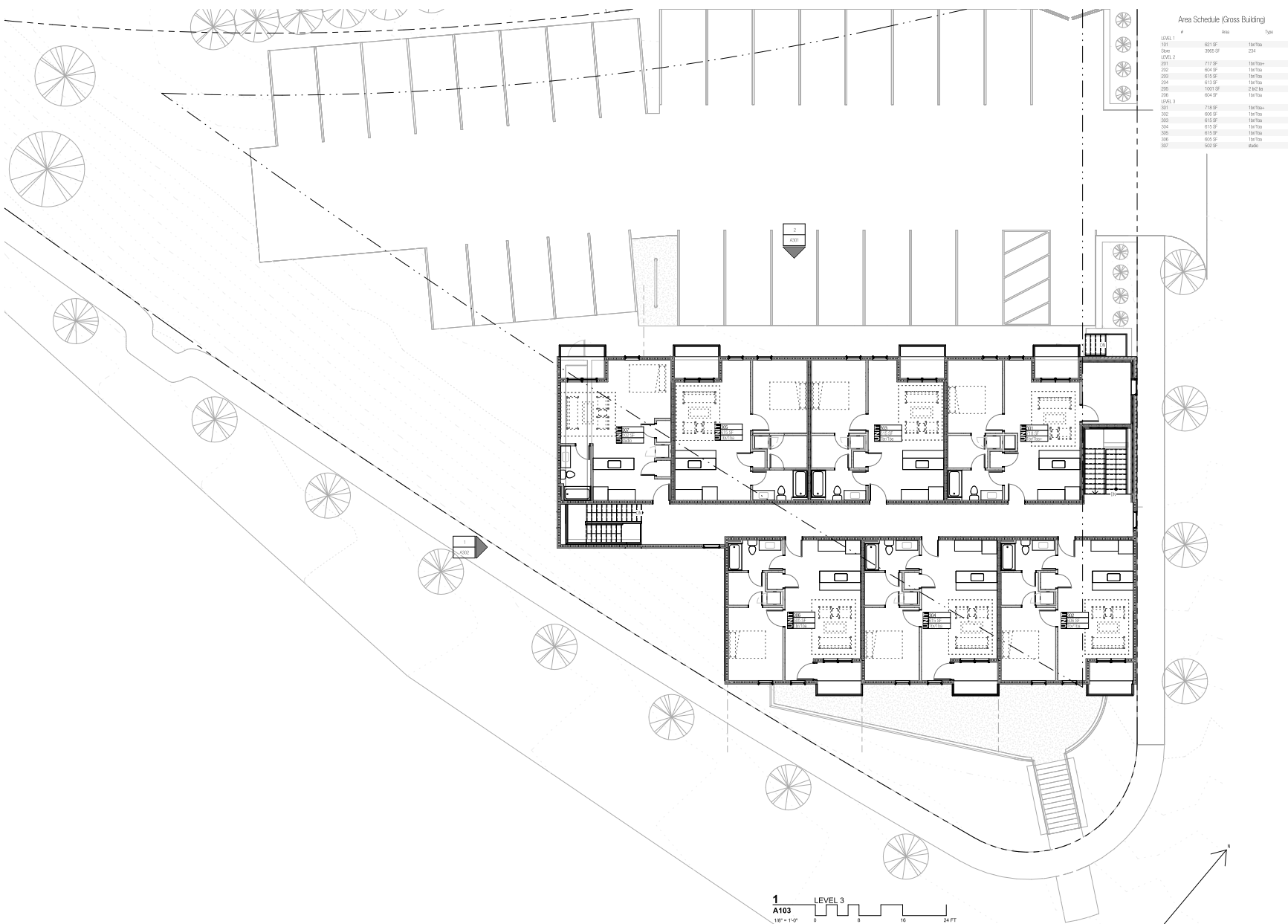


**7100 JAHNKE RD**  
Richmond, VA 23225  
PROPOSED FLOOR PLANS

PROJECT NUMBER  
22-7100

**A102**





Area Schedule (Gross Building)

LEVEL	#	Area	Type
LEVEL 1	101	631 SF	100/10a
	102	3905 SF	234
LEVEL 2	201	717 SF	100/10a
	202	654 SF	100/10a
	203	615 SF	100/10a
	204	615 SF	100/10a
	205	1001 SF	2 5/2 10a
	206	654 SF	100/10a
	207	718 SF	100/10a
LEVEL 3	301	650 SF	100/10a
	302	615 SF	100/10a
	303	615 SF	100/10a
	304	615 SF	100/10a
	305	615 SF	100/10a
	306	650 SF	100/10a
	307	502 SF	#400

**DRAWINGS FOR  
SPECIAL-USE-PERMISSION  
REVIEW - RESPONSE TO  
CITY OF RICHMOND  
COMMENTS  
6-11-2024**

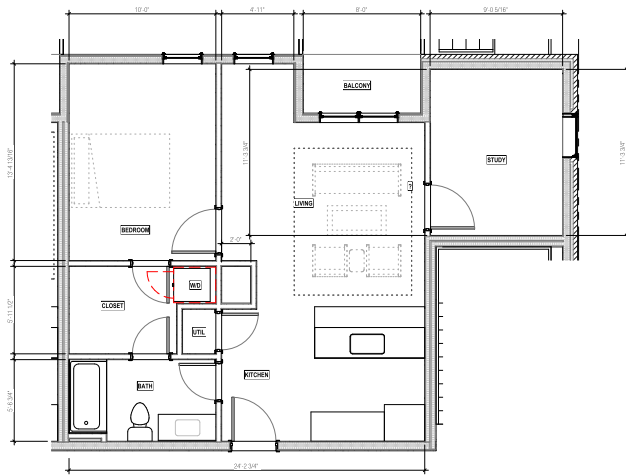
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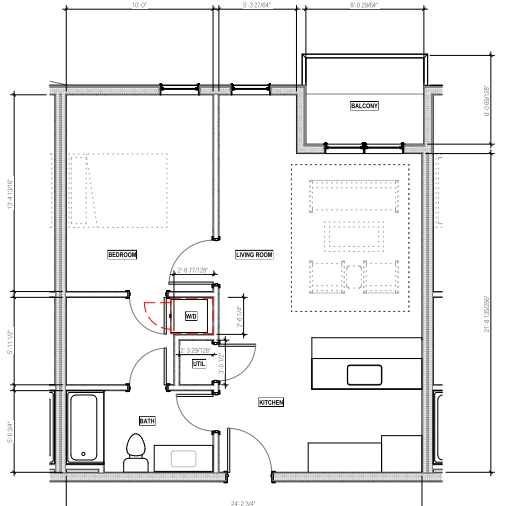
**7100 JAHNKE RD**  
Richmond, VA 23225  
PROPOSED FLOOR PLANS

PROJECT NUMBER  
22-7100

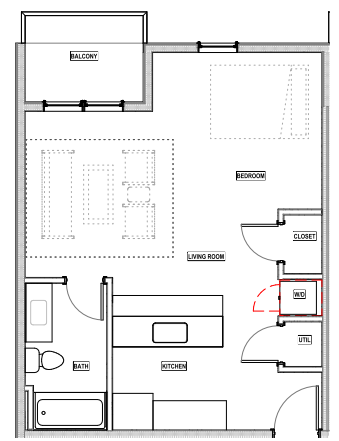
**A103**



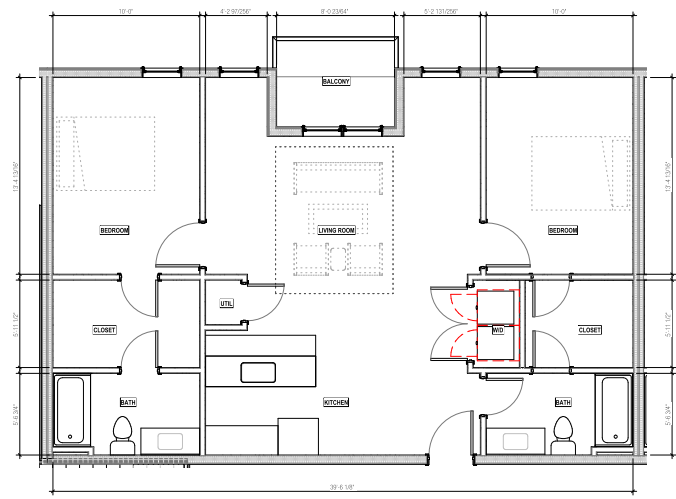
**2** UNIT PLAN 201  
A201  
1/4" = 1'-0"



**1** UNIT PLAN 1  
A201  
1/4" = 1'-0"



**4** UNIT PLAN 307  
A201  
1/4" = 1'-0"



**3** UNIT PLAN 205  
A201  
1/4" = 1'-0"

**TYPICAL ENLARGED PLAN SHEET NOTES**

ROOM IDENTIFICATION

	KITCHEN	ROOM NAME
	BD	ROOM NUMBER
		REFERENCE

PARTITION ASSEMBLY

	PARTITION TYPE	NON-RATED TYPE
		REFERENCE TO PARTITION ASSEMBLY TABLE - REFER TO SHEETS A&B-AXE

	1-HOUR FIRE PARTITION
	2-HOUR FIRE PARTITION

DOOR & WINDOW

NEW DOORS ARE TAGGED IN EITHER OVERALL OR ENLARGED PLANS

REFER TO DOOR NUMBER, REFER TO SCHEDULE OR SHEETS A&B-AXE

REFER TO WINDOW NUMBER, REFER TO SCHEDULE OR SHEETS A&B-AXE

NON-RATED WINDOW

REFER TO WINDOW NUMBER, REFER TO SCHEDULE OR SHEETS A&B-AXE

FLOOR

HEIGHT OF FINISH FLOOR ABOVE FINISH FLOORING

FLOORING MATERIAL SPECIFICATION

NOTE: ACCESSION INFORMATION

**DIMENSIONS:**

- 1'- DIMENSIONS PROVIDED WITH INTERIOR SPACES ARE TO FACE UNLESS INDICATED OTHERWISE. CLEARANCES AT CORNERS, COORDINATE FRAMING WITH FINISH WALL, SCHEDGING THROUGH FLOORING, WARE, STOVE, ETC. CHANGES AND OTHER WALL ASSEMBLY COMPONENTS.
- 2'- UNLESS DIMENSIONED OTHERWISE, INTERIOR DOORS TO CLOSE PROXIMATE TO A PERPENDICULAR WALL. ON THE OTHER SIDE ARE TO CLOSE TO A CURB FROM FACE TO FINISH PERPENDICULAR WALL SURFACE. COORDINATE THE DIMENSION WITH DOOR SUPPLEMENT.
- 3'- UNLESS DIMENSIONED OTHERWISE, CLOSET DOORS (SINGLE AND DOUBLE TYPES) ARE TO BE CENTERED WITHIN THE CLOSET THEY SERVE.
- 4'- DOOR SIZES PROVIDED AND WINDOW DIMENSIONS ARE NOMINAL. COORDINATE WITH FINISH WALL DIMENSIONS WITH WINDOW AND DOOR MANUFACTURER'S INSTALLATION REQUIREMENTS AND CLEARANCES.
- 5'- COORDINATE FRAMED CHANGES AND FINISHED WALLS WITH PLUMBING FITTINGS AND APPLIANCES ASSOCIATED WITH THEM. PARTIAL WALLS FOR USE IN PROVIDING CLEARANCES. COORDINATE FRAMING WITH OWNER'S SELECTED ITEMS.
- 6'- PROVIDE WOOD BLOCKING IN 2x4 FRAMING AT ALL BUILT IN CORNERS, JOINTS, TO BE BUILT WITH WALL, CLOSET, SHELLING, AND WALL VARIATED BY LOCATIONS.

**DRAWINGS FOR SPECIAL-USE-PERMISSION REVIEW - RESPONSE TO CITY OF RICHMOND COMMENTS**  
6-11-2024

**NOT FOR CONSTRUCTION**



ARCHITECT:  
**ad** ADO Architecture Design Office  
1015 New Street  
Richmond, VA 23219  
804.648.1112

**7100 JAHNKE RD**  
Richmond, VA 23225  
ENLARGED FLOOR PLANS

PROJECT NUMBER:  
22-7100

**A201**

ELEVATION MATERIAL KEYNOTES

- 01 BRICK-KNEER RETAINING WALL
- 02 FINISHED METAL RAILING
- 03 CONCRETE STEEL STEPS WITH PAINTED METAL RAILING
- 04 BRICK-KNEER TYPICAL AT 1ST LEVEL WALLS
- 05 ALUMINUM STOREFRONT WINDOWS AND DOORS
- 06 MONUMENT SIGN OVER BRICK SITE WALL
- 07 BUILDING MARKED GRANGE
- 08 STEEL SERVICE DOOR
- 09 ALUMINUM GLAZED DOOR
- 10 ALUMINUM GLAZED WINDOWS TYPICAL AT RESIDENTIAL UNITS
- 11 PLASTER FINISH APPLIED WALLS WITH GRADED SCORE IDENTIFYING FINISH AND WITH GRIDDING - RESIDUAL UNITS
- 12 CONCRETE STEPS AND LANDING FROM EGRESS DOOR
- 13 BALCONIES FINISHED ASSEMBLIES WITH INTERNAL FINISHES, EXTERIOR OPERATING FINISHES - COMPOSITE OR METAL FINISHES AND TOP OF FINISH MOUNTED FINISHED METAL RAILINGS
- 14 3RD LEVEL BALCONY ROOFS FINISH TO MATCH BALCONY FACIAS
- 15 BRICK-KNEER MASONRY ON CORNER STAIR TOWER



**1**  
A301 SOUTH JAHNKE RD  
1/8" = 1'-0"



**2**  
A301 NORTH JAHNKE RD  
1/8" = 1'-0"

**DRAWINGS FOR  
SPECIAL-USE-PERMISSION  
REVIEW - RESPONSE TO  
CITY OF RICHMOND  
COMMENTS  
6-11-2024**

NOT FOR CONSTRUCTION



ARCHITECT:  
**ad** ADO Architecture Design Office  
1015 Glenview  
Richmond, Virginia 23219  
804.643.1212

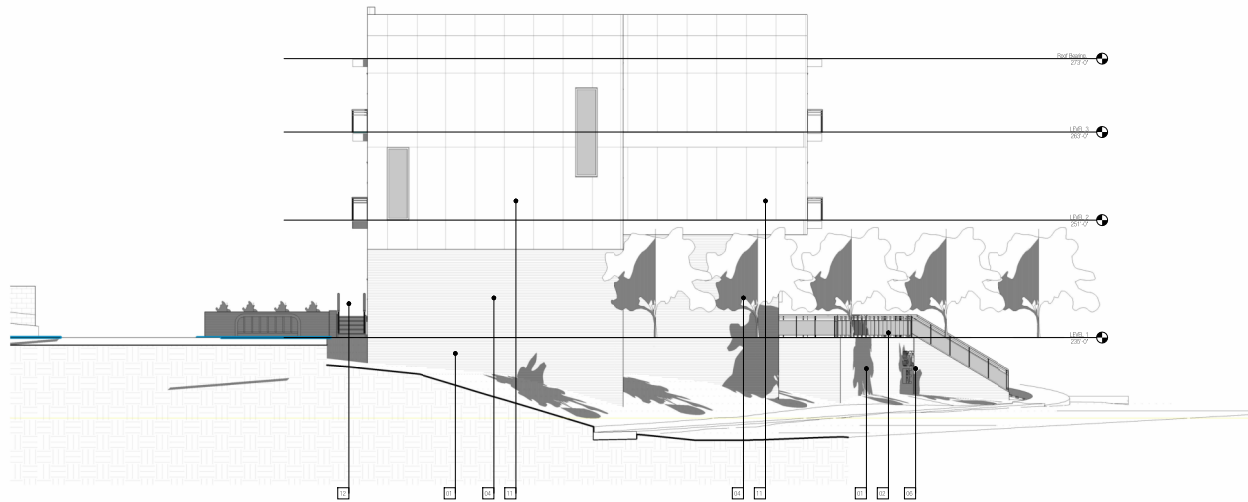
**7100 JAHNKE RD**  
Richmond, VA 23225  
**BUILDING ELEVATIONS**

PROJECT NUMBER  
22-7100

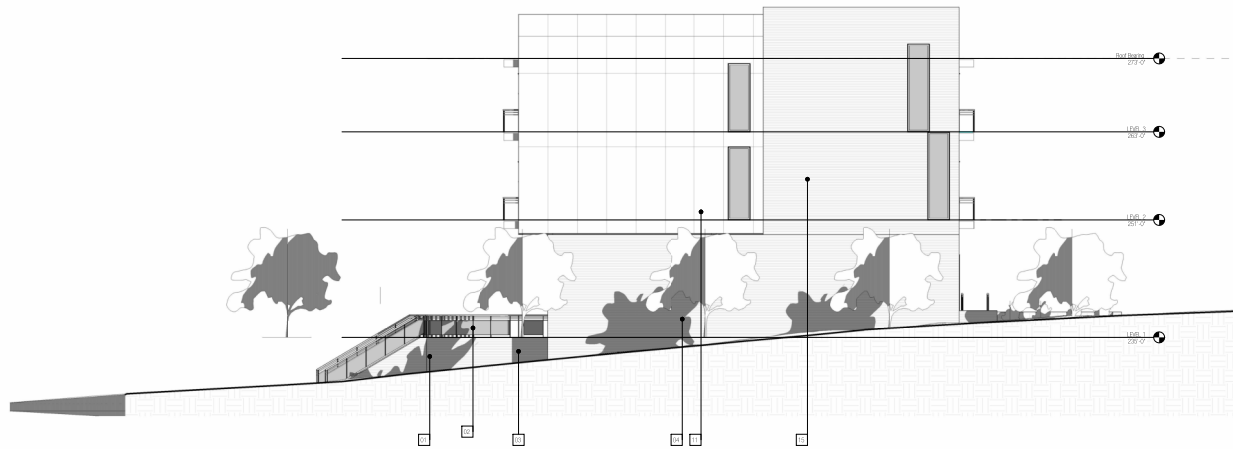
**A301**

ELEVATION MATERIAL KEYNOTES

- 01 BRICK-KIBLER RETAINING WALL
- 02 FINISHED METAL RAILING
- 03 CONCRETE STEEL STEPS WITH PAINTED METAL RAILINGS
- 04 BRICK-KIBLER TYPICAL AT 1ST LEVEL WALLS
- 05 ALUMINUM STOREFRONT WINDOWS AND ENTRIES
- 06 MONUMENT SKIN ON BRICK SITE WALL
- 07 BUILDING ADJACENT GRASS
- 08 STEEL SERVICE DOOR
- 09 ALUMINUM GLAZED FRODOOR
- 10 ALUMINUM GLAZED WINDOWS TYPICAL AT RESIDENTIAL UNITS
- 11 PLASTER FINISH EXTERIOR WALLS WITH GROUZE SCORE IDENTIFYING FINISH AND TYPE BRICK - RESID. UNITS
- 12 CONCRETE STEPS AND LANDING FROM EGRESS DOOR
- 13 BALCONIES - FINISHED ASSEMBLIES WITH INTERNAL DRAINAGE, EXTERIOR OPEN DRAINAGE TRAYS - COMPOSITE ORIFICE FRAMES AND TOP OF FRAMES MOUNTED FINISHED METAL RAILINGS
- 14 3RD LEVEL BALCONY ROOFS FACAS TO MATCH BALCONY FACAS
- 15 BRICK-KIBLER MASONRY ON CORNER STAIR TOWER



**1**  
A302 WEST JAHNKE RD  
1/8" = 1'-0" 0 10 24 FT



**2**  
A302 EAST HIOAKS RD  
1/8" = 1'-0" 0 10 24 FT

**DRAWINGS FOR  
SPECIAL-USE-PERMISSION  
REVIEW - RESPONSE TO  
CITY OF RICHMOND  
COMMENTS  
6-11-2024**

NOT FOR CONSTRUCTION

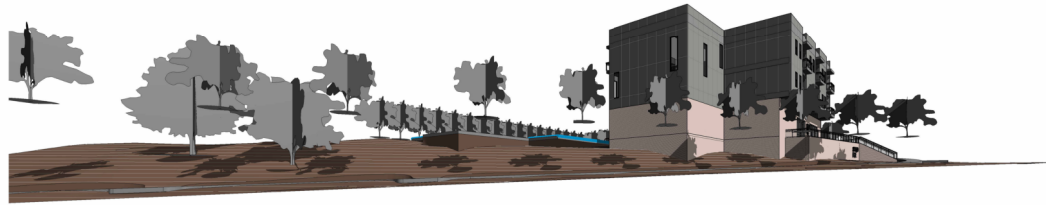


ARCHITECT:  
**ad** ADO Architecture Design Office  
1010 Glenview  
Richmond, Virginia 23219  
804.643.1212

**7100 JAHNKE RD**  
Richmond, VA 23225  
BUILDING ELEVATIONS

PROJECT NUMBER:  
22-7100

**A302**



**1** View Looking East Along Jahnke Rd  
**A310**  
 NOT TO SCALE



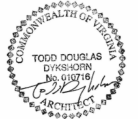
**2** View from Corner of Jahnke Rd and Hoaks Rd  
**A310**  
 NOT TO SCALE



**3** View from Corner of Hoaks Rd and Old Jahnke Rd  
**A310**  
 NOT TO SCALE

**DRAWINGS FOR  
 SPECIAL-USE-PERMISSION  
 REVIEW - RESPONSE TO  
 CITY OF RICHMOND  
 COMMENTS  
 6-11-2024**

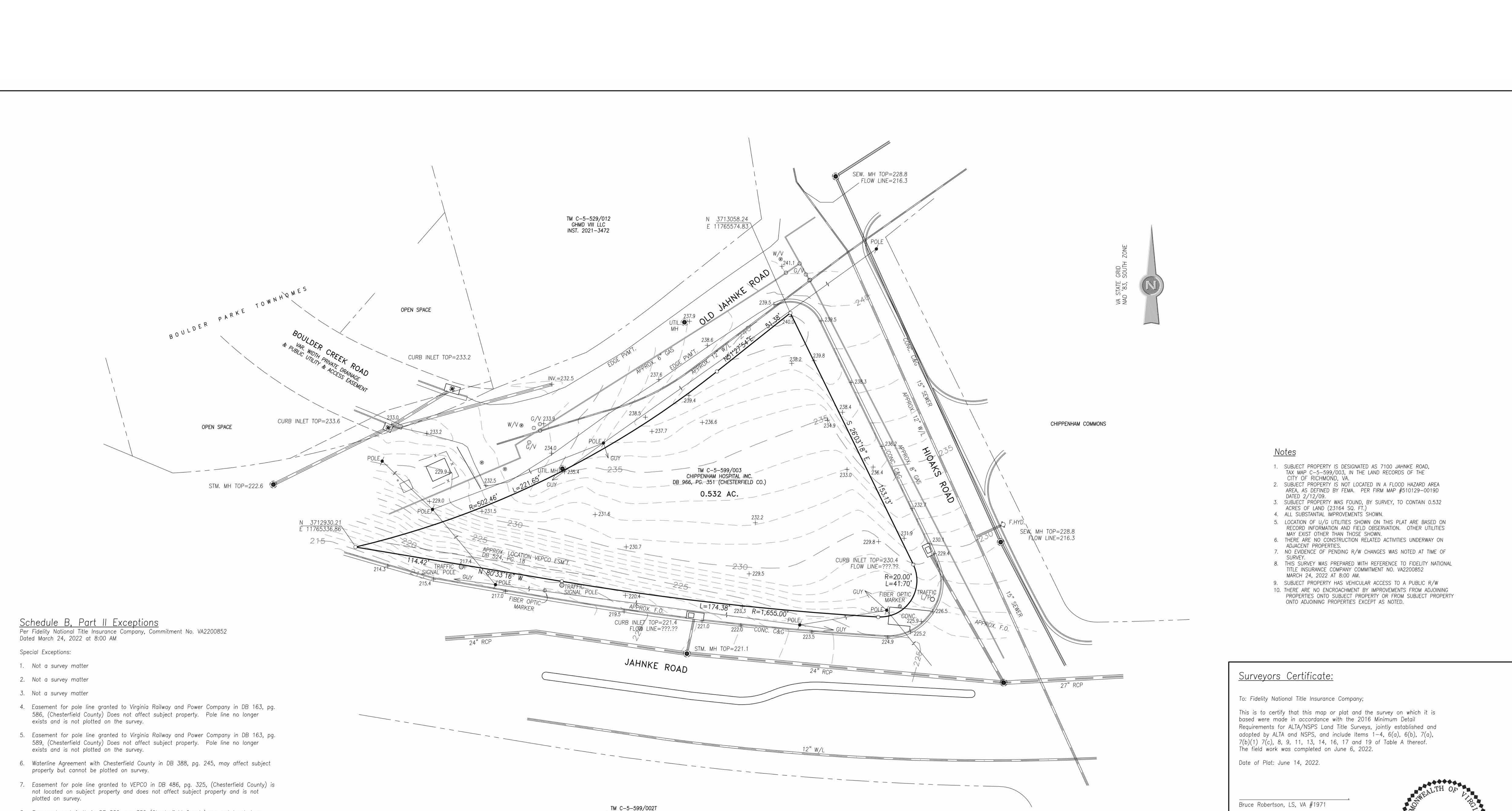
*NOT FOR CONSTRUCTION*



**7100 JAHNKE RD**  
 Richmond, VA 23225  
 BUILDING PERSPECTIVES

PROJECT NUMBER  
 22-7100

**A310**



**Schedule B, Part II Exceptions**  
 Per Fidelity National Title Insurance Company, Commitment No. VA2200852  
 Dated March 24, 2022 at 8:00 AM

- Special Exceptions:
1. Not a survey matter
  2. Not a survey matter
  3. Not a survey matter
  4. Easement for pole line granted to Virginia Railway and Power Company in DB 163, pg. 586, (Chesterfield County) Does not affect subject property. Pole line no longer exists and is not plotted on the survey.
  5. Easement for pole line granted to Virginia Railway and Power Company in DB 163, pg. 589, (Chesterfield County) Does not affect subject property. Pole line no longer exists and is not plotted on the survey.
  6. Waterline Agreement with Chesterfield County in DB 388, pg. 245, may affect subject property but cannot be plotted on survey.
  7. Easement for pole line granted to VEPCO in DB 486, pg. 325, (Chesterfield County) is not located on subject property and does not affect subject property and is not plotted on survey.
  8. Easements set forth in DB 820, pg. 380 (Chesterfield County) are not located on subject property and do not affect subject property and are not plotted on survey.
  9. Sewer Easement granted to Chesterfield County in DB 371, pg. 390 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
  10. Easement granted to VEPCO in DB 380, pg. 131 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
  11. Easement granted to VEPCO in DB 380, pg. 134 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
  12. Easement granted to C&P Telephone Co. in DB 396, pg. 644 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
  13. Easement Agreement between Chippenham Hospital, Inc. and Chippenham Medical Building Corp. in DB 499, pg. 47 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
  14. Easement Agreement between Chippenham Hospital, Inc. and Chippenham Medical Building Corp. in DB 499, pg. 61 (City of Richmond) is not located on subject property and does not affect subject property and is not plotted on survey.
  15. Easement granted to VEPCO in DB 524, pg. 18 (City of Richmond) is located on subject property and affects subject property. Easement is plotted approximately on survey.
  16. Easements taken by Commonwealth of Virginia in DB 172, pg. 2249 & Plat book 7, pg. 12-13 are not located on subject property and do not affect subject property and are not plotted on survey.

**Legal Description**

All that parcel of land, containing 0.532 acres, located on the west line of Hioks Road, City of Richmond, Virginia (formerly Chesterfield County, Virginia) and more particularly described as follows:  
 Beginning at a rod set at the intersection of the west line of Hioks Road and the south line of Old Jahnke Road;  
 Thence, along the west line of Hioks Road, S26°03'18"E a distance of 153.13' to a point; thence, along a curve to the right, having a radius of 20.00', an arc length of 41.70' a delta angle of 119°27'49", a chord bearing of S33°40'37"W and a chord distance of 34.55' to a point on the north line of Jahnke Road; thence, along the north line of Jahnke Road, along a curve to the right, having a radius of 1655.00', an arc length of 174.38' a delta angle of 6°02'13", a chord bearing of N83°34'28"W and a chord distance of 174.30' to a point; thence, N80°33'16"W a distance of 114.42' to a point at the intersection of the north line of Jahnke Road with the south line of Old Jahnke Road, thence, along the south line of Old Jahnke Road, along a curve to the left having a radius of 502.46', an arc length of 221.65' a delta angle of 25°16'28", a chord bearing of N64°06'08"E and a chord distance of 219.85' to a point; thence, N51°27'54"E a distance of 51.38' to the point of beginning and containing 0.532 acres of land as shown on plat entitled "Survey Showing Existing Conditions on a 0.532 Acre Parcel of Land Located at 7100 Jahnke Road," dated June 16, 2022, by Bruce Robertson Land Surveying, P.C.

- Notes**
1. SUBJECT PROPERTY IS DESIGNATED AS 7100 JAHNKE ROAD, TAX MAP C-5-599/003, IN THE LAND RECORDS OF THE CITY OF RICHMOND, VA.
  2. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA, AS DEFINED BY FEMA. PER FIRM MAP #510129-00190 DATED 2/12/09.
  3. SUBJECT PROPERTY WAS FOUND, BY SURVEY, TO CONTAIN 0.532 ACRES OF LAND (23164 SQ. FT.).
  4. ALL SUBSTANTIAL IMPROVEMENTS SHOWN.
  5. LOCATION OF U/G UTILITIES SHOWN ON THIS PLAT ARE BASED ON RECORD INFORMATION AND FIELD OBSERVATION. OTHER UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.
  6. THERE ARE NO CONSTRUCTION RELATED ACTIVITIES UNDERWAY ON ADJACENT PROPERTIES.
  7. NO EVIDENCE OF PENDING R/W CHANGES WAS NOTED AT TIME OF SURVEY.
  8. THIS SURVEY WAS PREPARED WITH REFERENCE TO FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. VA2200852 MARCH 24, 2022 AT 8:00 AM.
  9. SUBJECT PROPERTY HAS VEHICULAR ACCESS TO A PUBLIC R/W
  10. THERE ARE NO ENCROACHMENT BY IMPROVEMENTS FROM ADJOINING PROPERTIES ONTO SUBJECT PROPERTY OR FROM SUBJECT PROPERTY ONTO ADJOINING PROPERTIES EXCEPT AS NOTED.

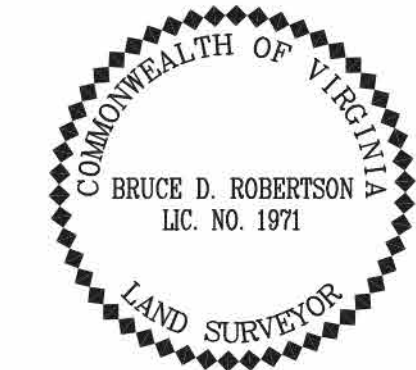
**Surveyors Certificate:**

To: Fidelity National Title Insurance Company;

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1-4, 6(a), 6(b), 7(c), 7(b)(1) 7(c), 8, 9, 11, 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on June 6, 2022.

Date of Plat: June 14, 2022.

Bruce Robertson, LS, VA #1971



**ALTA/NSPS SURVEY**  
**SURVEY SHOWING EXISTING CONDITIONS**  
**ON A 0.532 ACRE PARCEL OF LAND**  
**LOCATED AT 7100 JAHNKE ROAD**  
 CITY OF RICHMOND, VIRGINIA

Date: 6/16/22  
 Bruce Robertson Land Surveying, P.C.  
 P.O. Box 35311 Richmond, Virginia Phone (804)218-2801



# City of Richmond Department of Planning & Development Review

## Special Use Permit

**LOCATION:** 7100 Jahnke Road

**APPLICANT:** Baker Development Resources

**COUNCIL DISTRICT:** 4

**PROPOSAL:** To authorize the special use of the property known as 7100 Jahnke Road for the purpose of a mixed-use building, with off-street parking, upon certain terms and conditions.

*For questions, please contact Matthew Ebinger at 804-646-5789 or [matthew.ebinger@rva.gov](mailto:matthew.ebinger@rva.gov)*

