



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

UDC 2019-16: Final Location, Character and Extent Review of Modular Classrooms at Patrick Henry School of Science and Arts (3411 Semmes Avenue/Portion of 4001 Stonewall Avenue)

To: City Planning Commission
From: Land Use Administration
Date: June 17, 2019

PETITIONER

Kylan Shirley – Patrick Henry School of Science and Arts

LOCATION

3411 Semmes Avenue/Portion of 4001 Stonewall Avenue

PURPOSE

Final Location, Character and Extent Review of Modular Classrooms at Patrick Henry School of Science and Arts (3411 Semmes Avenue/Portion of 4001 Stonewall Avenue)

SUMMARY & RECOMMENDATION

The Patrick Henry School of Science and Arts building is a public-charter elementary school that operates in conjunction with Richmond Public Schools. Two modular classroom units are currently located on the property and were approved by the Planning Commission on June 3, 2013. Two additional modular units are proposed to be installed on the property to temporarily house a music classroom and a 4th grade classroom for the beginning of the upcoming Fall 2019 school year. The existing and proposed modular units are located partially or entirely within park property at 4001 Stonewall Avenue). The existing and proposed modular units will no longer be needed once the renovations of the school building are complete.

The modular classrooms are subject to location character, and extent review as “public buildings or structures” in accordance with Section 17.07 of the City Charter. This project was not reviewed by the Urban Design Committee because the Planning Commission, in an October 2016 resolution, exempted modular classrooms from Urban Design Committee review for location, character, and extent to expedite the review process.

Staff recommends that the Planning Commission approve the Final Location, Character and Extent Item, showing two existing and two proposed modular units, with the following conditions:

1. Additional landscaping or other screening shall be provided, as approved by the Director of Planning and Development Review, for the modular classrooms and dumpsters.
 2. The modular units shall be subject to a lease agreement with the City.
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FINDINGS OF FACT

Site Description

The subject property consists of a 1.053 acre parcel improved with the Patrick Henry School of Science and Arts building (3411 Semmes Avenue) and a portion of Forest Hill Park property (4001 Stonewall Avenue). Surface parking, a play area, and two modular classroom units are also located on the subject property. The property is located on the north side of Semmes Avenue, north of the intersection of Semmes Avenue and Forest Hill Avenue, in the Woodland Heights neighborhood.

Proposal

The installation of two new modular classroom units approximately 32' x 24' in size, located to the side and rear of the school building, and adjacent to the two existing modular units on the property. An existing storage container and existing dumpsters are to be relocated as well. Landscaping and screening will be provided.

The modular classrooms will have the following exterior characteristics:

- Hardi Panel exterior siding
- Contrasting color Hardi Panel trim

Master Plan

The property is located in the City's Old South Planning District. The City of Richmond's current Master Plan designates a future land use category for the subject property as Public & Open Space. Primary uses for this category "...include publicly owned and operated parks, recreation areas, open spaces, schools, libraries, cemeteries and other government and public service facilities. Also included are environmentally sensitive areas and scenic areas where urban development should not occur. Typically, this category depicts larger scale uses or open spaces, while small-scale facilities are incorporated within the predominant surrounding land use designations" (p. 135).

Zoning

The current zoning for the subject property is R-5 Single-Family Residential, which allows libraries, museums, schools, parks and recreational facilities owned or operated by any governmental agency.

Surrounding Area

Forest Hill Park is located to the north and west of the school property. Residential uses are located to the east of the property. A mix of residential and commercial uses are located to the south.

Neighborhood Participation

The applicant is in communication with the Woodland Heights Civic Association.

Staff Contact: Matthew J. Ebinger, Principal Planner, Land Use Administration 804-646-6308