



# CITY OF RICHMOND

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

**SUBD. 2023-005:** Subdivision Exception request for 2200 Ingram Avenue, per Sec. 25-9(2) of the Subdivision Ordinance.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** October 16, 2023

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### **PETITIONER**

Maggie Walker Oak Grove Partners, LLC represented by John Gregory

### **LOCATION**

2200 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 recently adopted Special Use Permit (SUP) for this development, Ordinance No. 2023-243, which was adopted September 25, 2023. The SUP requires substantial compliance with the plans attached thereto, which reflect this same lot pattern. The lot pattern and development of this property is consistent with the Richmond 300 Master Plan and historic 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.

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### **FINDINGS OF FACT**

#### **Site Description**

The property is located in the Oak Grove neighborhood between Mason Street and East 21<sup>st</sup> Street. The property is currently a 222,492.7 square foot (5.1 acre) parcel of land improved with a vacant school building. The proposal would allow for at minimum 220 multi-family rental units and at minimum 15 townhomes and/or condominiums units available for purchase.

#### **Proposed Use of the Property**

The applicant is proposing subdividing the existing parcel of land into 17 parcels in order to facilitate the construction single-family attached dwellings and multi-family dwellings.

#### **Richmond 300 Master Plan**

This designation is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature"

**Zoning & Ordinance**

The current zoning for this property is R-5 Single Family Residential District. Ordinance No. 2023-243 authorized the special use of the property known as 2200 Ingram Avenue for the purpose of a residential development, upon certain terms and conditions.

**Surrounding Area**

The surrounding land uses include primarily single-family residences.

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