

INTRODUCED: June 22, 2026

AN ORDINANCE No. 2026-168

To amend and reordain Ord. No. 2025-152, adopted July 28, 2025, which authorized the special use of the property known as 2300 Ingram Avenue for the purpose of up to seven single-family attached dwellings, upon certain terms and conditions, to modify the addresses included in the special use and the plans. (8th District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 27 2026 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2025-152, adopted July 28, 2025, be and is hereby amended and reordained as follows:

WHEREAS, the owner of the [~~property~~] properties known as 2300 Ingram Avenue, 2300 ½ Ingram Avenue, 2302 Ingram Avenue, 1309 Mason Street, 1311 Mason Street, 1313 Mason Street, and 1315 Mason Street, which [~~is~~] are situated in a R-5 Single-Family Residential District, desires to use such [~~property~~] properties for the purpose of up to seven single-family attached

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

dwellings, which use, among other things, is not currently allowed by section 30-410.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and

general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this amendatory ordinance, the ~~[property]~~ properties known as 2300 Ingram Avenue, 2300 ½ Ingram Avenue, 2302 Ingram Avenue, 1309 Mason Street, 1311 Mason Street, 1313 Mason Street, and 1315 Mason Street and identified as Tax Parcel ~~[No. S000-0865/019]~~ Nos. S000-0865/038, S000-0865/037, S000-0865/036, S000-0865/039, S000-0865/040, S000-0865/041, and S000-0865/042, respectively, in the ~~[2025]~~ 2026 records of the City Assessor, being more particularly shown on a survey entitled “Improvements on #2300 Ingram Avenue, Being PID: S000-0865/019, City of Richmond, Virginia,” prepared by Balzer & Associates, and dated March 18, 2024, a copy of which is attached to and made a part of this amendatory ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to seven single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “The Oaks Subdivision, 2300 Ingram Ave, Richmond, Virginia,” prepared by Gradient, and dated ~~[February 4, 2025, “2300 Ingram Ave,” prepared by JJM Associates, and dated February 3, 2025,]~~ April 28, 2026, and “2300 Ingram Ave,” prepared by fultz & singh, and dated ~~[February 5, 2025]~~ April 23, 2026, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this amendatory ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as up to seven single-family attached dwellings, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed the height as shown on the Plans.

(c) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any adjoining public right-of-way.

(e) Prior to the issuance of any building permit for the Special Use, the establishment of up to seven residential lots, and one private easement, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) 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.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including the installation of street trees and sidewalk along Ingram Avenue and Mason Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of

occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions

of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this amendatory ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this amendatory ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

II. This amendatory ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: May 4, 2026

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director of Planning & Development Review

RE: To amend Ord. No. 2025-152 authorizing the special use of the property known 2300 Ingram Avenue for the purpose of seven single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to authorize seven single-family attached dwellings within an R-5 Single-Family Residential District. Single-family attached dwellings are not permitted within the R-5 District. A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Oak Grove neighborhood on Ingram Avenue between Mason and Midland Streets. The property is currently a 9,053 sq. ft. (.20 acre) vacant parcel of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." (p. 80)

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Adjacent properties are located within the same R-5 zone. The area is generally single-family residential, with a recently approved multifamily development one block to the east of the property. The density of the proposed is seven units upon .20 acres or 35 units per acre.

COMMUNITY ENGAGEMENT: The Oak Grove Neighborhood and Civic Associations were notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 22, 2026

CITY COUNCIL PUBLIC HEARING DATE: July 27, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission July 7, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

STAFF:

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709

David Watson, Planner, Land Use Administration (Room 511) 646-1036



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT
Applicant must complete ALL items

HOME/SITE ADDRESS: _____ APARTMENT NO/SUITE _____

APPLICANT'S NAME: _____ EMAIL ADDRESS: _____

BUSINESS NAME (IF APPLICABLE): _____

SUBJECT PROPERTY OR PROPERTIES: _____

APPLICATION REQUESTED

- Site Plan (New or Amendment)
- Wireless Site Plan (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
- Conditional Use Permit
- Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- Community Unit Plan (Final, Preliminary, and/or Amendment)
- Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: _____

PROPERTY OWNER ADDRESS: _____

PROPERTY OWNER EMAIL ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: _____

Property Owner Signature: *Julius Bonville* _____

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.

Applicant's Report
2300 Ingram Avenue

Introduction

The property owner is requesting a special use permit (the "SUP") Amendment for 2300 Ingram Avenue (the "Property"). This amendment seeks a removal of on-site parking to facilitate a significant expansion of intentional green space and permeable landscaping. By replacing asphalt with high-quality landscaping, this development adopts a proactive stance on environmental stewardship.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the southwest corner of Ingram Avenue and Mason Street and is referenced by the City Assessor as tax parcel S000-0865/015. The Property is 60' wide by 150' in depth, contains approximately 9,048 square feet of lot area, and is currently unimproved. Access is provided at the rear of the Property by means of an east-west alley.



The property is uniquely positioned within a high-capacity parking environment, characterized by ample, underutilized on-street parking along the immediate corridor. Furthermore, the development's adjacency to a substantial existing parking lot provides a reliable secondary resource for vehicular needs.

Applicant's Report
2300 Ingram Avenue

EXISTING ZONING

Adoption of Ordinance No. 2023-101, officially repealed minimum parking requirements city-wide to encourage more sustainable, market-driven development. By trading surplus asphalt for high-quality green space, the project moves away from an outdated car-centric model and mirrors the flexibility afforded to "by-right" projects under current zoning philosophies. This transition fulfills the intent of City Code Section 30-710.10 regarding environmental conservation.

Master Plan Designation

The Richmond 300 Master Plan (the "Master Plan") identifies a big move to prioritize the movement of people over vehicle storage. Ultimately, this amendment brings the 2300 Ingram Special Use Permit into harmony with the City's vision for a Green and Resilient urban fabric, ensuring the site remains a productive, ecologically responsible asset for the community.

Additional goals within the Master Plan that support this request include:

- Resilient & Healthy Communities (p. 166, 170): Objectives 8.1, 15.3 and 17.5, regarding heat vulnerability mitigation, movement of people and sustainable development incentives.
- Equitable Transportation (p. 109): Objective 6.1 to increase residents and jobs at Nodes and along transit corridors.
- Diverse Economy (p. 136): Objective 11.1 to increase appropriately zoned land near transportation and housing.
- Inclusive Housing (p. 150-155): Objectives 14.1, 14.5, and 14.8 regarding housing choice, density at Nodes, and equitable housing options.
- Thriving Environment (p. 159): Objective 15.1 to reduce air pollution by encouraging density and reducing vehicle dependency.
- High Quality Places (p. 86, 126): Objectives 1.4 and 4.1 regarding high-quality design standards and well-designed neighborhoods.

Proposal

PROJECT SUMMARY

This SUP amendment would permit a strategic reduction in on-site parking to facilitate the expansion of high-quality green space and permeable landscaping to prioritize urban resilience and sustainability.

Applicant's Report
2300 Ingram Avenue

PURPOSE OF REQUEST

The owner is proposing an amendment from on-site parking to high quality green space and permeable landscaping to mitigate the urban heat island effect and align with the City's 2023 repeal of parking minimums as well as the 'Green and Resilient' objectives of the Richmond 300 Master Plan.

PROJECT DETAILS

Upon completion, the proposed amendment will significantly increase green space and permeable landscaping at the rear of each unit. This shift is intentionally crafted to:

- **Promote Community Resilience:** By prioritizing "people-first" spaces, the revision encourages socialization and active movement among residents.
- **Combat Urban Heat Vulnerabilities:** Replacing asphalt with vegetative cover directly mitigates the urban heat island effect, improving the local microclimate.
- **Enhance Infrastructure Efficiency:** The expansion of previous surfaces provides natural filtration, reducing the runoff burden on the City's stormwater infrastructure.
- **Ensure Regulatory Alignment:** These enhancements bring the development into full harmony with the City of Richmond's current sustainability mandates and long-term urban development goals.

Findings of Fact

Relative to Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance, the proposed amendment will not:

- **Be detrimental to safety or welfare**

The expansion of green space and reduction of impervious surfaces will improve the local microclimate and air quality. By mitigating the urban heat island effect and enhancing stormwater filtration, the amendment actively promotes the health and general welfare of the community.

- **Create congestion**

The reduction in on-site parking is supported by ample existing on-street capacity and the project's proximity to transit. This shift aligns with the City's goal to prioritize the movement of people over vehicles, resulting in negligible impacts on traffic and public-way congestion.

Applicant's Report
2300 Ingram Avenue

- Create hazards

All modifications to the site layout, including the removal of parking stalls and the addition of landscaping, will remain fully compliant with current building and fire codes, ensuring safe emergency vehicle access.

- Cause overcrowding

The amendment maintains the previously approved density and building footprints. The conversion of asphalt to green space reduces the "intensity" of the land use, providing more open space per resident and preventing an undue concentration of population.

- Interfere with public services

By increasing permeable surfaces, the project reduces the volume of runoff entering the City's stormwater infrastructure, potentially lowering the long-term maintenance burden on public utilities.

- Interfere with light and air

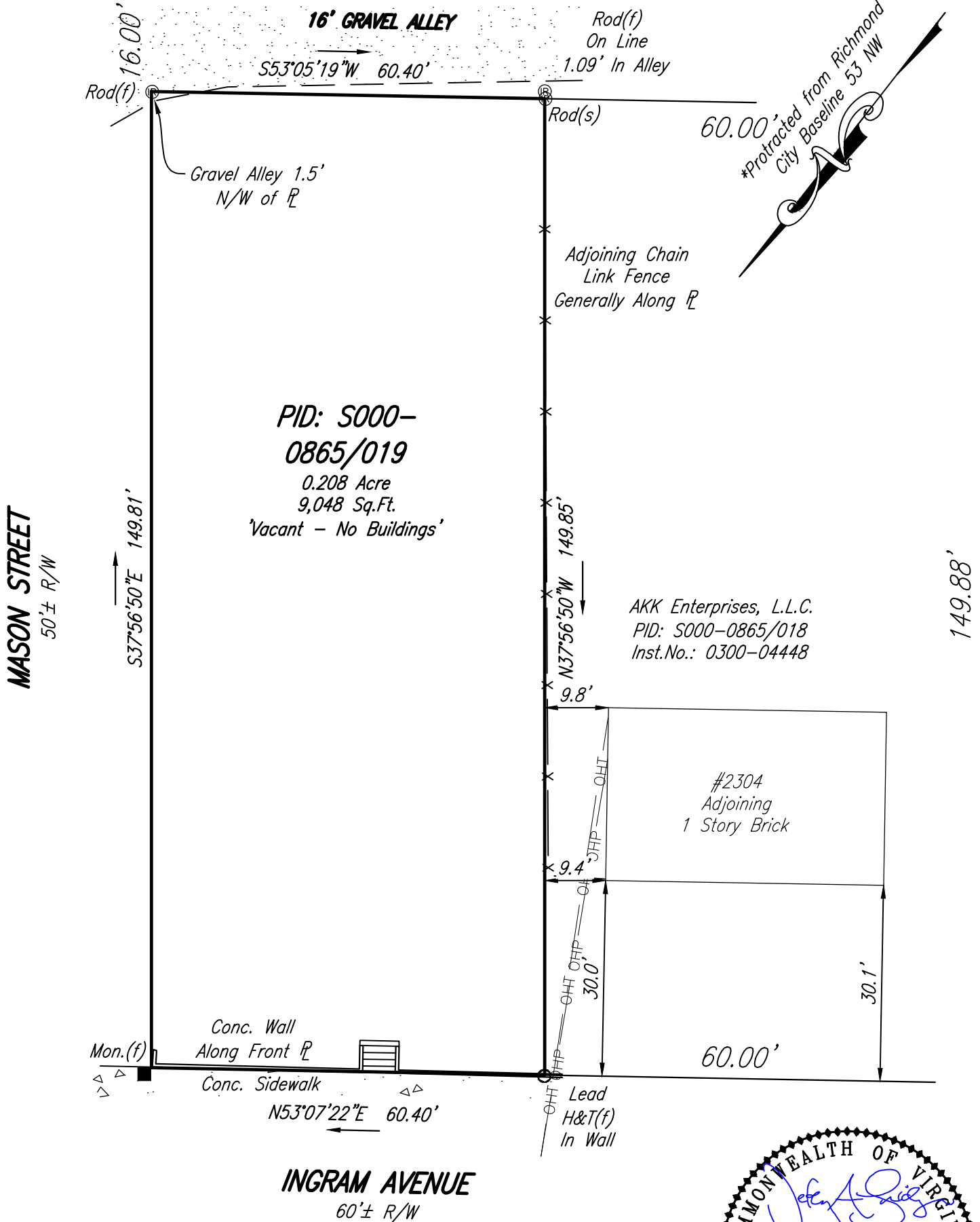
The exchange of parking for landscaping significantly improves air circulation and creates a more open, aesthetically pleasing environment between building masses, which is highly compatible with the character of the vicinity.

Summary

In summary, the proposed amendment for 2300 Ingram represents a transformative shift from a conventional, car-centric site plan to a modern, ecologically responsible development. By strategically replacing underutilized surface parking with high-impact green space, this project directly addresses the City's most pressing environmental challenges: mitigating the urban heat island effect and alleviating the burden on our stormwater infrastructure.

This revision is a proactive alignment with the Richmond 300 Master Plan and the City's legislative move to eliminate parking minimums in favor of Transit-Oriented Development. Backed by the ample existing parking resources in the immediate vicinity, this amendment prioritizes the health, socialization, and well-being of future residents over the storage of vehicles. We respectfully request the approval of this amendment to ensure that 2300 Ingram serves as a benchmark for sustainable, "people-first" infill development that contributes to a greener, more resilient, and more vibrant City of Richmond.

This is to certify that this plat or map was prepared under my direction from an actual field survey without the benefit of a title report. Unless otherwise noted, to the best of my knowledge and belief all visible evidence of improvements, easements and apparent encroachments are shown hereon. Not all easements may be shown.



AKK Enterprises, L.L.C.
 PID: S000-0865/018
 Inst.No.: 0300-04448



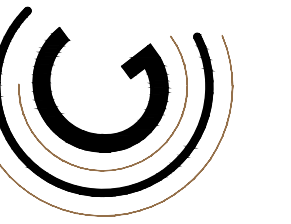
Current Owner(s):
 Juan Wilson
 PID: S000-0865/019
 Inst.No.: 2100-01200

IMPROVEMENTS ON
#2300 INGRAM AVENUE
 BEING PID: S000-0865/019
 CITY OF RICHMOND, VIRGINIA

RE: Prizm, LLC
 DATE: 03/18/2024
 SCALE: 1"=20'
 JOB NO.: 55240059.MS
 DRAWN BY: NWD
 CHECKED BY: JAB



V24100530524r1153240059r1ms.drawing125240059r1ms.dwg

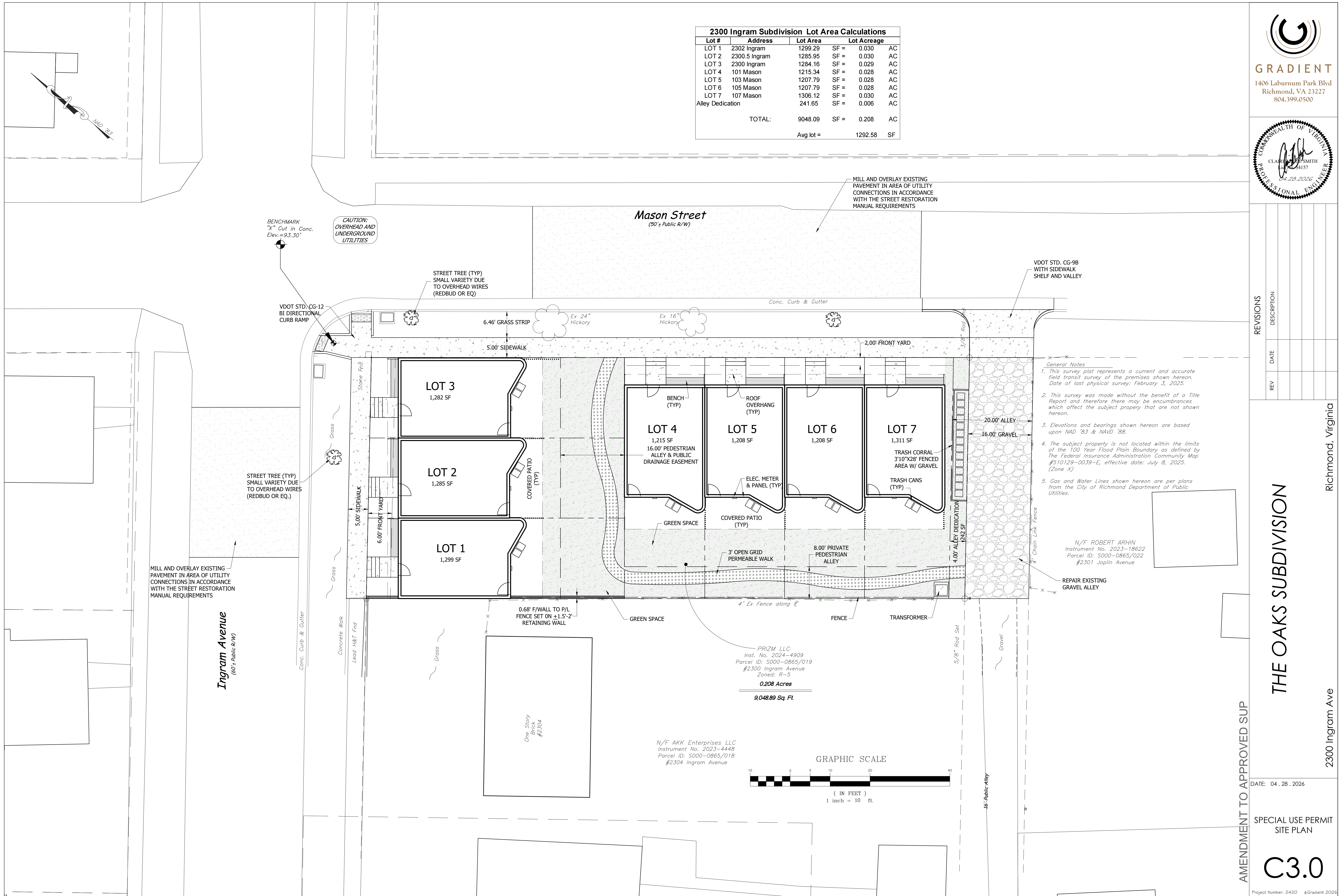


GRADIENT

1406 Laburnum Park Blvd
Richmond, VA 23227
804.399.0500



2300 Ingram Subdivision Lot Area Calculations				
Lot #	Address	Lot Area	Lot Acreage	
LOT 1	2302 Ingram	1299.29	SF =	0.030 AC
LOT 2	2300.5 Ingram	1285.95	SF =	0.030 AC
LOT 3	2300 Ingram	1284.16	SF =	0.029 AC
LOT 4	101 Mason	1215.34	SF =	0.028 AC
LOT 5	103 Mason	1207.79	SF =	0.028 AC
LOT 6	105 Mason	1207.79	SF =	0.028 AC
LOT 7	107 Mason	1306.12	SF =	0.030 AC
Alley Dedication		241.65	SF =	0.006 AC
TOTAL:		9048.09	SF =	0.208 AC
		Avg lot =	1292.58 SF	



- General Notes
1. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: February 3, 2025.
 2. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property that are not shown hereon.
 3. Elevations and bearings shown hereon are based upon NAD '83 & NAVD '88.
 4. The subject property is not located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community Map #510129-0039-E, effective date: July 8, 2025. (Zone X)
 5. Gas and Water Lines shown hereon are per plans from the City of Richmond Department of Public Utilities.

REV	DATE	DESCRIPTION

THE OAKS SUBDIVISION

AMENDMENT TO APPROVED SUP

DATE: 04.28.2026

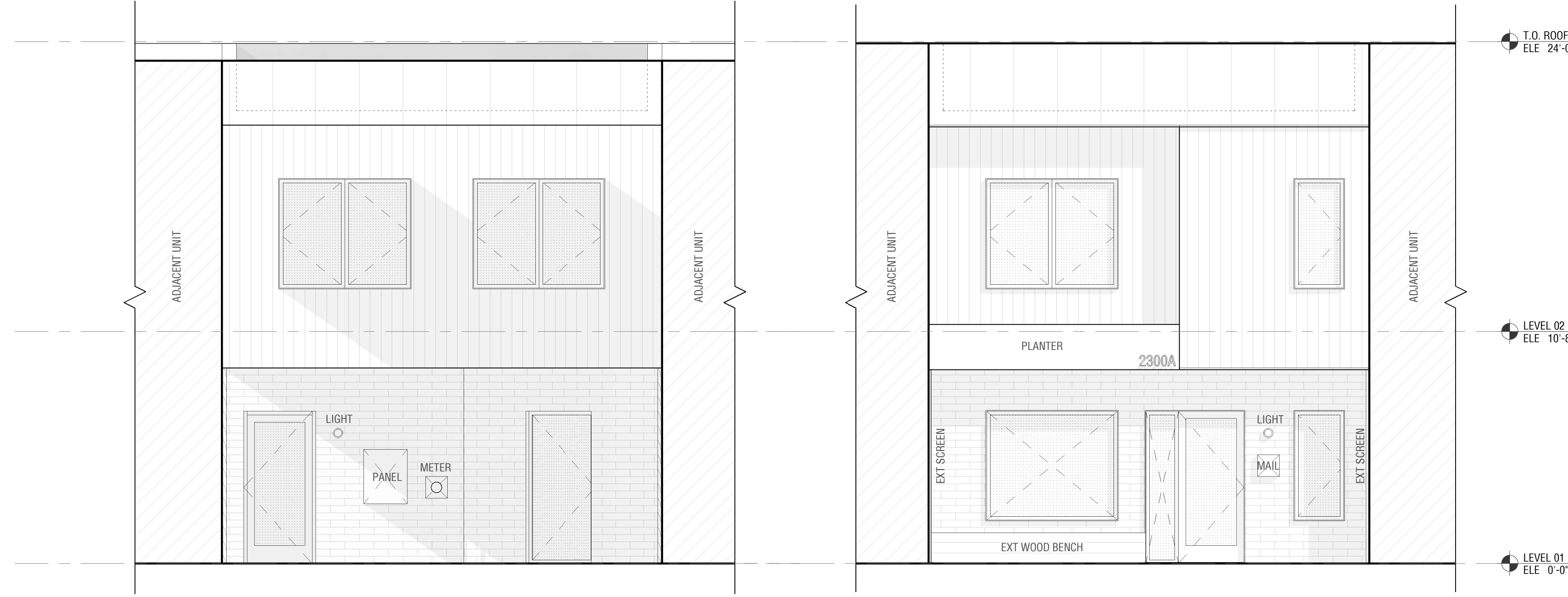
SPECIAL USE PERMIT
SITE PLAN

C3.0

Project Number: 2420 © Gradient 2026

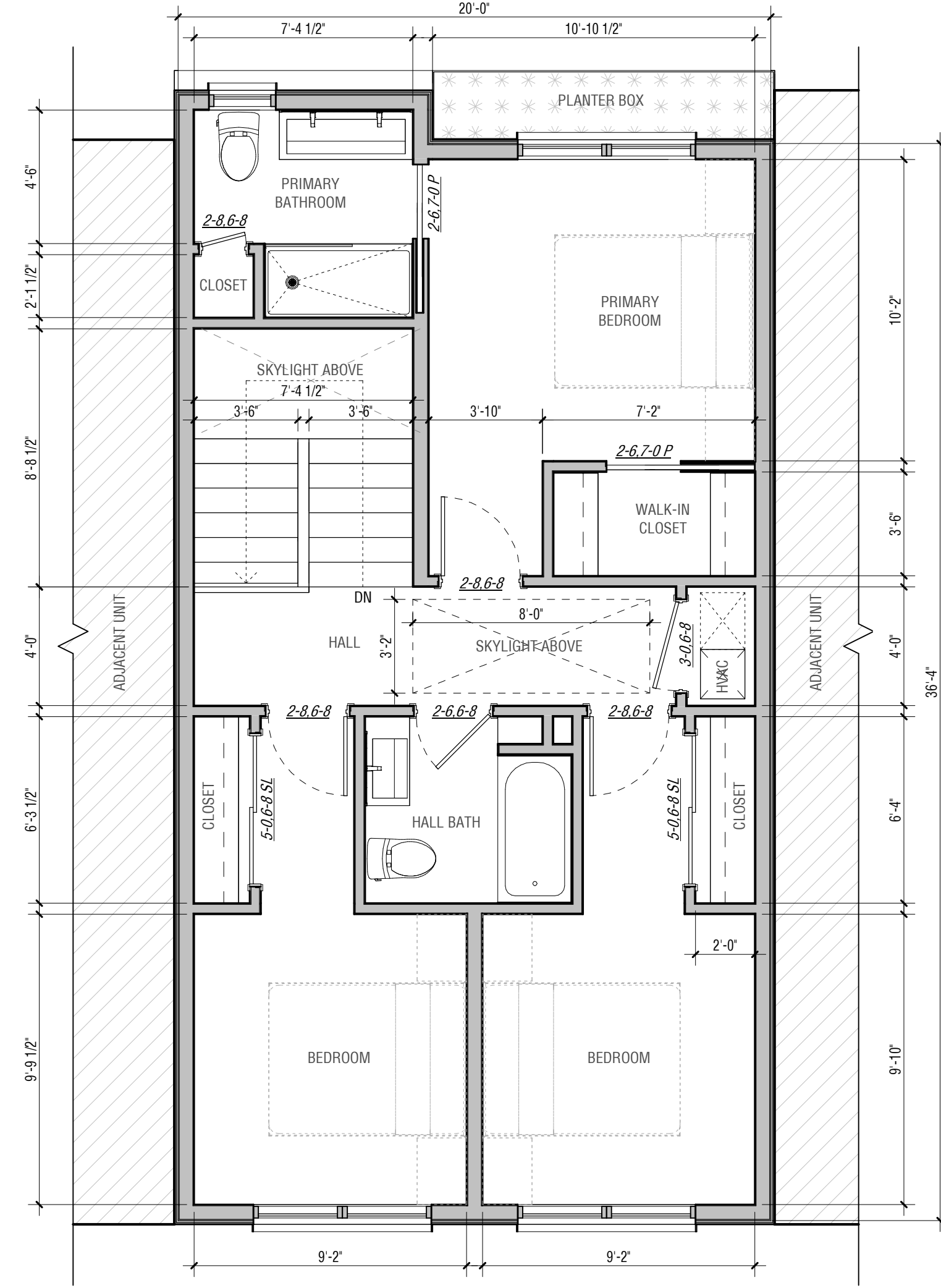
Richmond, Virginia

2300 Ingram Ave

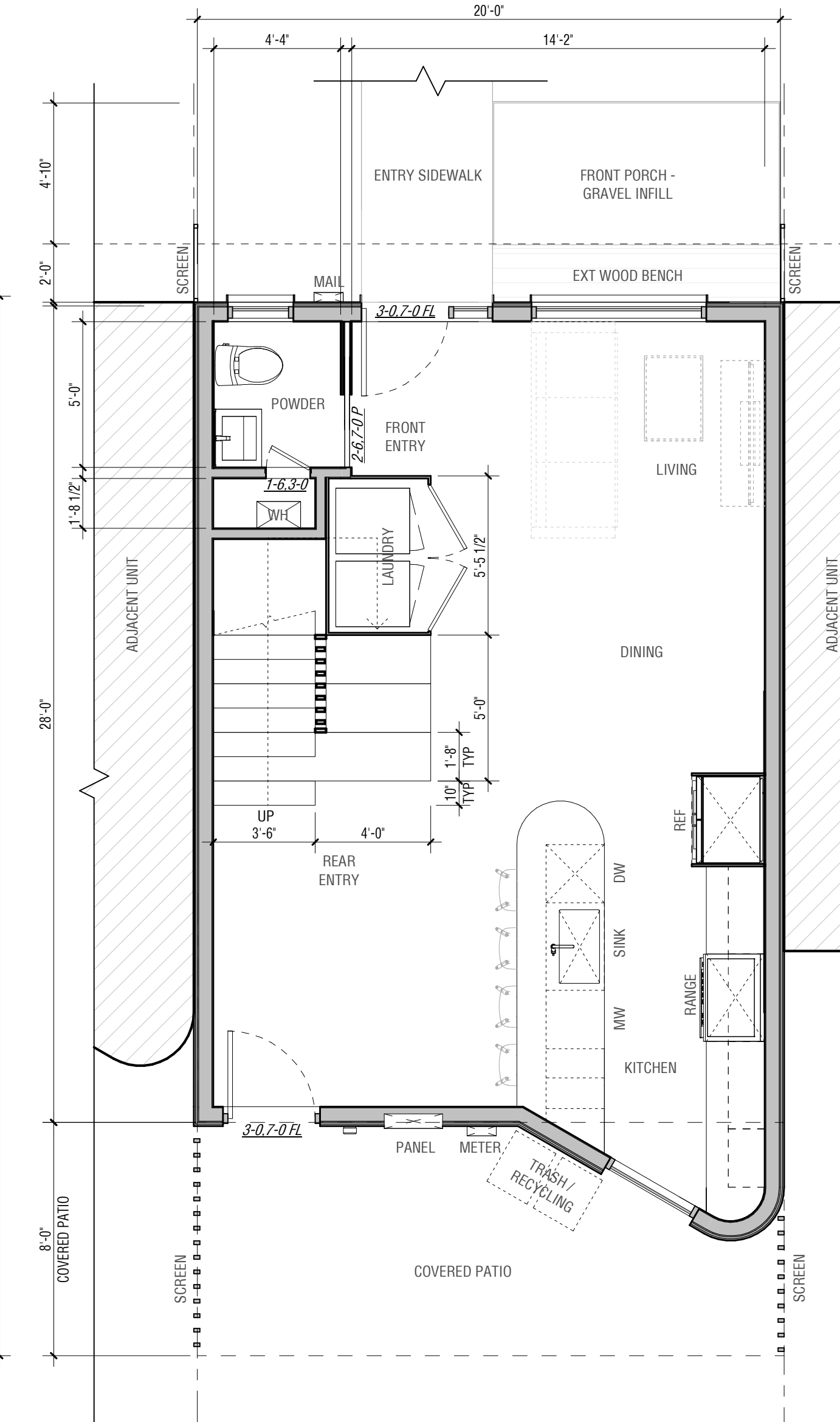


04 REAR ELEVATION
 SCALE: 1/4" = 1'-0"

03 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



02 UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"



01 GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION LEGEND

- MASONRY
- VERTICAL SIDING
- CAST-IN-PLACE CONCRETE
- METAL PANEL
- METAL MESH SCREEN

GENERAL SHEET NOTES

- 1 ALL DIMENSIONS TO FACE OF FINISH WALL
- 2 ALL DOOR JAMBS TO BE 4" FROM HINGE SIDE U.N.O.
- 3 REFERENCE CIVIL SITE PLAN FOR EXTERIOR LAYOUT, NOTES AND DIMENSIONS
- 4 REFERENCE LIGHTING PLAN FOR EXTERIOR LIGHTING LAYOUT

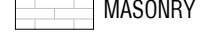




PRELIMINARY
 NOT FOR CONSTRUCTION

JOB NUMBER / SHEET /	ISSUE DATE /	SCALE /	DRAWN /	# REVISION		DATE
				LH	AS	
0190	04/23/2026	1/4" = 1'-0"				

TYP. FLOOR PLANS AND ELEVATIONS

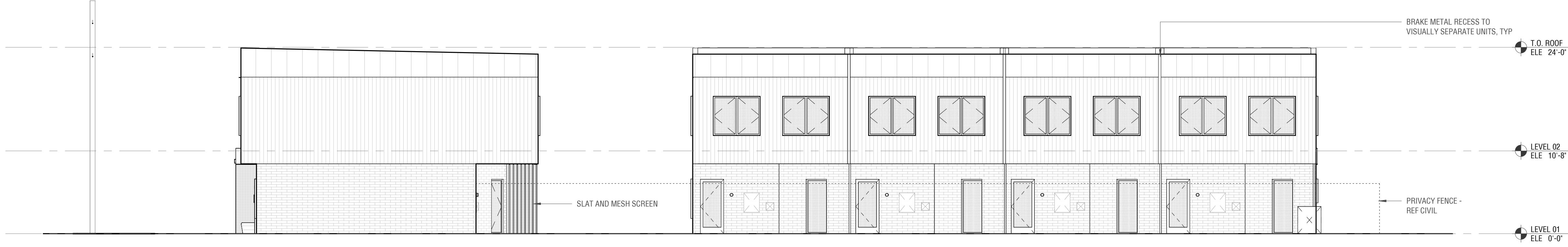
01

EXTERIOR ELEVATION LEGEND

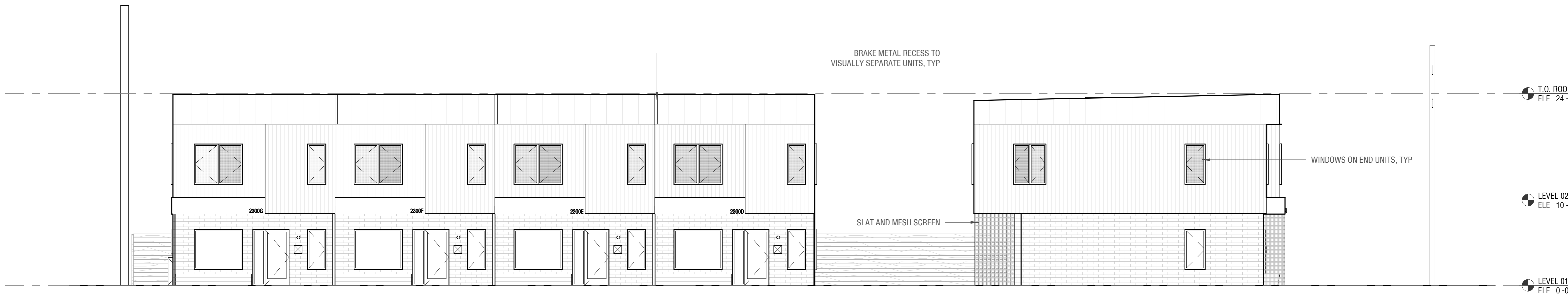
-  MASONRY
-  VERTICAL SIDING
-  CAST-IN-PLACE CONCRETE
-  METAL PANEL
-  METAL MESH SCREEN

GENERAL SHEET NOTES

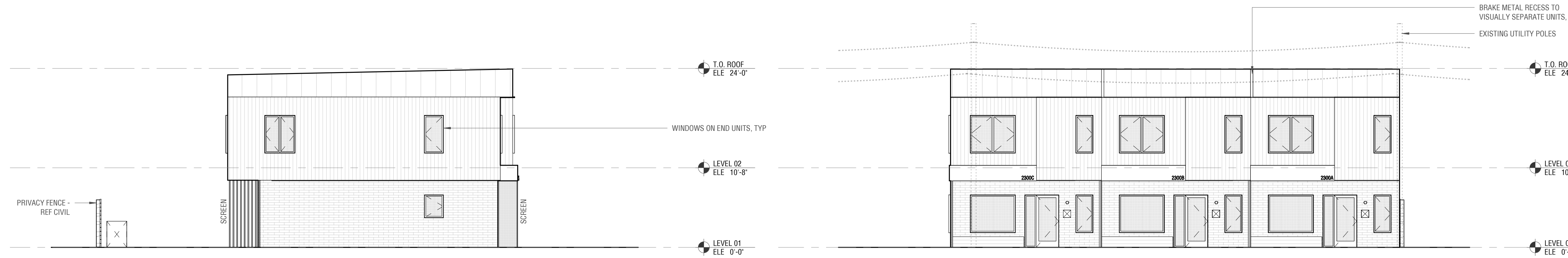
- 1 REFERENCE SHEET 01 FOR NOTES, DIMENSIONS, TYP CONDITIONS, ETC.
- 2 REFERENCE EXTERIOR RENDERINGS FOR BASIS OF DESIGN FOR MATERIALITY
- 3 REFERENCE CIVIL SITE PLAN FOR EXTERIOR LAYOUT, NOTES AND DIMENSIONS
- 4 REFERENCE LIGHTING PLAN FOR EXTERIOR LIGHTING LAYOUT



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



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



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

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

2300 INGRAM AVE

2300 INGRAM AVE - RICHMOND, VA 23224

PRELIMINARY
 NOT FOR CONSTRUCTION

#	REVISION	DATE

JOB NUMBER / 0190	ISSUE DATE / 04/23/2026	SCALE / 1/8" = 1'-0"	DRAWN /		CHECKED /		AUTHOR
			CHECKED /	AUTHOR	CHECKED /	AUTHOR	
EXTERIOR ELEVATIONS							
02							



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

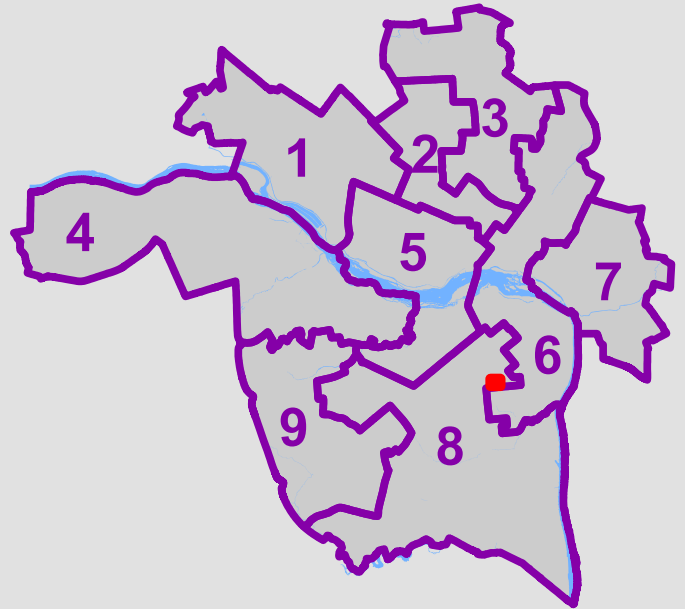
Special Use Permit

LOCATION: 2300 Ingram Avenue

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 8

PROPOSAL: To authorize the special use of the property known as 2300 Ingram Avenue for the purpose of seven single-family attached dwellings, upon certain terms and conditions.



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

