



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

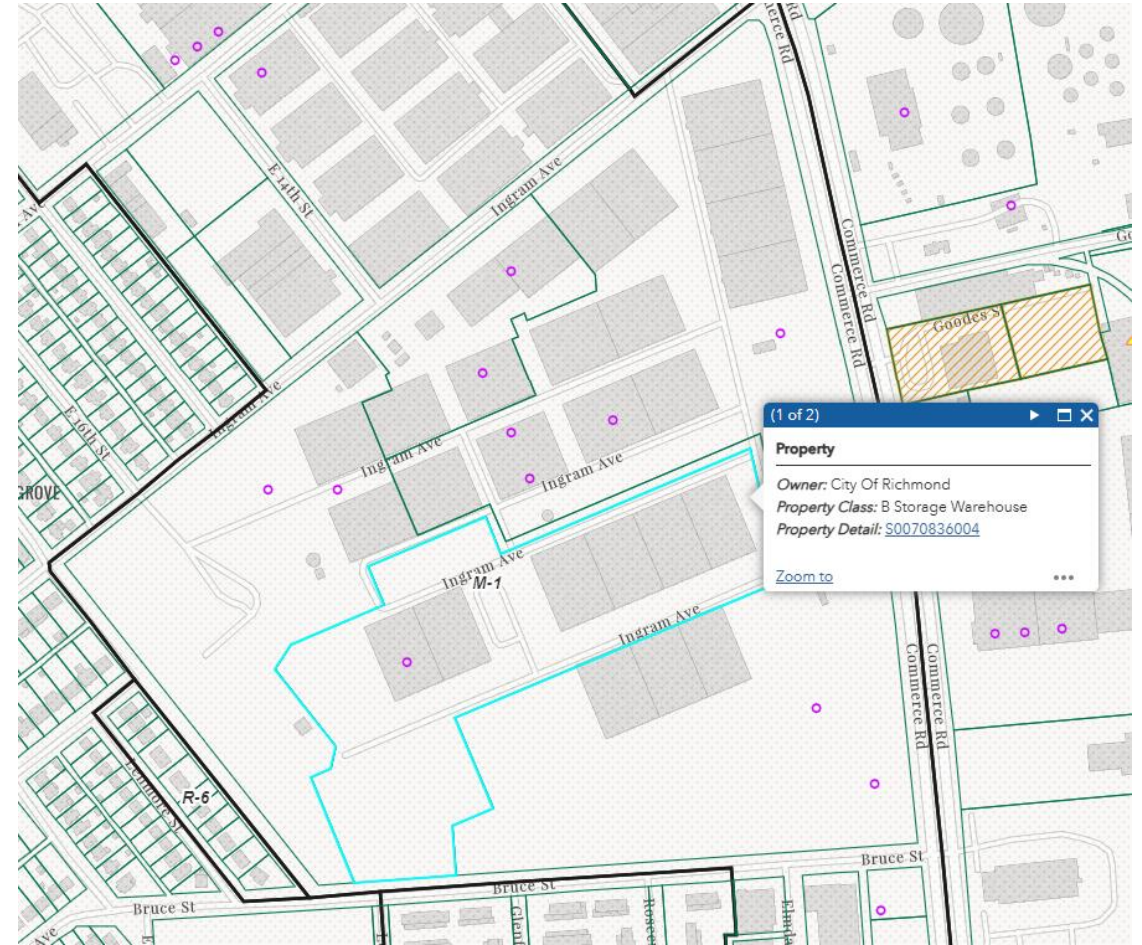
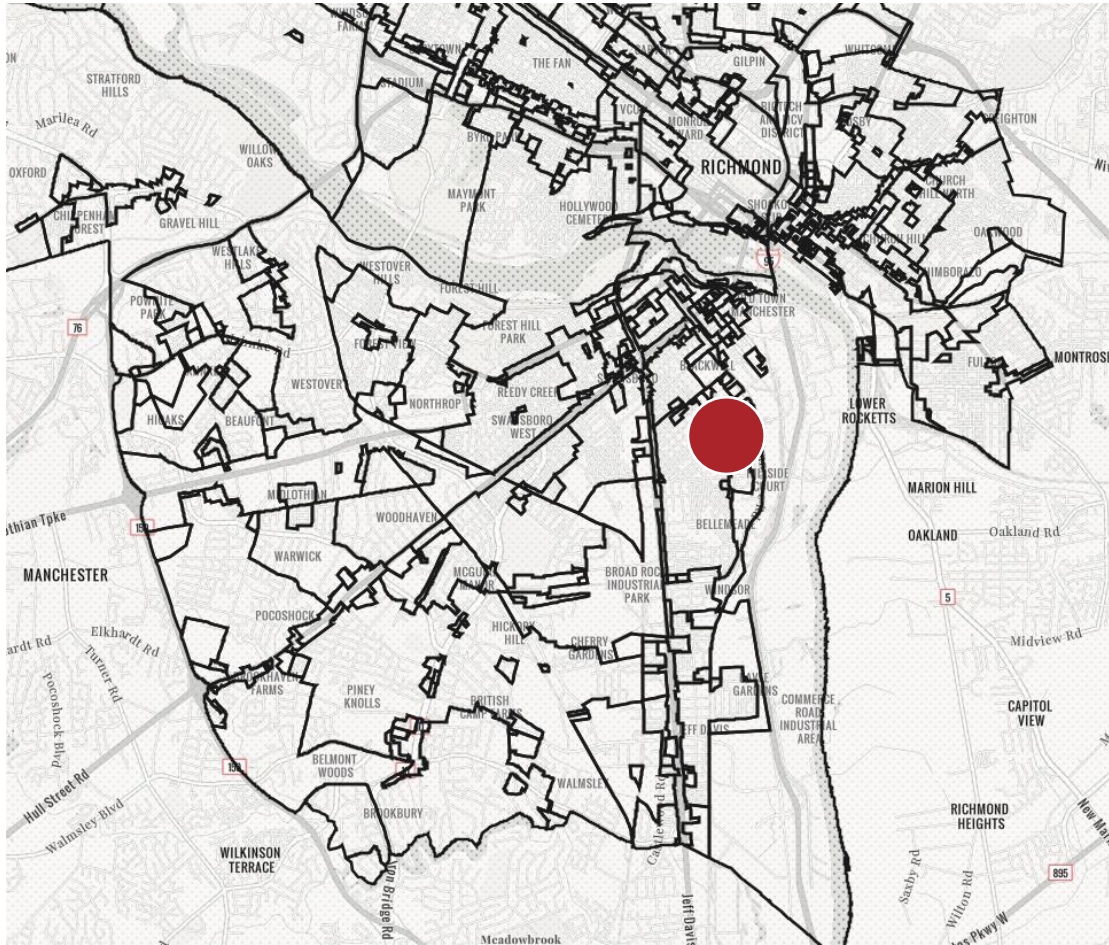
CPCR.2025.017: Rezoning 1240 Ingram Avenue from M-1 to TOD-1

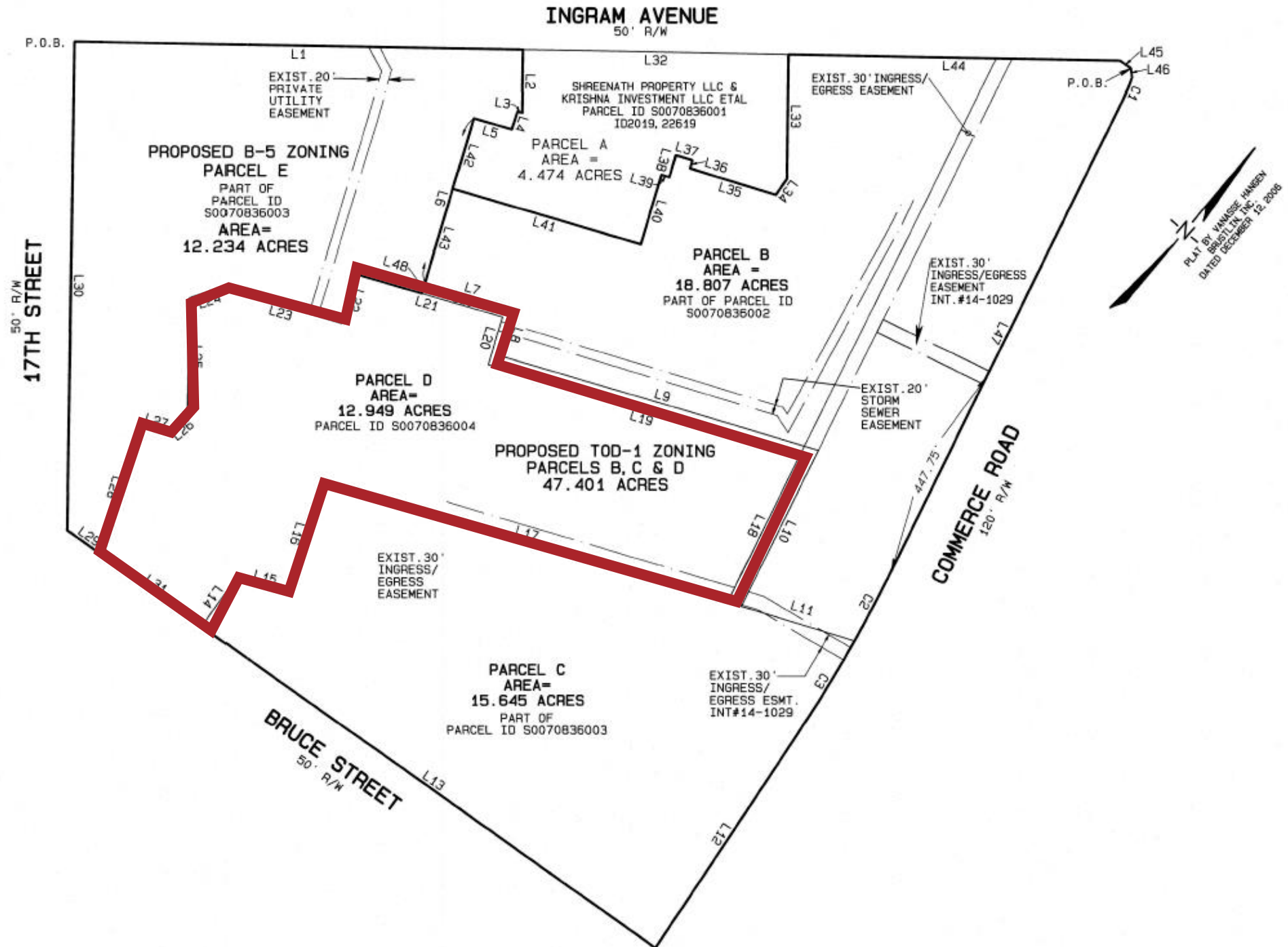


Kevin J. Vonck, Ph.D., Director

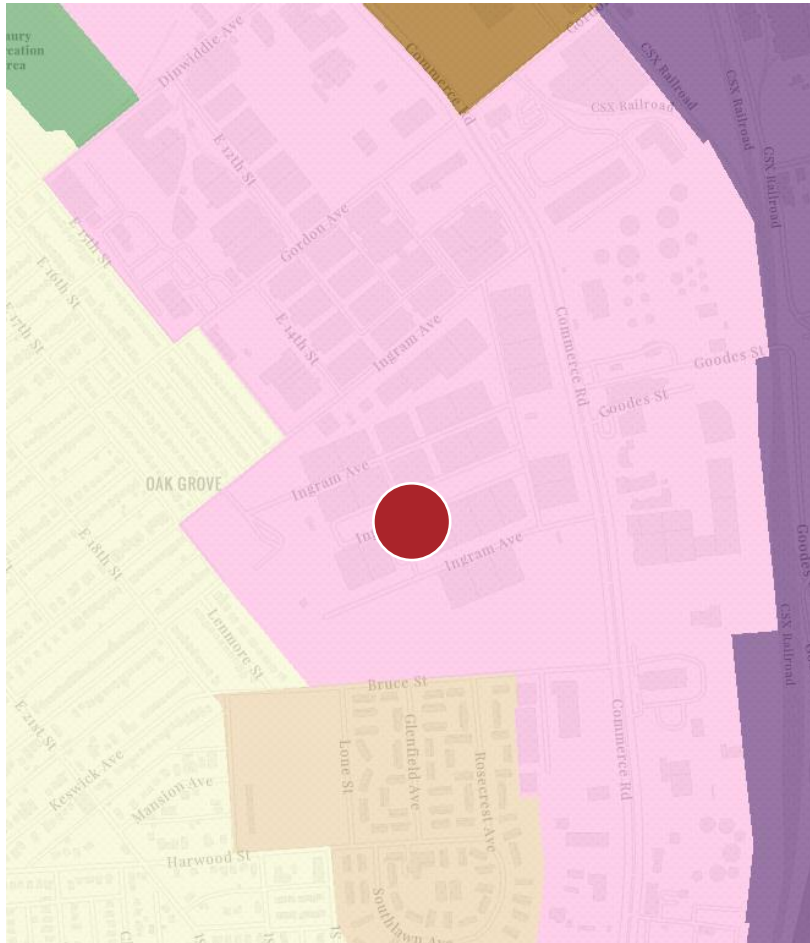
TUESDAY, 1 JULY 2025

Where is the parcel located?





What is the *Richmond 300* Future Land Use?



Industrial Mixed-Use

Formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses.

Development Style: A mix of building types with low-scale, post-industrial buildings that are adapted for a new use are adjacent to new taller residential and/or office buildings. These areas allow "maker uses" to continue while encouraging more individuals to live, work, and play in the area. Buildings should have street-oriented facades with windows and door openings along street frontages. New light industrial uses are compatible

with residential and office uses, and are attractively buffered. New developments continue or introduce a gridded street pattern to increase connectivity.

Ground Floor: Ground floor uses engage with and enliven the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages.

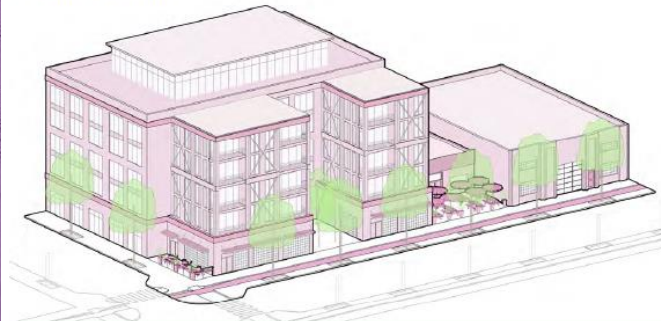
Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveway entrances are prohibited on priority and

principal street frontages and minimal driveway entrances are allowed on secondary streets. Vehicular access to parcels should use alleys where possible. Loading for trucks must be provided off-street. Parking lots and parking areas should be located to the rear of street-facing buildings.

Intensity: Medium- to high-density, three to eight stories.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Institutional and government.



Industrial Mixed-Use Diagram

A mix of building types with low-scale, post-industrial buildings adjacent to new taller residential and/or office buildings.



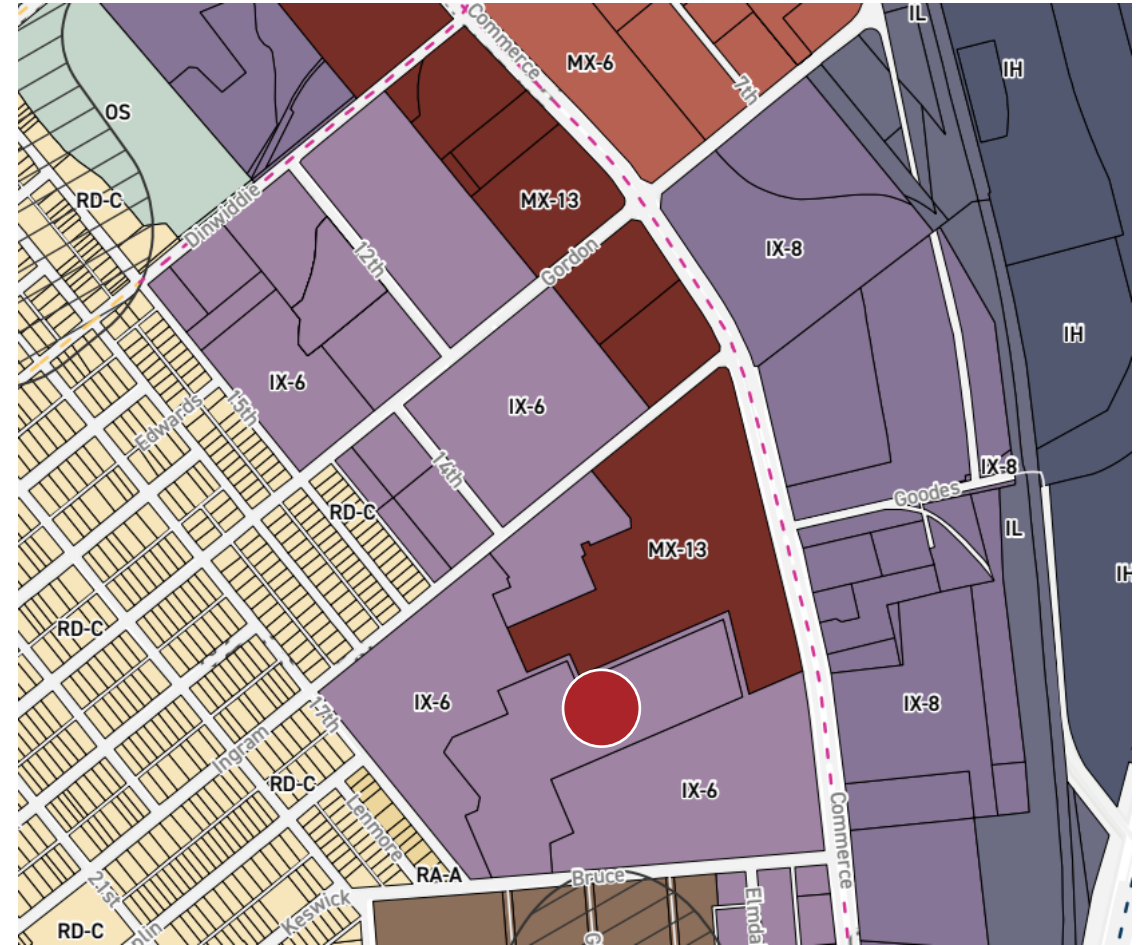
Industrial mixed-use areas feature residential, retail, office, and light industrial users in buildings that are historic renovations [top] or new construction [bottom].



Industrial Mixed-Use Perspective

Ground floor uses engage with and enliven the street. Buildings have street-oriented facades with windows and door openings along street frontages.

This map illustrates the Oak Grove area in Atlanta, Georgia, with various zoning districts and transportation features. The map includes labels for streets such as Gordon Ave, Ingram Ave, and Goodes St, as well as the CSX Railroad and Maury Recreation Area. Specific zoning districts are highlighted with black outlines and labels: TOD-1, B-7, B-6-C, R-7-C, R-5, and R-6. A red circle is placed on Ingram Ave, and two yellow hatched rectangles are located on Goodes St and near the CSX Railroad.



ORD. 2025-156

To rezone the properties known as 1220 Ingram Avenue and 1260 Ingram Avenue from the M-1 Light Industrial District to the TOD-1 Transit Oriented Nodal District and the B-5 Central Business District. (6th District)

Planning Commission

Tuesday, 15 July 2025

City Council

Monday, 28 July 2025

What is our recommendation?

To approve CPCR.2025.017: TO INITIATE AN AMENDMENT TO THE OFFICIAL ZONING ORDINANCE MAP TO REZONE 1240 INGRAM AVENUE FROM M-1 LIGHT INDUSTRIAL TO TOD-1 TRANSIT ORIENTED NODAL DISTRICT.

Questions and discussion