



## CITY OF RICHMOND

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

**UDC 2020-09:** Final location, character, and extent review of modular classrooms at J.L. Francis Elementary School (5146 Snead Road).

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

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#### **PETITIONER**

Jarrell Coleman – Richmond Public Schools

#### **LOCATION**

5146 Snead Road

#### **PURPOSE**

Final Location, Character and Extent Review of a four-classroom modular building at J.L. Francis Elementary School (5146 Snead Road).

#### **SUMMARY & RECOMMENDATION**

Due to an estimated enrollment which is over the capacity for the site, the proposed four-classroom modular building are needed as a replacement to three existing trailers currently located on the site.

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 any covered decks/walkways/canopies/ramps shall be finished with paint, stain, or similar materials.
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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of a 16.4 acre parcel improved with J.L. Francis Elementary School. The property is located along Snead Road and also has frontage at the terminus of White Oak Drive, in the Piney Knolls neighborhood.

### **Proposal**

The installation of a four-classroom modular building approximately 177' x 65' in size, with an ADA compliant walkway, located to the rear of the school building.

The modular classroom building 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 Broad Rock 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-4 Single-Family Residential, which allows libraries, museums, schools, parks and recreational facilities owned or operated by any governmental agency.

### **Community Participation**

Staff notified the Brookbury Civic 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 are in the same R-4 District as the subject property

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