



CITY OF RICHMOND

Department of Planning & Development Review ***Staff Report***

UDC 2022-15: Final location, character, and extent review of four modular classrooms at Clark Springs Elementary School (1101 Dance Street).

To: City Planning Commission
From: Land Use Administration
Date: August 15, 2022

PETITIONER

Bobby Hathaway, Richmond Public Schools

LOCATION

Clark Springs Elementary School
1101 Dance Street

PURPOSE

Final location, character, and extent review of the construction of temporary classroom trailers at Clark Elementary School to house displaced Fox Elementary students.

SUMMARY & RECOMMENDATION

In order to re-house students displaced from Fox Elementary School due to fire, the applicant proposes a final plan to construct four (4) temporary modular classrooms, aluminum access decks w/canopy cover, and associated concrete walkways.

The 5.8 acre site is located in the Hollywood Cemetery neighborhood at Clark Elementary School and is zoned R-5 – single-family residential district. The temporary classrooms are proposed to the east of the existing building. Hollywood Cemetery is located to the east and south, the Randolph Neighborhood to the west and north.

The project consists of four (4) temporary modular trailers to be used as classrooms. Each modular classroom can facilitate 25 occupants. No foundation will be needed for the proposed modular classrooms. Each modular classrooms will contain on bathroom with a sink. modular classrooms will be connected to the larger buildings fire alarm, intercom, and bell system. Temporary aluminum ADA accessible decks, ramps, and stairs will connect modular classrooms to new concrete pathways to facilitate access from the existing school. An exterior light is attached

to each modular classroom. Landscape mulch will be provided under and around each modular classroom to prevent grass to grow in areas that are difficult to maintain. Due to the temporary nature, no other landscaping is proposed, although an existing tree between the project and the exiting building will be maintained.

The project is subject to location, character, and extent review under section 17.05 of the Richmond City Charter. The Planning Commission, through Resolution CPCR 2016-76, has confirmed that temporary classrooms located at public schools do not require review by the Urban Design Committee.

The Resolution states that “it is in the public interest to expedite review of location, character, and extent projects by avoiding the necessity for making case-by-case Planning Commission determinations regarding the appropriateness of refer projects to the Urban Design Committee or Commission of Architectural review;” therefore, modular school buildings are exempted from review by the Urban Design Committee and Commission of Architectural Review on matters of aesthetic nature relating to the location, character, and extent.

Staff recommends approval of this Item.

FINDINGS OF FACT

Site Description

The site is located in the Hollywood Cemetery neighborhood at Clark Elementary School. The site is zoned R-5 – single-family residential district and consists of 5.8 acres. The temporary classrooms are proposed to the southeast of the existing building. Hollywood Cemetery is located to the east and south, the Randolph Neighborhood to the west and north.

Proposed Use of the Property

The proposed use of the property are temporary modular classrooms located at an existing school.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Institutional. This designation is defined as a “Public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religions institutions.”

Development Style: Several buildings owned by an institution are often connected by an engaging character that creates a campus-like environment.

Ground Floor: Active commercial ground floor uses are required on street-oriented commercial frontages. Residential uses may be permitted on the ground floor in certain sections of the area. Regardless, ground floor residential units should still have street-oriented façades with setbacks, front yards, and balconies where appropriate.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveway entrances are prohibited on priority and principal street frontages and minimal driveway entrances are allowed on secondary streets. Ground floor parking is prohibited on principal street frontages.

Intensity: Varies.

Primary Uses: Institutional, cultural, government, and open space.

Secondary Uses: Retail/office/personal service and multi-family.

Surrounding Area

Hollywood Cemetery is located to the east and south, the Randolph Neighborhood to the west and north. The surrounding area to the north and west are zoned R-48, areas to the south and east are zoned in the same R-5 District as the subject property.

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