

INTRODUCED: May 11, 2026

AN ORDINANCE No. 2026-118

To authorize the special use of the property known as 2720 Clearfield Street for the purpose of no more than one single-family detached dwelling, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Avula (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: JUN 8 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 2720 Clearfield Street, which is situated in a R-3 Single-Family Residential District, desires to use such property for the purpose of no more than one single-family detached dwelling, which use, among other things, is not currently allowed by section 30-406.4, concerning lot area and width, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES:               9           NOES:               0           ABSTAIN:                 

ADOPTED:        JUN 8 2026     REJECTED:                       STRICKEN:

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create 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 overcrowding of land and cause 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.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 2720 Clearfield Street and identified as Tax Parcel No. C008-0772/036 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Proposed Improvements on 2720 Clearfield Street, City of Richmond, Virginia,” prepared by Goodfellow, Jalbert, Beard, and Associates, In [sic] and dated October 1, 2025, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of no more than one single-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “SPEC, 2720 Clearfield Street,” prepared by Cadvantage LLC, and dated July 7, 2025, hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as no more than one single-family detached dwelling.

(b) All site improvements shall be substantially as shown on the Plans.

(c) 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 adjoining public right-of- way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

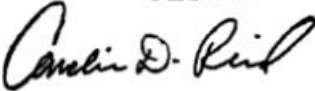
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or

otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

A TRUE COPY:  
TESTE:  
  
City Clerk

City of Richmond  
Intracity Correspondence

**O&R Transmittal**

**DATE:** April 1, 2026

**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:** Odie Donald II, Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, DCAO for Economic Development and Planning

**FROM:** Kevin J. Vonck, Director of Planning & Development Review

**RE:** To authorize the special use of the property known as 2720 Clearfield Street for the purpose of up to one single-family detached dwelling, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** The applicant is requesting a Special Use Permit to authorize construction of a single-family dwelling on a property that is not a legal lot of record and does not meet the lot width requirements of the R-3 Single-family residential zoning district where the property is located. A Special Use Permit is therefore requested to authorize this proposal.

**BACKGROUND:** The vacant 21,867 square foot property is in the Piney Knolls neighborhood on the western side of Clearview Street near its intersection with Kendall Road to the north. The property is of a flag lot configuration with 25 feet of road frontage. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is described as "a neighborhood consisting primarily of single-family houses on large or medium sized lots more homogeneous in nature." (p. 54)

**Intensity:** Buildings are generally two to four stories. Lot sizes generally range up to 5,000 to 20,000 square feet.

The current zoning for this property is R-3 Single-Family Residential District. Adjacent properties are also located within this district.

**COMMUNITY ENGAGEMENT:** The property is not located within a civic association area. After introduction a sign shall be posted on the property and adjacent property owners shall receive notification by mail.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Richmond 300 Master Plan

**FISCAL IMPACT:** \$400 application fee.

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** May 11, 2026

**CITY COUNCIL PUBLIC HEARING DATE:** June 8, 2026

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Planning Commission June 2, 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, Authorization from Property Owner, Applicant's Report, Plans, Survey

**STAFF:**

Alyson Oliver, Program and Operations Manager, Land Use Administration (Room 511) 646-3709

David Watson, Planner, Land Use Administration (Room 511) 646-1036



CITY OF RICHMOND, VA  
Department of Planning and Development Review  
Land Use Administration Division  
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

**AUTHORIZATION FROM PROPERTY OWNER**

TO BE COMPLETED BY THE APPLICANT  
Applicant must complete ALL items

HOME/SITE ADDRESS: 2720 CLEARFIELD ST. APARTMENT NO/SUITE: 1  
APPLICANT'S NAME: BOB PROOST EMAIL ADDRESS: [REDACTED]  
BUSINESS NAME (IF APPLICABLE): VIVID CONSTRUCTION, LLC  
SUBJECT PROPERTY OR PROPERTIES: 2720 CLEARFIELD ST.

**APPLICATION REQUESTED**

- Plan of Development (New or Amendment)
- Wireless Plan of Development (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
- Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- Community Unit Plan (Final, Preliminary, and/or Amendment)
- Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER  
Owner must complete ALL items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: Magnolia Real Estate Holdings, LLC  
PROPERTY OWNER ADDRESS: 8501 Brook Rd Glen Allen VA 23060  
PROPERTY OWNER EMAIL ADDRESS: [REDACTED]  
PROPERTY OWNER PHONE NUMBER: 804-262-3636  
Property Owner Signature: [Signature]

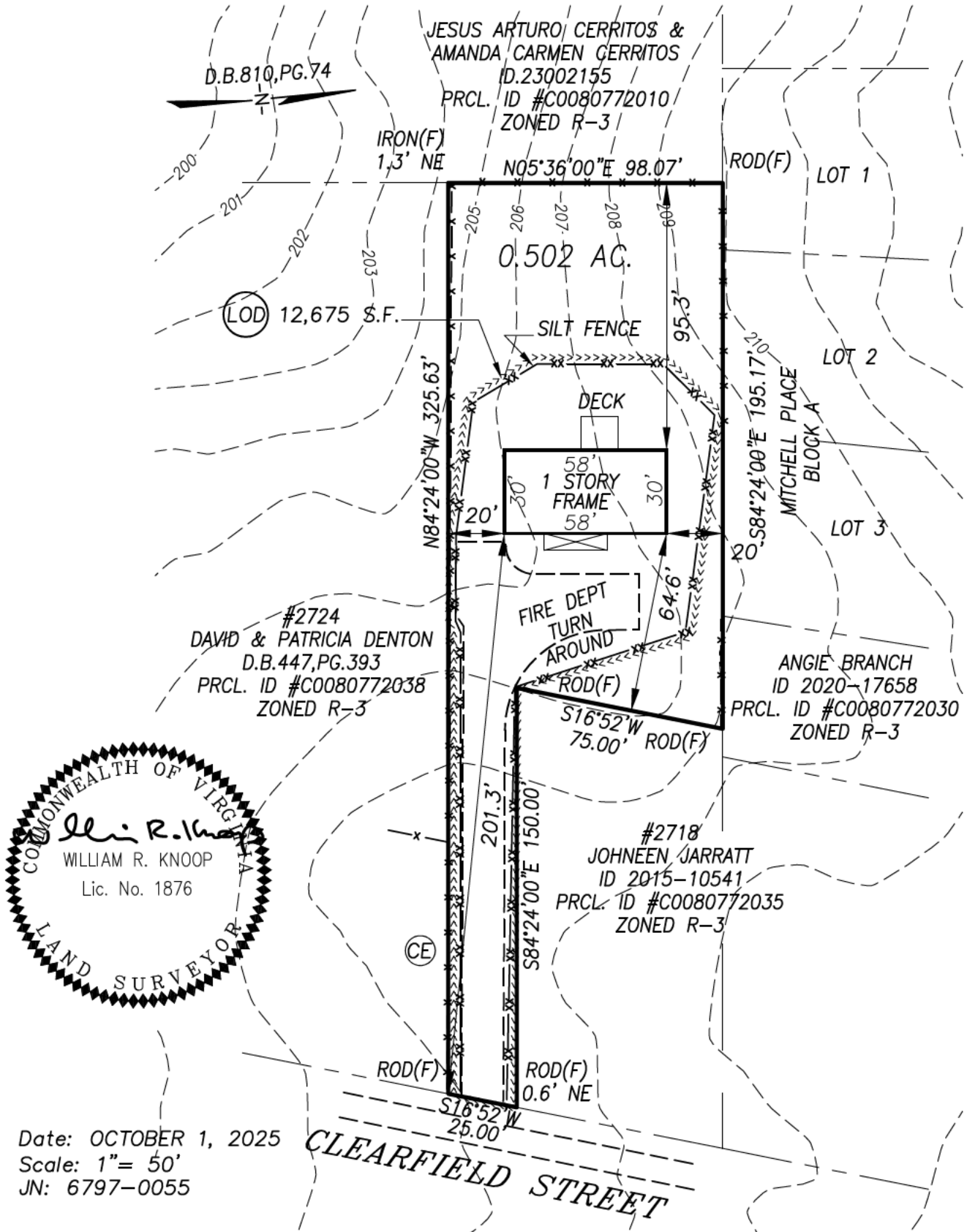
The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

## Applicants Report

We would like to build a single family 3 bedroom, 2 bath 1750sf home at 2720 Clearfield Street. House will be masonry foundation and vinyl sided one story house with a composite roof.

NOTES:

1. OWNER: MAGNOLIA REAL ESTATE HOLDINGS, LLC (IMAGE DEED 2024-17624)
2. ZONING: R-3
3. THIS SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT.
4. PROPERTY SHOWN HEREON IS IN FLOOD ZONE "X", A NON HAZARD FLOOD ZONE, FROM FEMA COMMUNITY PANEL 5101290076E, DATED 07/08/2025.
5. PARCEL ID #C0080772036
6. 1% MINIMUM SLOPE ON ALL UNPAVED AREAS WITHIN THE GRADED AREA.
7. MINIMUM 6" FALL IN 10' AWAY FROM PROPOSED BUILDING
8. TOPOGRAPHY FROM FIELD.
9. SILT FENCE, LIMITS OF CLEARING AND GRADING, AND CONSTRUCTION AS SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED PER FIELD CONDITIONS OR AS DIRECTED BY THE COUNTY INSPECTOR.



Date: OCTOBER 1, 2025  
 Scale: 1" = 50'  
 JN: 6797-0055

CLEARFIELD STREET

PLAT SHOWING  
 PROPOSED IMPROVEMENTS ON  
 2720 CLEARFIELD STREET, CITY OF RICHMOND, VIRGINIA



*Goodfellow, Galbert, Beard, and Associates Inc*  
 7104 Mechanicsville Turnpike / P.O. Box 539  
 Mechanicsville, Virginia 23111  
 (804) 746-7097

ENGINEERING — SURVEYING — PLANNING





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

**Special Use Permit**

**LOCATION:** 2720 Clearfield Street

**APPLICANT:** Vivid Construction, LLC

**COUNCIL DISTRICT:** 9

**PROPOSAL:** To authorize the special use of the property known as 2720 Clearfield Street for the purpose of up to one single-family detached dwelling, upon certain terms and conditions

*For questions, please contact David Watson  
at 804-646-1036 or David.Watson@RVA.gov*

