



# CITY OF RICHMOND

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

**Ord. No. 2025-049:** To authorize the special use of the property known as 1822 Ingram Avenue for the purpose of up to two single-family detached dwellings. (8<sup>th</sup> District).

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** April 1, 2025

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### **PETITIONER**

William Gillette, Baker Development Resources

### **LOCATION**

1822 Ingram Avenue

### **PURPOSE**

The proposal calls for the subdivision of the property and the construction of a single-family dwelling on the new parcel. Single-family dwellings are permitted uses in the R-5 Single-Family Residential zoning district. However, the subdivision creates two parcels that do not meet the lot feature requirements of that zoning district. A Special Use Permit is, therefore, requested.

### **SUMMARY & RECOMMENDATION**

Staff finds that the two-family use is consistent with the City's Master Plan future land use designation of Residential where single-family detached homes are described as a primary use (Richmond 300, p. 54).

Staff finds that the proposal is consistent with the recommendations of the City's Master Plan pertaining to Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options." (Richmond 300, p. 109). In addition, it is consistent with developing housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14)

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. 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 8,550 square foot subject property is located midblock on the southern side of Ingram Avenue between East 21<sup>st</sup> Street and East 18<sup>th</sup> Street. The 60-foot-wide property contains a two-story single-family dwelling.

## **Proposed Use of the Property**

Up to two single-family detached dwellings.

## **Master Plan**

The Richmond 300 Master Plan designates the subject property for Residential. Primary uses are single-family houses, accessory dwelling units, and open space. Secondary uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural.

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 Zoning District where the required lot area is 6,000 square feet and a width of no less than 50 feet. The proposed subdivision will create two 30-foot-wide lots containing 4,275 square feet of area.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as up to two single-family detached dwellings, substantially as shown on the Plans.
- The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.
- All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- All mechanical equipment, including heating, ventilation, and air conditioning units, 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 certificate of occupancy for the Special Use, the establishment of up to two residential lots, 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**

The surrounding land uses are primarily residential.

**Neighborhood Participation**

Staff notified area residents, property owners, and the Oak Grove Neighborhood Association. Staff has received no letters regarding the proposal.

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