

INTRODUCED: June 23, 2025

AN ORDINANCE No. 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.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 28 2025 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the survey entitled “Plat Showing Proposed Zoning of Parcels B, C, D & E, City of Richmond, Virginia,” prepared by Engineering Design Associates, and dated May 19, 2025, hereinafter referred to as “the Survey,” a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2025 records of the City Assessor, are excluded from the M-1 Light Industrial District and shall no longer be subject to the provisions of sections 30-452.1 through 30-452.4 of the Code of the City of Richmond (2020), as amended, and that the same are included in the TOD-1 Transit Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

457.11 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

- (a) 1220 Ingram Avenue with Tax Parcel No. S007-0836/002; and
- (b) A portion of 1260 Ingram Avenue, identified as “Parcel C” on the Survey, with Tax Parcel No. S007-0836/003.

§ 2. That, as shown on the Survey, a copy of which is attached to, incorporated into, and made a part of this ordinance, a portion of the property known as 1260 Ingram Avenue, identified as “Parcel E,” with Tax Parcel No. S007-0836/003 as shown in the 2025 records of the City Assessor, is excluded from the M-1 Light Industrial District and shall no longer be subject the provisions of sections 30-452.1 through 30-452.4 of the Code of the City of Richmond (2020), as amended, and that the same is included in the B-5 Central Business District and shall be subject to the provisions of sections 30-442.1 through 30-442.7 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

§ 3. This ordinance shall be in force and effect upon adoption.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: June 9, 2025

EDITION: 2

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)

(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Sharon L. Ebert, Interim Chief Administrative Officer

FROM: Kevin J. Vonck, Director – Department of Planning and Development Review

RE: 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 and B-5 Central Business Districts.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting to rezone two properties; 1220 and 1260 Ingram Avenue, which are currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal and B-5 Central Business Districts. This requires a rezoning application.

BACKGROUND: The City's Richmond 300 Master Plan designates these parcels as Industrial Mixed Use. Such areas are "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. 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 façades with windows and door openings along street frontages."

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. (p. 62)

Currently, properties to the east are zoned M-2 Heavy Industrial, and properties to the west are zoned primarily R-5 Single-Family Residential, with some nearby B-3 General Business District areas along Richmond Highway.

COMMUNITY ENGAGEMENT: The Hillside Court Neighborhood, Oak Grove Civic, and Oak Grove Neighborhood Associations were notified. Letters of notification shall be sent to near-by property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: N/A

FISCAL IMPACT: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: June 23, 2025

CITY COUNCIL PUBLIC HEARING DATE: July 28, 2025

REQUESTED AGENDA: Consent

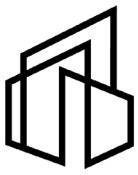
RECOMMENDED COUNCIL COMMITTEE: Planning Commission, July 15, 2025

AFFECTED AGENCIES: Office of Chief Administrative Officer; Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734



HARPER ASSOCIATES

City Central, LLC

Commerce Road Properties – Rezoning Request
RZON 146282-2024

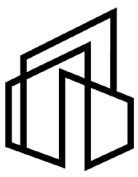
Applicant's Report



Proposed streetscape at future Goodes Street

Prepared by:
City Central LLC
c/o Harper Associates
5607 Grove Ave
Richmond, Virginia 23226

In conjunction with:
Kimley-Horn
2035 Maywill Street, Suite 200
Richmond, Virginia 23230



HARPER ASSOCIATES

May 2, 2025

City of Richmond Department of Planning and Development Review
City Hall, 900 East Broad Street, Room 511
Richmond, Virginia 23219

Re: Rezoning request:
1220 Ingram Avenue S0070836002
1260 Ingram Avenue S0070836003

Ladies and Gentlemen:

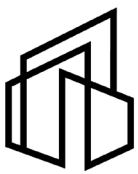
City Central, LLC (the “Applicant”), submits the enclosed materials referenced herein (collectively, the “Application”) to request approval of the rezoning of certain property pursuant to Section 30-1050.1 et seq. of the Code of the City of Richmond (the “Code”). This letter will serve as the Applicant’s Report.

Subject Property & Current Zoning

The subject property is characterized by multiple parcels bound by Ingram Ave to the north, Bruce Street to the south, Commerce Road to the east and is more particularly identified on the table below (collectively, the “Property”). The Property is comprised of approximately 46.69 acres. The Property is currently zoned M-1 Light Industrial District and has active land uses and leases.

Owner	Address	Parcel Number	Tax ID	Parcel	Acreage	Existing Zoning
City Central, LLC	1220 Ingram Avenue	Parcel B	S0070836002		18.807	M-1
City Central, LLC	1260 Ingram Avenue	Parcel C	S0070836003		15.645	M-1
City Central, LLC	1260 Ingram Avenue	Parcel E	S0070836003		12.324	M-1

This area is located at the convergence of several established residential neighborhoods, including Oak Grove, Bellemeade, Hillside Court and Blackwell. Portions of the Property were previously occupied as a tobacco warehouse storage, laydown yard, warehouse, and administrative space, and other currently vacant property.



HARPER ASSOCIATES

Proposed Rezoning

The Applicant proposes to split-zone the subject properties in the table below to Transit Oriented Nodal District (TOD-1) and Central Business District 5 (B-5) as depicted in the enclosed Plat. Redevelopment will take place in phases. The adjacent Tax Parcel S0070836004 owned by the City of Richmond (the “City”) will be a separate rezoning to TOD-1 by the City .

Owner	Address	Parcel Number	Tax ID	Parcel	Acreage	Proposed Zoning
City Central, LLC	1220 Ingram Avenue	Parcel B	S0070836002		18.807	TOD-1
City Central, LLC	1260 Ingram Avenue	Parcel C	S0070836003		15.645	TOD-1
City Central, LLC	1260 Ingram Avenue	Parcel E	S0070836003		12.324	B-5

This requested rezoning of an undesirable industrial zoned property provides an opportunity for a higher and better use. The Small Area Plan, along with this Application, presents an opportunity to redevelop infill areas and lays the foundation for a vibrant, inclusive community by promoting a diverse mix of housing options that support affordability and a range of lifestyles.

Additionally, this rezoning Application is made in anticipation and coordination with the City’s planned rezoning of the adjacent parcel owned by the City (Parcel ID S0070836004).

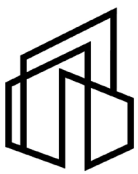
The future development on the Property will foster vehicular and pedestrian connectivity and access to transit options. The Fall Line Trail is anticipated to run down Commerce Road near the Property. Taller heights are appropriate in the proposed TOD-1 portion due to (i) the location of the project on a major street, (ii) the size of the parcels, and (iii) the unique topographic conditions of the site that will mitigate the visual impact of height on adjacent uses. Building heights will be limited to the height allowed under the B-5 District in the western portion nearest the existing R-district.

The future development will emphasize equitable access to shared-use paths and enhanced connectivity through an interconnected roadway network, making it easier for residents to navigate their neighborhoods. With a thoughtful integration of residential, commercial, and recreational uses, the development will foster a dynamic, walkable environment where people can live, work, and gather.

The Applicant looks forward to continuing to work with staff on the development plan during the subdivision process.

Charter Requirements

Based on the foregoing, the proposed use on the Property meets the criteria outlined in Section 17.11(b) of the Charter of the City that the Application is not (i) detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create



HARPER ASSOCIATES

congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to cause overcrowding of land and an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Conclusion

The proposed rezoning authorizes a project that will further catalyze the significant growth and revitalization of a key infill location in Oak Grove, which is presently undergoing significant reinvestment and development after decades of decline. The proposed rezoning will allow consistent density of residential uses with the Industrial Mixed-Use future land use designation in a quality design befitting this prominent site location, consistent with the land use policy priorities of the City Council, as evidenced in the Richmond 300 Master Plan and Riverfront Plan. The proposed Project is consistent with the character of the surrounding properties and meets each of the criteria set forth in Section 17.11(b) of the Charter of the City of the Charter of the City.



Thank you for your consideration of this matter. Please confirm your determination that the Application has been received and deemed complete by your office, and kindly contact us should you have any questions or require additional materials.



HARPER
ASSOCIATES

Respectfully

Will Allen
City Central, LLC

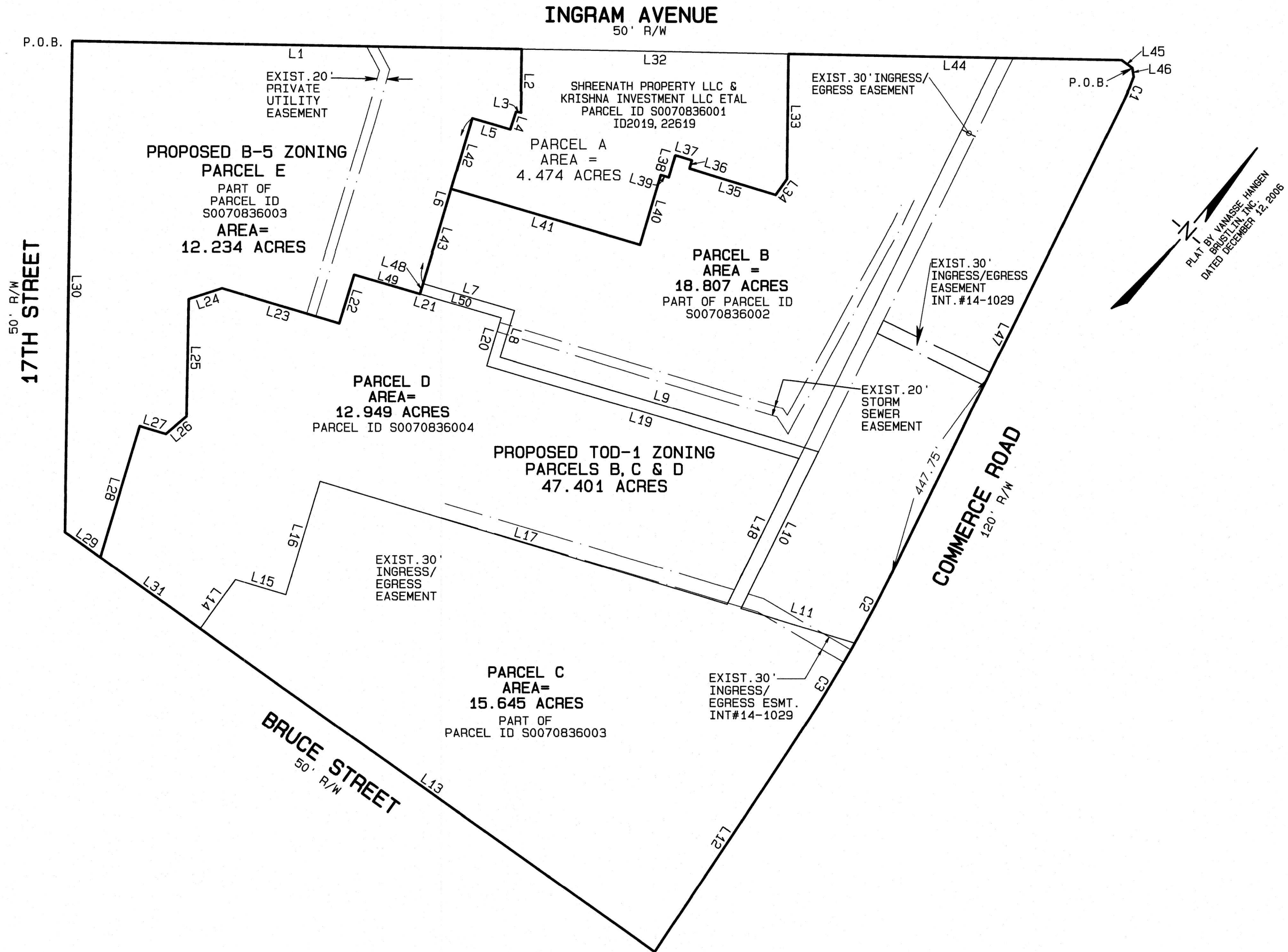
cc. Mr. Russell Harper, City Central, LLC and Harper Associates (via email)
The Hon. Ellen Robertson, Councilperson for 6th District (via email)
Kevin J. Vonck, Ph.D., Director, Department of Planning and Development Review (via email)
Sharon L. Ebert, Deputy CAO for Planning and Economic Development Portfolio (via email)

Enclosures

- Plat Showing Proposed Zoning of Parcels B, C, D & E dated May 19, 2025

LINE	BEARING	DISTANCE
L1	S50°59'11"W	936.35'
L2	S39°06'16"E	132.27'
L3	N59°39'03"E	10.24'
L4	S21°48'39"E	38.96'
L5	S66°30'31"W	82.13'
L6	N23°29'55"W	359.87'
L7	N66°30'05"E	198.02'
L8	S23°21'10"E	101.35'
L9	N66°29'05"E	691.62'
L10	S13°41'17"E	364.02'
L11	N66°45'29"E	247.99'
L12	N06°21'59"W	550.11'
L13	N85°23'17"E	1159.59'
L14	N04°09'39"W	125.60'
L15	N66°33'38"E	109.46'
L16	N23°15'14"W	246.56'
L17	N66°45'29"E	884.89'
L18	N13°43'26"W	338.46'
L19	S66°29'05"W	678.59'
L20	N23°18'01"W	103.67'
L21	S66°29'05"W	318.78'
L22	S23°11'00"E	106.63'
L23	S66°49'00"W	254.87'
L24	S31°55'47"W	73.23'
L25	S38°55'28"E	244.54'
L26	S09°44'16"W	56.73'
L27	N66°45'29"E	56.56'
L28	N23°12'51"W	285.31'
L29	N85°23'17"E	90.29'
L30	S39°10'24"E	1023.57'
L31	N85°23'17"E	256.14'
L32	S50°59'11"W	555.60'
L33	S39°18'44"E	260.05'
L34	S04°24'56"E	40.91'
L35	S66°50'33"W	187.92'
L36	S23°09'27"E	17.48'
L37	N66°50'33"E	35.92'
L38	S23°21'02"E	47.47'
L39	S66°57'25"W	17.20'
L40	S23°24'18"E	151.47'
L41	S66°25'54"W	409.40'
L42	S23°29'55"E	153.21'
L43	S23°29'55"E	206.66'
L44	S50°59'11"W	695.19'
L45	N86°44'43"E	27.68'
L46	N48°21'47"W	18.70'
L47	N13°51'12"W	1088.55'
L48	S23°29'55"E	22.74'
L49	S66°29'05"W	142.62'
L50	S66°29'05"W	176.16'

LINE	RADIUS	ARC	DELTA	CHORD	CH.BEARING	TANGENT
C1	500.00'	59.55'	6°49'28"	59.52'	S17°15'56"E	29.81'
C2	2940.00'	167.32'	3°15'39"	167.30'	S12°13'23"E	83.68'
C3	2940.00'	216.85'	4°13'34"	216.81'	S8°28'46"E	108.48'



NOTES:

1. ALL IMPROVEMENTS ARE NOT SHOWN.
2. THIS PLAT WAS COMPILED FROM FORMER SURVEY BY VANASSE HANGEN BRUSTLIN, INC. DATED DECEMBER 12, 2006, AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.
3. THIS PARCEL LIES ENTIRELY WITHIN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE CITY OF RICHMOND, VA., COMMUNITY PANEL NUMBER 5101290043E, EFFECTIVE DATE JULY 16, 2014 AND PANEL NUMBER 5101290039E, EFFECTIVE DATE JULY 16, 2014.

PLAT SHOWING PROPOSED
ZONING OF PARCELS B, C, D & E

CITY OF RICHMOND, VIRGINIA

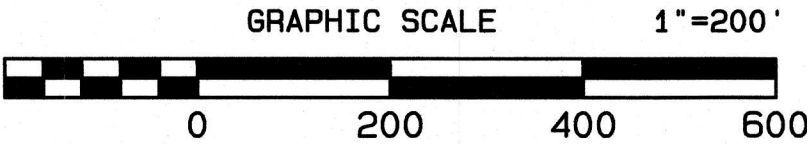
DATE: MAY 19, 2025

SCALE: 1" = 200'

JOB NO.2025204 REZ

ENGINEERING DESIGN ASSOCIATES

ENGINEERS, SURVEYORS & CONSTRUCTION MANAGERS
P.O. BOX 50067 RICHMOND, VA 23250 (804) 236-0190



LEGAL DESCRIPTIONS

PROPOSED PARCEL 'E' - PROPOSED B-5 ZONING

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF THE INTERSECTION OF INGRAM AVENUE AND 17TH SREET; THENCE ALONG THE SOUTHERN LINE OF INGRAM AVENUE N50°59'11"E, 936.35' TO A POINT; THENCE LEAVING SAID SOUTHERN LINE OF INGRAM AVENUE S39°06'16"E, 132.27' TO A POINT; THENCE S59°39'03"W, 10.24' TO A POINT; THENCE S21°48'39"E, 38.96' TO A POINT; THENCE S66°30'31"W, 82.13' TO A POINT; THENCE S23°29'55"E, 359.87' TO A POINT; THENCE S23°29'55"E, 22.74' TO A POINT; THENCE S66°29'05"W, 142.62' TO A POINT; THENCE S23°11'00"E, 106.63' TO A POINT; THENCE S66°49'00"W, 254.87' TO A POINT; THENCE S31°55'47"W, 73.23' TO A POINT; THENCE S38°55'28"E, 244.54' TO A POINT; THENCE S09°44'16W, 56.73' TO A POINT; THENCE S66°45'29"W, 56.56' TO A POINT; THENCE S23°12'51"E, 285.31' TO A POINT ON THE NORTHERN LINE OF BRUCE STREET; THENCE ALONG THE NORTHERN LINE OF BRUCE STREET S85°23'17"W, 90.29' TO A POINT AT THE NORTHEAST CORNER OF THE INTERSECTION OF BRUCE STREET AND 17TH STREET; THENCE ALONG THE EASTERN LINE OF 17TH STREET N39°10'24"W, 1023.57' TO THE POINT AND PLACE OF BEGINNING CONTAINING 12.234 ACRES.

PARCELS 'B', 'C', AND 'D' - PROPOSED TOD-1 ZONING

BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF COMMERCE ROAD AND INGRAM AVENUE; THENCE ALONG THE WESTERN LINE OF COMMERCE ROAD S48°21'47"E, 18.70' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00', A LENGTH OF 59.55', A CHORD BEARING OF S17°15'56"E AND A CHORD OF 59.52' TO A POINT; THENCE S13°51'12"E, 1088.55' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2940.00', A LENGTH OF 167.32', A CHORD BEARING OF S12°13'23"E AND A CHORD OF 167.30' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2940.00', A LENGTH OF 216.85', A CHORD BEARING OF S08°28'46"E AND A CHORD OF 216.81' TO A POINT; THENCE S06°21'59"E, 550.11' TO A POINT AT THE NORTHWESTERN CORNER OF COMMERCE ROAD AND BRUCE STREET. THENCE LEAVING COMMERCE ROAD AND ALONG THE NORTHERN LINE OF BRUCE STREET S85°23'17"W, 1159.59' TO A POINT; THENCE S85°23'17"W, 256.14' TO A POINT; THENCE LEAVING SAID NORTHERN LINE OF BRUCE STREET N23°12'51"W, 285.31' TO A POINT; THENCE N66°45'29"E, 56.56' TO A POINT; THENCE N09°44'16"E, 56.73' TO A POINT; THENCE N38°55'28"W, 244.54' TO A POINT; THENCE N31°55'47"E, 73.23' TO A POINT; THENCE N66°49'00"E, 254.87' TO A POINT; THENCE N23°11'00"W, 106.63' TO A POINT; THENCE N66°29'05"E, 142.62' TO A POINT; THENCE N23°29'55"W, 22.74' TO A POINT; THENCE N23°29'55"W, 206.66' TO A POINT; THENCE N66°25'54"E, 409.40' TO A POINT; THENCE S23°24'18"E, 151.47' TO A POINT; THENCE N66°57'25"E, 17.20' TO A POINT; THENCE N23°21'02"W, 47.47' TO A POINT; THENCE N66°50'33"E, 35.92' TO A POINT; THENCE S23°09'27"E, 17.48' TO A POINT; THENCE N66°50'33"E, 187.92' TO A POINT; THENCE N04°24'56"W, 40.91' TO A POINT; THENCE N39°18'44"W, 260.05' TO A POINT ON THE SOUTHERN LINE OF INGRAM AVENUE; THENCE ALONG THE SOUTHERN LINE OF INGRAM AVENUE N50°59'11"E, 695.19' TO A POINT; THENCE N86°44'43"E, 27.68' TO THE POINT AND PLACE OF BEGINNING CONTAINING 47.401 ACRES.

OWNERSHIP AND REFERENCES

PARCEL 'A'
SHREENATH PROPERTY LLC & KRISHNA INVESTMENT LLC ETAL
PARCEL ID S0070836001
DEED REFERENCE ID2019, 22619

PARCEL 'B'
CITY CENTRAL LLC
PARCEL ID S0070836002
DEED REFERENCE ID2008, 14680

PARCEL 'C'
CITY CENTRAL LLC
PART OF PARCEL ID S0070836003
DEED REFERENCE ID2008, 14680

PARCEL 'D'
CITY OF RICHMOND
PARCEL ID S0070836004
DEED REFERENCE ID2014, 1028

PARCEL 'E'
CITY CENTRAL LLC
PART OF PARCEL ID S0070836003
DEED REFERENCE ID2008, 14680

PLAT SHOWING PROPOSED
ZONING OF PARCELS B, C, D & E

CITY OF RICHMOND, VIRGINIA

DATE: MAY 19, 2025

SCALE: 1" = 200'

JOB NO.2025204 REZ

ENGINEERING DESIGN ASSOCIATES

ENGINEERS, SURVEYORS & CONSTRUCTION MANAGERS
P.O. BOX 50067 RICHMOND, VA 23250 (804) 236-0190



**City of Richmond
Department of Planning
& Development Review**

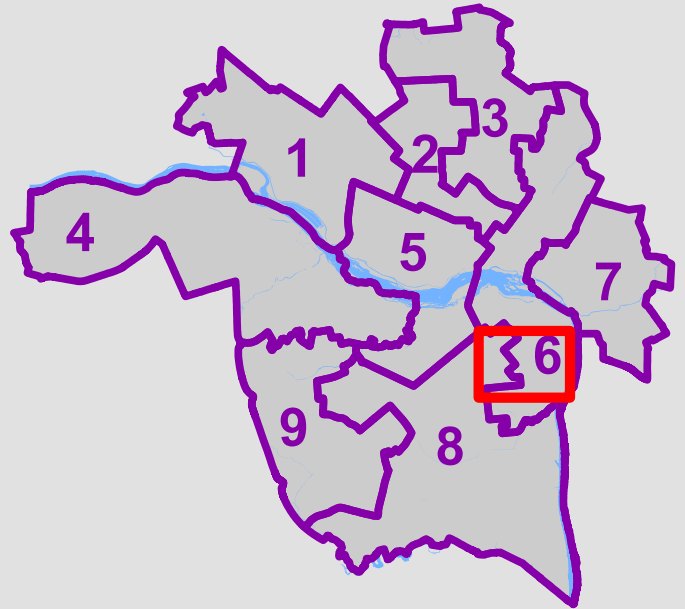
Rezoning

LOCATION: 1220 Ingram Avenue and 1260 Ingram Avenue

APPLICANT: City Central, LLC

COUNCIL DISTRICT: 6

PROPOSAL: 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 and B-5 Central Business Districts.



*For questions, please contact Alyson Oliver
at 804-646-5789 or alyson.oliver@rva.gov*

