



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. 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)

To: City Planning Commission
From: Land Use Administration
Date: February 18, 2025

PETITIONER

Baker Development Resources

LOCATION

7100 Jahnke Road

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 use is not a permitted principal use within the R-1 zone. A Special Use Permit is, therefore, required.

RECOMMENDATION

Staff finds that the proposal is consistent with the City's Master Plan pertaining to the Neighborhood Mixed-Use land use category, where buildings containing more than 10 dwelling units combined with commercial uses, are considered a secondary use.

Staff also finds that the proposed mixed-use building is a strategic addition to the existing commercial uses at the Jahnke and Hioaks Road intersection. The new mixed-use building is also located within a designated Chippenham Hospital National/Regional Node. The use will continue to assist in providing additional "eyes-on-the-street" as it attracts immediate residents and visitors from Chippenham Hospital to the site.

Staff finds that the small, neighborhood commercial use of the property supports Objective 6.1c which aims to "support the retention, creation, and attraction of businesses in and near Nodes..." (p. 109)

Staff also finds that the proposed apartments will assist with objective 1.3f which aims to "Implement housing strategies that increase housing at all income levels along corridors and at Nodes." Introducing new dwelling units such as these will assist in the gradual introduction of housing choices for all incomes. (p. 86)

Staff further finds that the proposed site design aligns with objectives 4.1n. and 4.1o which aim to "Prohibit driveways for new small-scale residential buildings on blocks that have alley access" and "Increase building permeability by requiring new buildings to have functioning entrances from the sidewalk and restricting blank walls at ground level," respectively. Staff worked with the applicant to properly site the building and parking area so that the building properly addresses the street, giving pedestrian customers from the Hospital a shorter, and safer, passage across Jahnke Road to the new commercial use. (p. 100)

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, with amendments regarding the sale and use of tobacco/vape-related products on the property. Language regarding these amendments is being drafted and will be provided prior to the February 18, 2025 public hearing.

FINDINGS OF FACT

Site Description

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 square foot (.47 acre) parcel of land.

Proposed Use of the Property

The application is for a mixed-use building including 14 dwelling units and ground-floor commercial use with twenty-nine (29) off street parking spaces. The property is also to 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.

Master Plan

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 "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."

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Ground Floor: Regardless of use, buildings should engage the street with features such as street-oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

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)

National/Regional Node: The property is located in a designated within the Chippenham Hospital National/Regional Node which the Richmond 300 plan defines as “A center with significant cultural, entertainment, government, and business destinations as well as shopping, housing, and unique place-based attractions”. (p. 87)

Major Mixed-Use Street: The property is located on a designated Major Mixed-Use Street. The Richmond 300 Master Plan designates these streets as a method of incorporating the following characteristics:

- Carry high volumes of vehicles, pedestrians, and bicycles, through commercial and mixed-use areas
- Prioritize use and density-scaled sidewalks and crosswalks
- Require form elements, such as buildings to the street with parking in the rear, as well as building windows and entrances on the street
- Incorporate streetscape features, such as trees, benches, and trash receptacles
- Ideal locations for transit routes and transit stops
- Prioritize the curbside for walking, bicycling, transit, and short-term parking access and loading for local shops and restaurants

Zoning and Ordinance Conditions

The current zoning for this property is R-1 Single Family Residential District. The following conditions of the proposed development do not comply with the current zoning regulations:

Sec. 30-402.1. – Permitted principal uses.

Multi-family and Commercial uses are not permitted within the R-1.

This special use permit would impose development conditions, including:

- 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.
- No fewer than 29 off-street parking spaces shall be provided for the Special Use, substantially as shown on Plans.
- All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- The height of the Special Use shall not exceed three stories, substantially as shown on the Plans.
- 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.

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

Surrounding Area

The surrounding land uses are a mix of residential, commercial, and institutional uses.

Neighborhood Participation

Staff notified area residents, property owners, and the Westover Gardens Civic Association. Staff has received letters of opposition from nearby residents.

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