



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: 7001 Jahnke Road Date: 02/16/2024
 Parcel I.D. #: C0050600018 Fee: _____
 Total area of affected site in acres: 1.0

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

Zoning

Current Zoning: R-3 Residential

Richmond 300 Land Use Designation: Destination Mixed Use

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Renovation of exiting building to include four dwelling units and and a commercial use as well as facilities for dispensing motor fuels
 Existing Use: Medical Office

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: SUP-2008-116-92

Applicant/Contact Person: Will Gillette / Mark Baker

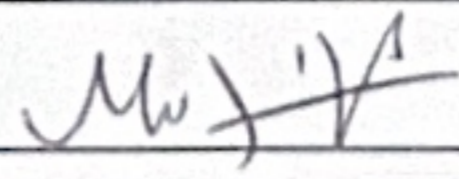
Company: Baker Development Resources
 Mailing Address: 530 East Main Street, Suite 730
 City: Richmond State: VA Zip Code: 23219
 Telephone: (864) 377-9140 Fax: ()
 Email: will@bakerdevelopmentresources.com

Property Owner: HARRIS HOSPITALITY INC

If Business Entity, name and title of authorized signee: _____

(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: 5421 CLARIDGE DR
 City: CHESTERFIELD State: VA Zip Code: 23832
 Telephone: () Fax: ()
 Email: _____

Property Owner 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. **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

February 19th, 2024

*Special Use Permit Request
7001 Jahnke Road, Richmond, Virginia
Map Reference Number: C005-0600/018*

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 7001 Jahnke Road (the "Property"). The SUP would authorize the renovation of the exiting medical office building authorized by SUP as a mixed-use development with four dwelling units and 3,102 square feet of commercial use as well as facilities for the dispensing of motor fuels which does not conform to the underlying R-3 Single-Family Residential zoning district.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southern line of Jahnke Road at its intersection with Marlowe Road and is referenced by the City Assessor with tax parcel number of C005-0600/018. The Property is irregularly shaped and contains roughly one acre (43,560 sf) of lot area. It is currently occupied with a building initially authorized for medical office use in 1986 (Ord. No. 86-155-154) and most recently amended in 2008 (Ord. No. 2008-116-92) to permit RO-3 Residential-Office Zoning District uses. Access is provided along Jahnke Road to the north and Marlowe Road to the south.



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

EXISTING ZONING

The Property and those to the east are zoned R-3 Single-Family Residential. North of Jahnke Road lie parcels zoned RO-1 and RO-2 Residential-Office. East of the parcel and including Chippenham Hospital lies a R-73 Multifamily Residential district. To the south lies another RO-1 Residential Office zoning districts.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) designates the Property as “Destination Mixed-Use”. This future land use category is described as “key gateways featuring prominent destinations, such as retail... as well as housing and open space.” It is described as being located “at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements” and recommends Retail/office/personal service and multi-family residential as primary uses.

The Property is also located within the Chippenham Hospital National/Regional Node which is described as “a center significant cultural, entertainment, government and business destinations as well as shopping, housing and unique place-based attractions.”

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 renovation of the existing building as a high quality, market-rate, mixed-use development, including four dwelling units, a corner commercial space, and facilities for the dispensing of fuel. While the proposed use is consistent with the Richmond 300 Master Plan, the current SUP nor the underlying R-1 zoning 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, a corner commercial space, and facilities for the dispensing of fuel. The existing building would be modified to include four dwelling units in two-stories and a first-floor commercial space. The addition of facilities for the dispensing of fuel and an overhead canopy would also be included within the SUP.

Building and Site Design

The proposed development would retain the existing two-story building on the Property. The eastern portion of the structure would be converted into market-rate dwelling units. The first floor would contain two two-bedroom, one-bathroom dwelling units. The second story would contain two units; a two bedroom/one bathroom unit and a studio unit. The dwellings would be accessible from the rear of the building. The western portion of the building would be occupied with a 3,102 square foot commercial space fronting the existing parking area. The first-floor commercial space would be designed to meet the expectations of high-quality commercial tenants in today's market. Three new fuel pump stations and a canopy would be located in the western portion of the Property in the existing parking lot.

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.***

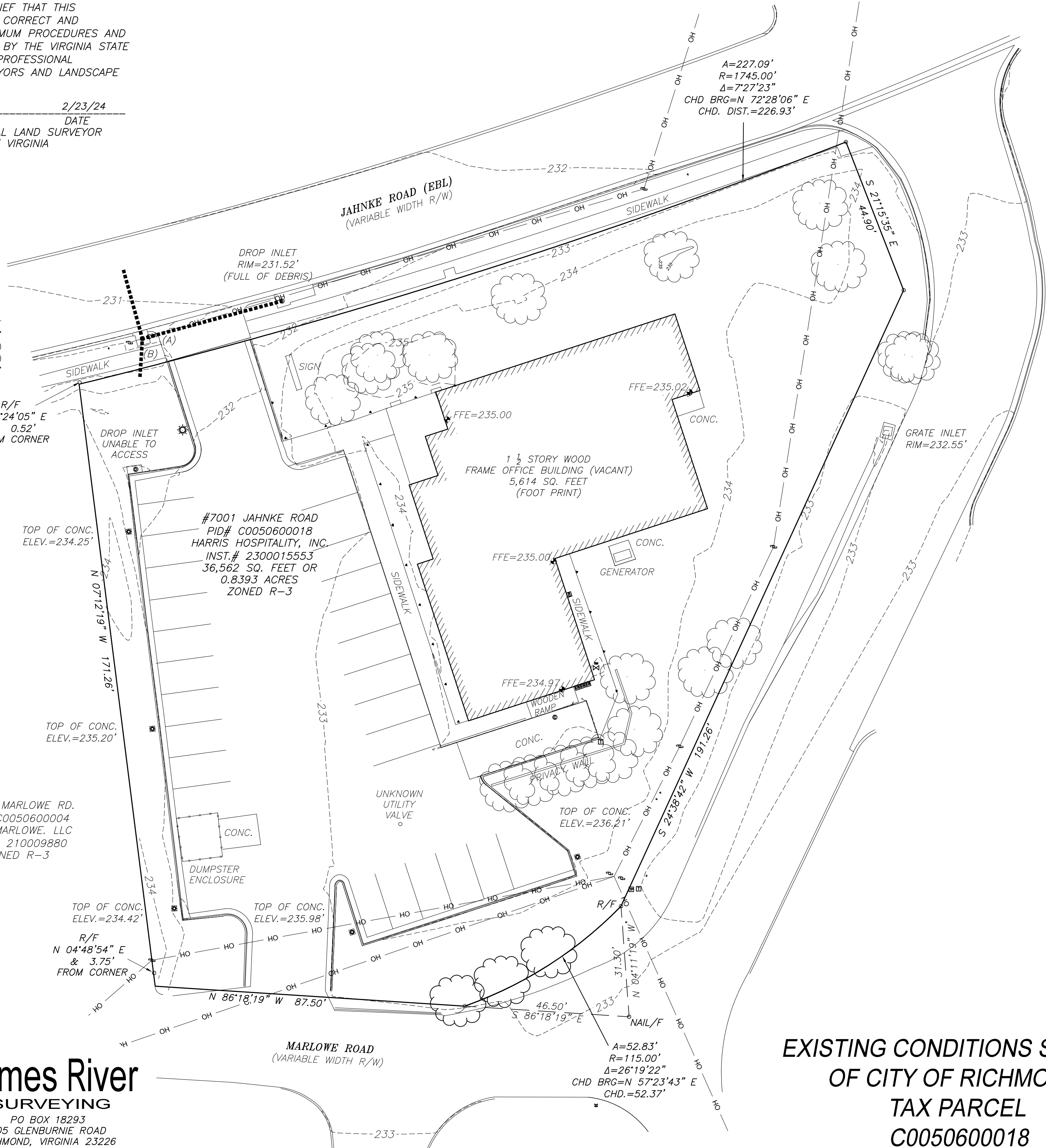
The light and air available to the subject and adjacent properties will not be affected. The proposed buildings would be appropriately separated from nearby properties. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary, the applicant is enthusiastically seeking approval for the construction of a high quality, market-rate, mixed-use development, including four dwelling units, 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 neighborhood serving commercial use as a compliment to surrounding residential uses.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS TOPOGRAPHIC SURVEY IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS.

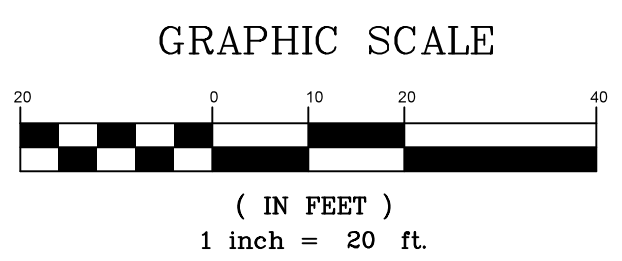
2/23/24
 SCOTT L. WILLIAMS DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 003184 - STATE OF VIRGINIA



- GENERAL NOTES**
1. THIS SURVEY WAS COMPILED FROM A FIELD SURVEY COMPLETED ON 1/15/24 AND FROM DEEDS AND PLATS OF RECORD.
 2. NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY; ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
 3. BY GRAPHICAL MEANS THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" ON FLOOD INSURANCE RATE MAP NO.5101290019D, WITH AN EFFECTIVE DATE OF APRIL 4TH, 2009.
 4. AT THE TIME OF THIS SURVEY THERE WAS NO EVIDENCE OF RECENT EARTH WORK OR BUILDING CONSTRUCTION.
 5. PROPERTY LINES SHOWN HEREON ARE BASED ON DEED BOOK 574 PAGE 1071.
 6. MARLOWE ROAD RIGHT OF WAY BASED ON CITY OF RICHMOND DRAWINGS M21809, M21631 & M21654 DATED 2/8/88, 10/8/86 & 2/12/87 RESPECTIVELY.

- ⊕ = UTILITY POLE
- R/F = ROD FOUND
- R/S = ROD SET
- R/W = RIGHT OF WAY
- ↓ = GUY ANCHOR
- ☆ = LIGHT POLE
- ⊞ = TELEPHONE PED
- FFE = FINISHED FLOOR ELEVATION
- ⊙ = STORM MANHOLE
- ⊞ = TELEPHONE VAULT
- ⊞ = FIRE HYDRANT
- ⬅ = GROUND LIGHT
- ⊙ = CLEAN OUT

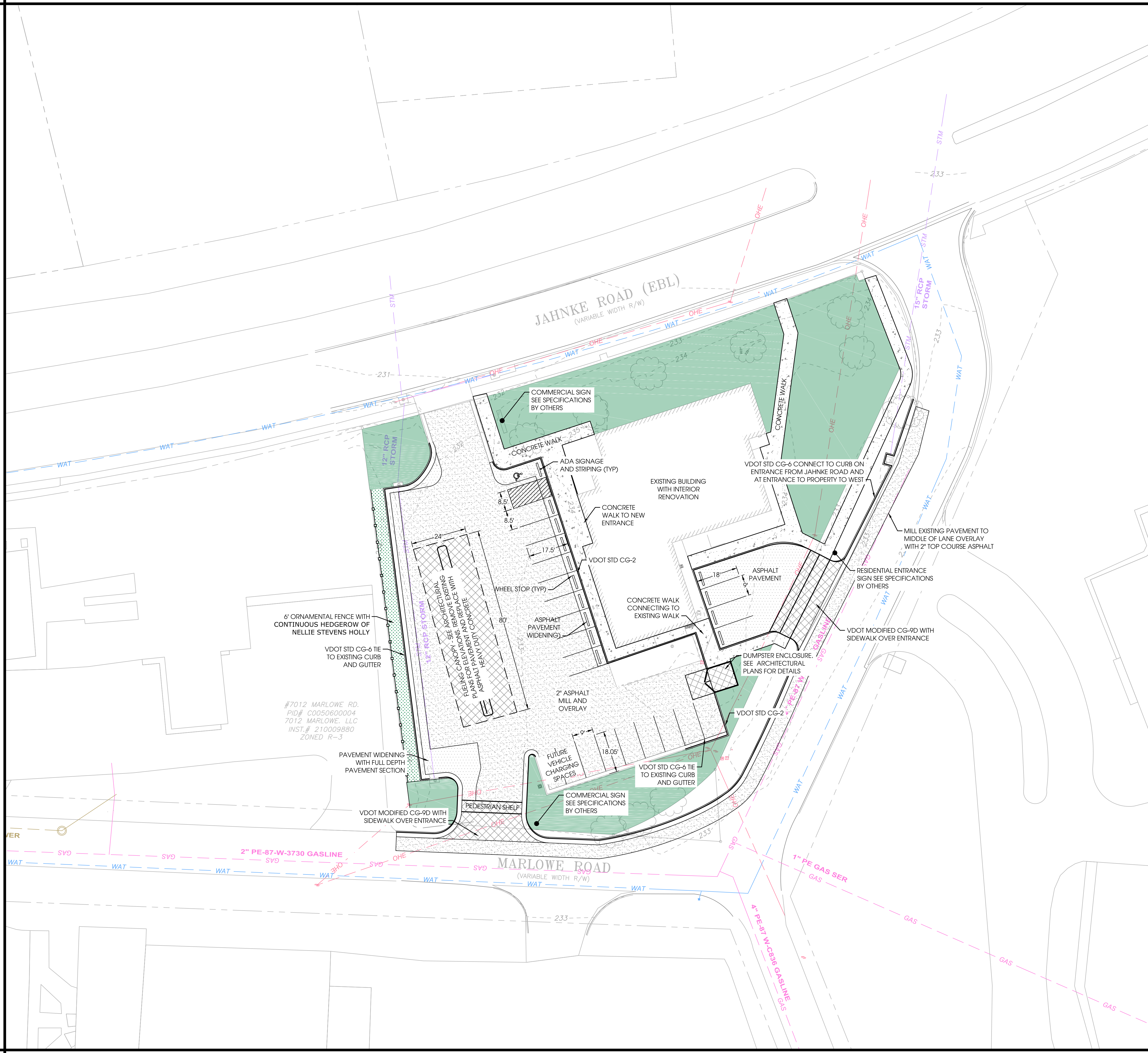
NAD 83



James River SURVEYING
 PO BOX 18293
 805 GLENBURNIE ROAD
 RICHMOND, VIRGINIA 23226
 PHONE: (804) 986-5594
 SURVEYOR@JAMESRIVERSURVEYING.COM

**EXISTING CONDITIONS SURVEY
 OF CITY OF RICHMOND
 TAX PARCEL
 C0050600018
 CITY OF RICHMOND, VIRGINIA**

PROJ#	SCALE: 1" = 20'
REVISED:	DATE: 1/22/24
	DRAWN BY: SLW
SHEET 1 OF 1	CHECKED BY: SLW



UTILITY NOTES AND MATERIAL SPECIFICATIONS

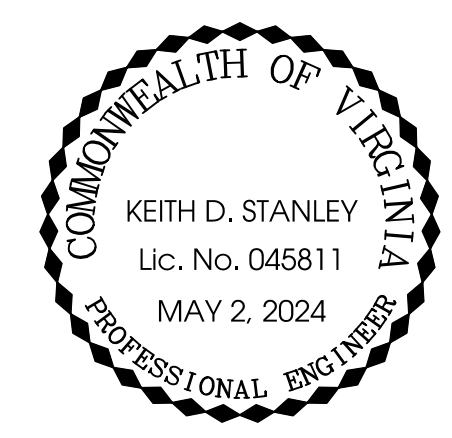
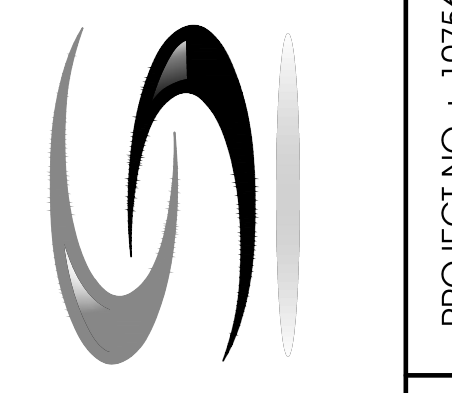
- GENERAL**
- CONTRACTOR MUST FIELD VERIFY THE ELEVATION AND LOCATION OF ALL EXISTING MANHOLES, GAS LINES, AND OTHER UTILITY LINES PRIOR TO CONSTRUCTION
 - SANITARY SEWER LATERAL AND MAIN EXTENSION IS TO BE INSTALLED BY THE CONTRACTOR. CONTRACTOR MUST APPLY FOR A WORK IN STREET PERMIT TO PERFORM INSTALLATION.
 - WATER SERVICE FROM THE MAIN UP TO AND INCLUDING THE METER BOX IS TO BE INSTALLED BY THE CITY OF RICHMOND. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SERVICE FROM THE METER BOX TO THE BUILDING AS SHOWN ON PLAN
 - IF THE EXISTING LATERAL DOES NOT MEET CURRENT DPU DIAMETER STANDARDS (MINIMUM 6") OR THE APPLICABLE PLUMBING CODE REQUIREMENTS, THE INSTALLATION OF A NEW LATERAL WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER
 - ALLEY MUST BE CONSTRUCTED TO CITY OF RICHMOND STANDARDS TO ALLOW THIS SITE TO HAVE PROPER TRASH PICKUP. SIDEWALK ALONG WEST CARY ST. SHALL BE MAINTAINED.
 - NO TREES ARE LOCATED ON THE PROPERTY OR WITHIN SUFFICIENT DISTANCE TO BE IMPACTED BY THE PROPOSED PROJECT.
- PUBLIC UTILITIES**
- ALL UTILITIES WITHIN PUBLIC RIGHT OF WAY ARE TO BE INSTALLED PER THE LATEST EDITION OF THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES AND DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
 - THE CONTRACTOR MUST USE A MECHANICAL HOLE CUTTER WHEN TAPPING THE EXISTING SEWER MANHOLE AND THAT AN APPROVED SADDLE SHALL BE USED TO MAKE THE CONNECTION
 - SANITARY SEWER IN THE RIGHT OF WAY IS TO BE CONSTRUCTED OF EITHER CL51 DUCTILE IRON OR SDR-26 PVC
 - WATER MAIN INSTALLATIONS 3" AND LARGER ARE TO BE DUCTILE IRON OF THE THICKNESS CLASS PER THE BELOW TABLE:
- | PIPE SIZE | THICKNESS CLASS |
|-----------|-----------------|
| 3" | 51 |
| 4" | 53 |
| 6" | 54 |
| 8" | 54 |
| 12"+ | 52 |
- WATER SERVICES 2" AND UNDER ARE TYPE K SOFT COPPER FOR BELOW GROUND INSTALLATION AND TYPE L HARD COPPER ABOVE GROUND. MATERIAL SHALL MEET ASTM B 88
- PRIVATE UTILITIES (I.E. ON PRIVATE PROPERTY AND/OR BEHIND THE METER BOX)**
- ALL SEWER FITTINGS AND PIPING MUST COMPLY WITH THE 2018 VERSION OF THE INTERNATIONAL PLUMBING CODE
 - ALL PRIVATE SEWER PIPE IS TO BE SCHEDULE 40 PVC COMPLYING WITH ASTM STANDARD D-2665
 - ALL PRIVATE SEWER FITTINGS ARE TO BE PVC COMPLYING WITH ASTM STANDARD D-3034
 - ALL PRIVATE WATERLINE FITTINGS AND PIPING MUST COMPLY WITH 2018 VERSION OF THE INTERNATIONAL PLUMBING CODE
 - ALL PRIVATE WATERLINE PIPE IS TO BE SCHEDULE 40 PVC COMPLYING WITH ASTM STANDARD D-1785
 - ALL PRIVATE WATERLINE FITTINGS ARE TO BE PVC COMPLYING WITH ASTM STANDARD D-2464

WATER AND FIRE SERVICE CONFIGURATION NOTE
(TO BE INSTALLED BY THE CITY OF RICHMOND DEPARTMENT OF PUBLIC UTILITIES)

PERMITTING APPROVAL NOTES

- PROJECT WILL COMPLY WITH DEVELOPMENT PLAN AND PERMITTING APPROVALS SET FORTH IN THE CITY OF RICHMOND CODE AT TIME OF SUP APPROVAL

sektivolutions
OPTIMIZING YOUR DEVELOPMENT WORLD
14207 POND CHASE PLACE | MIDLOTHIAN, VA | 23113
TELEPHONE NO. 804.938.8864 | www.sektivolutions.com



DATE : MAY 2, 2024

REVISION BLOCK

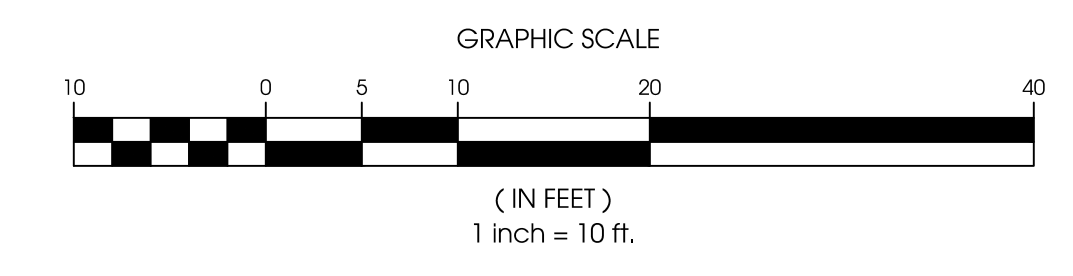
DATE	DESCRIPTION

HARRIS HOSPITALITY, INC
5421 CLARIDGE DR
CHESTERFIELD, VA 23832
ATTN: MUDASSAR IQBAL
PHONE: 804.402.9984
EMAIL: HULLSTREETRD@OUTLOOK.COM

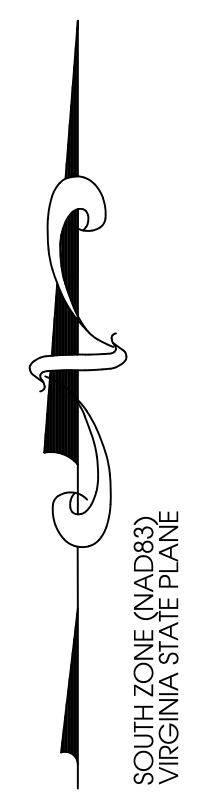
**7001 JAHNKE ROAD
SPECIAL USE PERMIT**
CITY OF RICHMOND, VA

LAYOUT AND UTILITY PLAN

SHEET NO.
C-102



PROJECT NO. : 10756 PROJECT MANAGER : KEITH STANLEY QUALITY ASSURANCE : STIG OWENS
SCALE : AS SHOWN

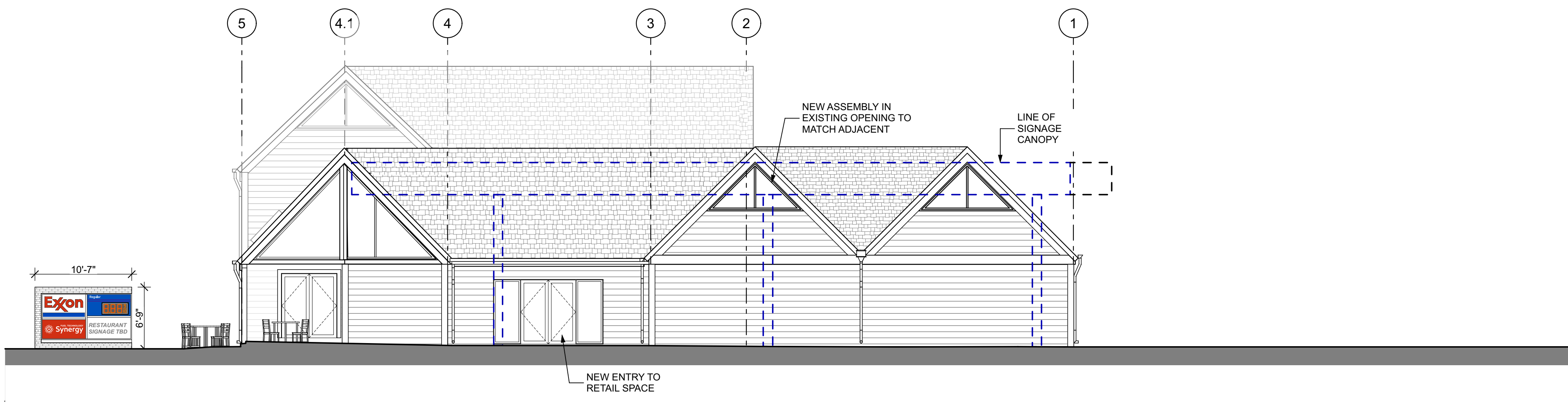


LEGEND

AREA OF DAMAGED MASONRY. REMOVE DAMAGED MATERIAL AND PREPARE FOR REPOINTING OF EXISTING EXTERIOR BRICK & STONE MASONRY. MATCH NEW MORTAR TO EXISTING HISTORICAL MORTAR JOINT, COLOR, TEXTURE, & PROFILE. PATCH & REPAIR DAMAGED OR MISSING BRICKS TO MATCH EXISTING ADJACENT IN ACCORDANCE WITH THE NPS HISTORIC PRESERVATION BRIEF

AREA OF DAMAGED CONCRETE. REMOVE DAMAGED MATERIAL. PATCH & REPAIR DAMAGED PIERS TO MATCH EXISTING ADJACENT IN ACCORDANCE WITH THE NPS HISTORIC PRESERVATION BRIEF

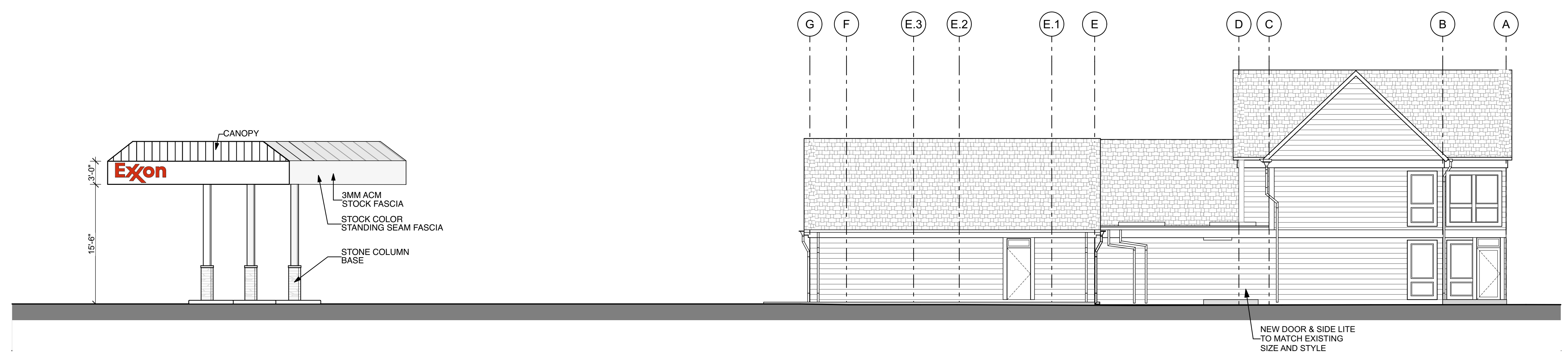
T TEMPERED GLASS ASSEMBLY



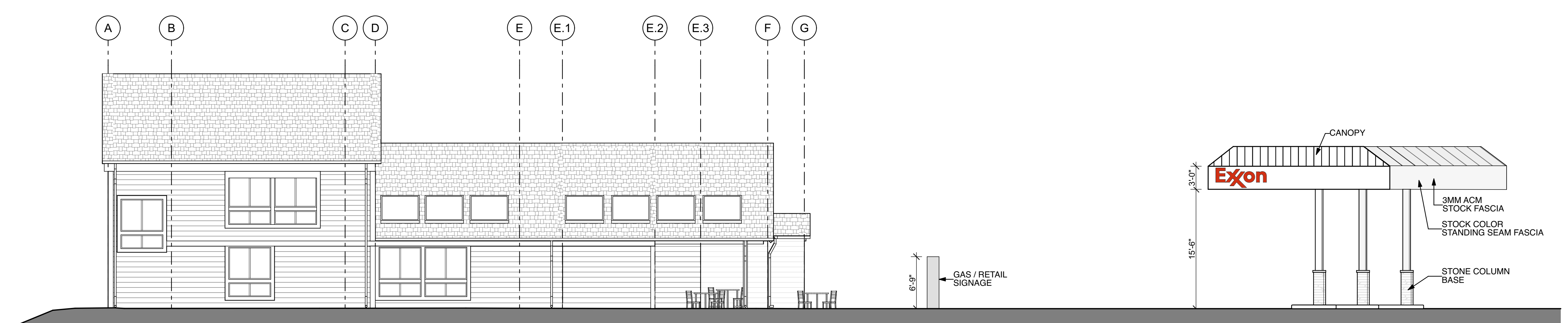
WEST ELEVATION
SCALE: 1/8" = 1'-0" 4



EAST ELEVATION
SCALE: 1/8" = 1'-0" 2



SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 3



NORTH ELEVATION
SCALE: 1/8" = 1'-0" 1

REF PLAN

Jahnke Rd
7001 Jahnke Rd
Virginia 23225
FOR CONSTRUCTION

ID	DATE	ISSUE

PROJECT #: 24.01



**City of Richmond
Department of Planning
& Development Review**

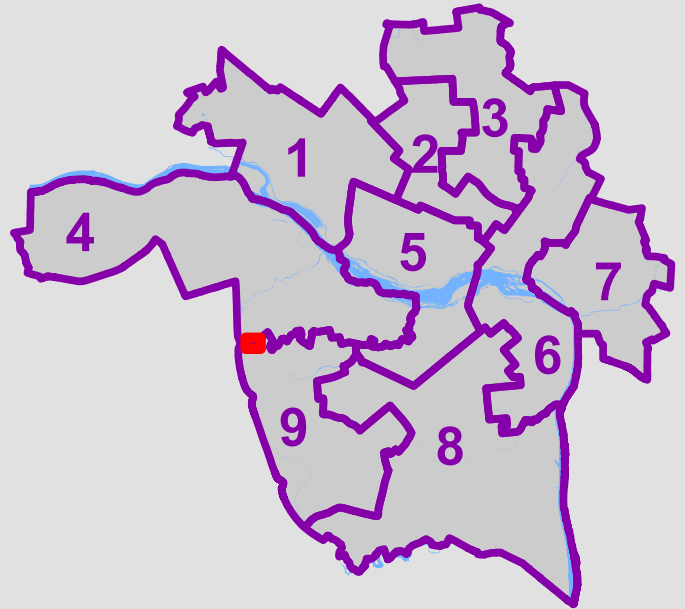
Special Use Permit

LOCATION: 7001 Jahnke Road

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 9

PROPOSAL: To authorize the special use of the property known as 7001 Jahnke Road for the purpose of motor fuel dispensing and a mixed-use building, upon certain terms and conditions



*For questions, please contact Alyson Oliver
at 804-646-5789 or alyson.oliver@rva.gov*

