



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. 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. (9th District)

To: City Planning Commission
From: Land Use Administration
Date: June 2, 2026

PETITIONER

Robert Proost

LOCATION

2720 Clearfield Street

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.

RECOMMENDATION

Staff finds that the proposed use aligns with the Master Plan recommendations for Residential land uses and is a recommended Primary Use.

Staff concludes that the proposed ordinance conditions continue to 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 recommend approval of the Special Use Permit request.

FINDINGS OF FACT

Site Description

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.

Proposed Use of Property

Single-family detached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature" (p. 54).

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 the subject property is R-3 Single-Family Residential. The following features of the proposed development do not comply with the current zoning regulations:

30-406.4 – Lot area and width

A lot width of not less than 75 feet is required.

The flag lot configuration results in a 25-foot lot width at the road frontage.

If approved, the special use permit would impose conditions on the property, including:

- The Special Use of the Property shall be as no more than one single-family detached dwelling.
- All 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 adjoining public right-of-way.

Surrounding Area

Adjacent properties are within the same R-3 Single-Family Residential District. The area is primarily residential properties.

Neighborhood Participation

The property is not located within a civic association. Adjacent property owners of this proposed special use have been notified. To date no communication from the public regarding the proposal has been received.

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