

INTRODUCED: February 9, 2026

AN ORDINANCE No. 2026-044

To rezone the property known as 1240 Ingram Avenue from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 10 2026 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the map entitled “Rezoning,” prepared by the City of Richmond Department of Planning & Development Review, and undated, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 1240 Ingram Avenue, with Tax Parcel No. S007-0836/004 as shown in the 2026 records of the City Assessor, is 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 is included in the TOD-1 Transit-Oriented Nodal District and shall be subject to the

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

provisions of sections 30-457.1 through 30-457.11 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

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

Item Request File Number: Admin-2025-1224

O & R Request

DATE: January 7, 2026 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This is no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: To rezone the property known as 1240 Ingram Avenue from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District.

ORD. OR RES. No. ____

PURPOSE: The applicant is requesting to rezone the property of 1240 Ingram Avenue, which is currently zoned M-1 Light Industrial District, to the TOD-1 Transit Oriented Nodal District. This requires a rezoning application.

BACKGROUND: The City's Richmond 300 Master Plan designates a future land use for the subject property as Industrial Mixed-Use. These areas consist of 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."

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.

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: Staff notified area residents, property owners, and the Oak Grove Neighborhood and Oak Grove Civic Associations of the proposed Rezoning. 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.

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: February 9, 2026

CITY COUNCIL PUBLIC HEARING DATE: March 9, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, March 3, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Map

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



City of Richmond Department of Planning & Development Review

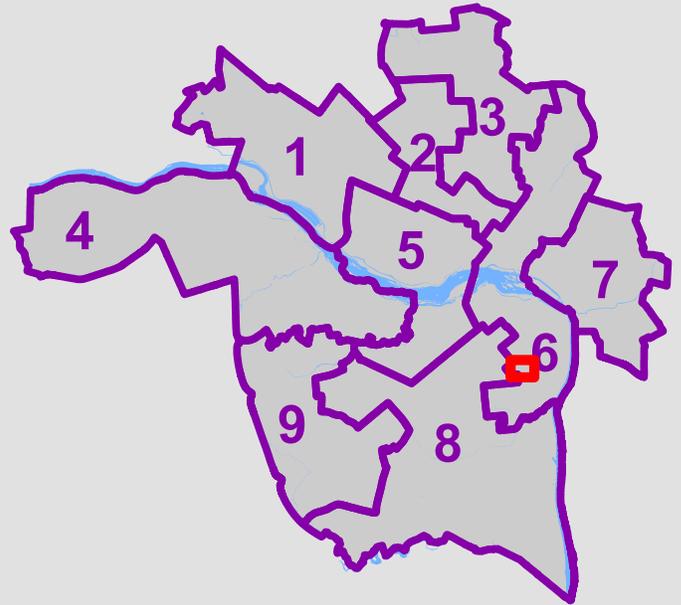
Rezoning

LOCATION: 1240 Ingram Avenue

APPLICANT: City of Richmond

COUNCIL DISTRICT: 1

PROPOSAL: To rezone the property known as 1240 Ingram Avenue from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District.



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





DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

**CITY PLANNING
COMMISSION**

July 1, 2025

RESOLUTION.2025.017

**MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION TO INITIATE AN
AMENDMENT TO THE OFFICIAL ZONING ORDINANCE MAP TO REZONE 1240 INGRAM
AVENUE FROM M-1 LIGHT INDUSTRIAL TO TOD-1 TRANSIT ORIENTED NODAL
DISTRICT.**

WHEREAS, in accordance with section 17.06 of the Charter of the City of Richmond, the City Planning Commission has adopted and City Council has approved a master plan, known as Richmond 300, to promote a coordinated, adjusted, and harmonious development of the city and its environs; and

WHEREAS, in accordance with section 17.10 of the Charter of the City of Richmond, the City Council has adopted a comprehensive zoning ordinance in order to regulate the use of land, buildings, and structures in a manner consistent with future land uses identified in the Richmond 300 master plan; and

WHEREAS, in accordance with section 15.2-2286 of the Code of Virginia (1950), an amendment to the regulations or district maps set forth in the City's zoning ordinance may be initiated by motion of the City Planning Commission, provided that such motion of the City Planning Commission proposing such amendment to the regulations, district boundaries, or classifications of property set forth in the City's zoning ordinance shall state the public purposes therefor;

NOW, THEREFORE BE IT RESOLVED, that, for the purposes of public necessity, convenience, general welfare, and good zoning practice, and in order to best promote health, safety, morals, comfort, prosperity, and general welfare, as well as efficiency and economy in the process of development, the City Planning Commission hereby initiates an amendment to the City's official zoning map for the purpose of rezoning the property known as 1240 Ingram Avenue, with Tax Parcel No. S007-0836/004, from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District.

Rodney Poole
Chair, City Planning Commission

Alyson Oliver
Secretary, City Planning Commission