



## Legislation Text

---

**File #:** ORD. 2018-052, **Version:** 1

---

To amend and reordain Ord. No. 76-301-266, adopted Nov. 22, 1976, as previously amended by Ord. No. 87-265-259, adopted Dec. 21, 1987, and Ord. No. 92-81-221, adopted Jun. 23, 1992, granting authorization for a special use of the property containing 7.564 acres located at the southwest corner of the intersection of Jahnke Road and Blakemore Road, to authorize the use of a portion of the existing shopping center as a restaurant with accessory entertainment and nightclub uses, under certain terms and conditions.

### O & R Request

**DATE:** January 24, 2017

**EDITION:** 1

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

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

**THROUGH:** Selena Cuffee Glenn, Chief Administrative Officer

**THROUGH:** Peter L. Downey, Jr., Deputy Chief Administrative Officer for Economic  
Development and Planning

**FROM:** Mark A. Olinger, Director, Dept. of Planning and Development Review

**RE:** To amend and reordain Ordinance No. 76-301-266, adopted November 22, 1976, as last amended by Ordinance No. 92-81-221, adopted June 23, 1992, granting authorization for a special use of the property containing 7.564 acres located at the southwest corner of the intersection of Jahnke Road and Blakemore Road, to authorize use of a portion of the existing shopping center as a restaurant with accessory entertainment and nightclub uses, under certain terms and conditions.

### **ORD. OR RES. No.**

**PURPOSE:** To amend and reordain Ord. No. 76-301-266, adopted Nov. 22, 1976, as last amended by Ordinance No. 92-81-221, adopted June 23, 1992, and to authorize the special use of the property known as 6335 Jahnke Road for the purpose of permitting a restaurant with accessory entertainment and nightclub uses, upon certain terms and conditions.

**REASON:** The applicant has requested an amendment to the special use permit for an existing shopping center to allow a restaurant with accessory entertainment and nightclub uses.

**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 March 5, 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 329,314 SF, 7.6 acre parcel of land currently improved with a shopping center and located in the Jahnke neighborhood of the Midlothian planning district.

The City of Richmond's current Master Plan designates a future land use category for the subject property as Community Commercial. As stated in the plan, "Primary uses include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City. As compared to Neighborhood Commercial, this category includes a broader range of uses of greater scale and intensity, with greater vehicular access and orientation, but that are also compatible with nearby residential areas. Typical zoning classifications that may accommodate this land use category are B-2 and UB." (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 that was most recently amended in 1992.

Property to the north of the shopping center is zoned R-2 Single-Family Residential, property to the east is zoned B-2 Community Business, and property to the south is zoned R-3 Single-Family Residential. A mix of commercial, institutional, industrial, and residential (multi-family and single-family residential) land uses are present in the vicinity of the shopping center.

**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:** February 12, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** March 12, 2018

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, March 5, 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. No. 92-81-221

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

**ATTACHMENTS:** Application Form, Management Plan, Plan, Map, Draft Ordinance

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

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

Continue to: