



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2025-152:** To authorize 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. (8th District)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** July 15, 2025

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#### **PETITIONER**

Mark Baker - Baker Development Resources

#### **LOCATION**

2300 Ingram Avenue

#### **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.

#### **RECOMMENDATION**

Staff finds that the proposed use aligns with the Master Plan recommendations for Residential land uses and is similar in scale to many of the existing homes in the neighborhood which are generally single-family dwellings with alley-loaded parking.

Staff also finds that the seven contiguous units support Master Plan Objective 4.1, well-designed neighborhoods. The scale and orientation of the new units aligns well with the existing neighborhood, as well as the 15 new single-family attached units to east.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore staff recommends approval of the Special Use Permit request.

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#### **FINDINGS OF FACT**

##### **Site Description**

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.

**Proposed Use of the Property**

Seven Single-Family Attached dwellings. The proposed density of the parcel is 7 units upon .20 acres, or 35 units per acre.

**Master Plan**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

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.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

**Zoning and Ordinance Conditions**

The current zoning for this property is R-5 Single-Family Residential. The proposed use is not permitted within the R-5 District.

- The special use permit would impose conditions on the property, including:
- The Special Use of the Property shall be as up to seven single-family attached dwellings, substantially as shown on the Plans.
- The height of the Special Use shall not exceed the height as shown on the Plans.
- All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- 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.

**Surrounding Area**

All adjacent and nearby properties are located within the same R-5 zone. The area is primarily single family residential, with some two-family residential and institutional uses present in the vicinity.

**Neighborhood Participation**

Staff notified the Oak Grove Neighborhood and Civic Associations of the proposed Special Use Permit. To this date, staff has not received any letters for this application.

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