



CITY OF RICHMOND

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

UDC 2020-10: Final location, character, and extent review of four modular classrooms at Southampton Elementary School (3333 Cheverly Road).

To: City Planning Commission
From: Land Use Administration
Date: June 15, 2020

PETITIONER

Jarrell Coleman – Richmond Public Schools

LOCATION

3333 Cheverly Road

PURPOSE

Final Location, Character and Extent Review of Four Modular Classrooms at Southampton Elementary School (3333 Cheverly Road).

SUMMARY & RECOMMENDATION

Due to school district rezonings, 60 students from Miles Jones Elementary School will be attending Southampton Elementary School. The proposed modular classrooms are needed to accommodate the increased enrollment.

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, with the following conditions:

1. A landscaping/screening plan shall be approved by the Director of Planning and Development Review.
 2. Wood used in the construction of covered decks/walkways/canopies shall be finished with paint, stain, or similar materials.
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FINDINGS OF FACT

Site Description

The subject property consists of a 17.19 acre parcel improved with the Southampton Elementary School. The property is located at the southeast corner of the intersection of Cheverly Road and Prairie Road with frontage along Chippenham Parkway along the property's southern border, in the Stratford Hills neighborhood.

Proposal

The installation of a four-classroom modular building approximately 177' x 65' in size, with a covered walkway, located to the south of the school building along Cheverly Road.

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 Huguenot 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-2 Single-Family Residential, which allows libraries, museums, schools, parks and recreational facilities owned or operated by any governmental agency.

Community Participation

Staff notified the Cherokee Area Neighbors, Greater Oxford Civic, and Southampton Citizen's Association. No letters of support or opposition have been received.

Surrounding Area

The school property is surrounded by single-family residential uses and multi-family residential uses. All surrounding properties north of Chippenham Parkway are in the same R-2 District as the subject property. Properties to the south are in the R-3 District.

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