



## Legislation Text

**File #:** ORD. 2020-250, **Version:** 1

To rezone the properties known as 7000 Jahnke Road, 6927 Old Jahnke Road, 6937 Old Jahnke Road, and 7005 Old Jahnke Road from the R-1 Single-Family Residential District to the RO-2 Residential-Office District, and 6814 Jahnke Road and 6907 Old Jahnke Road from the R-2 Single-Family Residential District to the RO-2 Residential-Office District.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “ALTA / NSPS Land Title Survey of Six Parcels Located Between Jahnke Road and Old Jahnke Road, and West of Westover Garden Boulevard, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated July 12, 2020, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2020 records of the City Assessor, are excluded from the R-1 Single-Family Residential District and shall no longer be subject to the provisions of sections 30-402.1 through 30-402.7 of the Code of the City of Richmond (2015), as amended, and that the same are included in the RO-2 Residential-Office District and shall be subject to the provisions of sections 30-426.1 through 30-426.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

7000 Jahnke Road	Tax Parcel No. C005-0600/026
6927 Old Jahnke Road	Tax Parcel No. C005-0600/022
6937 Old Jahnke Road	Tax Parcel No. C005-0600/014
7005 Old Jahnke Road	Tax Parcel No. C005-0600/010

§ 2. That, as shown on the survey entitled “ALTA / NSPS Land Title Survey of Six Parcels Located Between Jahnke Road and Old Jahnke Road, and West of Westover Garden Boulevard, in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated July 12, 2020, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2020 records of the City Assessor, are excluded from the R-2 Single-Family Residential District and shall no longer be subject to the provisions of sections 30-404.1 through 30-404.7 of

the Code of the City of Richmond (2015), as amended, and that the same are included in the RO-2 Residential-Office District and shall be subject to the provisions of sections 30-426.1 through 30-426.8 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2015), as amended:

6814 Jahnke Road  
6907 Old Jahnke Road

Tax Parcel No. C005-0603/015  
Tax Parcel No. C005-0603/063

§ 3. This ordinance shall be in force and effect upon adoption.

### **O & R Request**

**DATE:** October 12, 2020

**EDITION:** 1

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

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

**THROUGH:** Lenora G. Reid, Acting Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

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

**RE:** To rezone the properties known as 6814, 6907, 6927, 6937, 7000, and 7005 Jahnke Road from the R-1 and R-2 Single-Family Residential Districts to the RO-2 Residential-Office District.

**ORD. OR RES. No.**

**PURPOSE:** To rezone the properties known as 6814, 6907, 6927, 6937, 7000, and 7005 Jahnke Road from the R-1 and R-2 Single-Family Residential Districts to the RO-2 Residential-Office District.

**REASON:** The applicant is requesting to rezone the property to the RO-2 Residential Office District, which allows a greater mix of uses than the current R-1 and R-2 Single-Family Residential Districts.

**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 December 7, 2020, meeting.

**BACKGROUND:** The properties known as 6814, 6907, 6927, 6937, 7000, and 7005 Jahnke Road consist of a combined 182,564 sq. ft., or 4.16 acres of improved, and some unimproved, parcels of land located between

Old Jahnke and Jahnke Roads. The properties are located in the City's Midlothian Planning District in the Jahnke Neighborhood.

The City of Richmond's current Master Plan designates a future land use category for the subject properties as Transitional Office. Primary uses are low-to-medium intensity professional, business, and administrative offices, and medical and dental clinics that are compatible with adjacent residential uses and serve as separation between residential areas and nearby commercial or higher intensity land uses or features.

The City of Richmond's draft Richmond 300 Master Plan designates these parcels as Neighborhood Mixed-Use. This category is characterized by 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.

Primary Uses for Neighborhood Mixed-Use areas include Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses include large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Properties to the north and south are currently zoned R-1 and R-3 Single Family Residential, respectively. Directly adjacent towards the east, the property is currently zoned RO-1, Residential-Office District. A mix of commercial, institutional, and single and multi-family residential land uses are present in the vicinity of the property.

**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:** \$2,000 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** November 9, 2020

**CITY COUNCIL PUBLIC HEARING DATE:** December 14, 2020

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
December 7, 2020

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

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

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

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

**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

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