



**RE:** To amend Ordinance No. No. 74-221-232, adopted October 29, 1974, as last amended by Ordinance No. 2003-70-60, adopted March 24, 2003 which authorized a special use of the real estate property known as 6100 Jahnke Road and legitimized an increase in the number of permitted restaurants and the permitted floor area for the restaurant use in an existing shopping center, to authorize up to three restaurants, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To amend Ordinance No. No. 74-221-232, adopted October 29, 1974, as last amended by Ordinance No. 2003-70-60, adopted March 24, 2003 which authorized a special use of the real estate property known as 6100 Jahnke Road and legitimized an increase in the number of permitted restaurants and the permitted floor area for the restaurant use in an existing shopping center, to authorize up to three restaurants, upon certain terms and conditions.

**REASON:** The applicant has requested an amendment to the special use permit for an existing shopping center to legitimize a third restaurant within the shopping center and authorize the expansion of the restaurant.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its July 16, 2018, meeting. A letter outlining the Commission’s recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a 71,618 SF, 1.6 acre parcel of land currently improved with a shopping center and located in the Cedarhurst neighborhood of the Midlothian planning district. The current tenants of 6114 Jahnke Road wish to expand their restaurant use into the adjacent commercial space at 6112 Jahnke Road for the purposes of storage and food preparation.

The City of Richmond’s current Master Plan designates a future land use category for the subject property as Single-Family Medium Density. As stated in the plan, “Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7.” (City of Richmond Master Plan, p. 134)

The property is currently zoned R-3 Single Family Residential and is subject to a special use permit first adopted in 1974 to authorize the current shopping center.

Adjacent and nearby properties to the west, north, and east are located within the R-3 District. Properties to the south, across Jahnke Road, are located in the B-2 Community Business District. A mix of residential, commercial and institutional uses are present in the vicinity.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No.

**REVENUE TO CITY:** \$1,800

**DESIRED EFFECTIVE DATE:** Upon Adoption.

**REQUESTED INTRODUCTION DATE:** June 25, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** July 23, 2018

**REQUESTED AGENDA:** Consent.

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, July 16, 2018.

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** Amendment of Ord. 2003-70-60

**REQUIRED CHANGES TO WORK PROGRAM(S):** None.

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

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

*PDR O&R No. 18-28*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: