



CITY OF RICHMOND

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

SUBD.2025.007: Subdivision Exception for 2300 Ingram Avenue, per Sec. 25-219 of the Subdivision Ordinance.

To: City Planning Commission
From: Land Use Administration
Date: September 16, 2025

PETITIONER

Baker Development Resources

LOCATION

2300 Ingram Avenue

PURPOSE

To approve an exception to Sec 25-219 of the Subdivision Ordinance to waive the requirement for an average lot depth of not less than 100 feet.

SUMMARY & RECOMMENDATION

The proposed subdivision is consistent with the R-5 Single-Family Residential district where the property is located.

The lot pattern and development of this property is consistent with the Richmond 300 Master Plan designation of Residential land uses and historic lot pattern of development in the area. The applicant is therefore requesting, pursuant to Section 25-9(2) of the Subdivision Ordinance, an exception to Section 25-219 of the Subdivision Ordinance.

Staff recommends approval of the exception request.

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

The current zoning for this property is R-5 Single-Family Residential.

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.

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