

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



R. Joseph Emerson, Jr., AICP
Director of Planning
(804) 501-4602

July 14, 2022

Youngblood, Tyler and Associates, P.C.
Anne Tignor, P.E.
7309 Hanover Green Drive
Mechanicsville VA 23111

RE: POD2022-00364 (POD-054-99)
 Northstar Academy
 Concept Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced Concept Plan, received June 27, 2022, and has the following comments:

1. The proposed development requires approval of a Plan of Development (POD). Provide 13 sets of construction plans, four (4) sets of architectural plans (including floor plans), a completed application signed by all property owners and requisite fee. Technical submission requirements may be found on the attached POD application.
2. On all architectural elevations, include building materials, color descriptions, and dimensioned heights.
3. Proffers of C-30C-89 apply. Proffer No. 8 requires high-quality building materials and architectural consistency between all buildings.
4. The following lot dimensional requirements apply:
 - a. Lot area – 1 acre
 - b. Lot width – 100' feet
 - c. Maximum height – 110' feet (unless additional height granted per Sec. 24-2306)
 - d. Front – 40' feet
 - e. Side – 20' feet
 - f. Rear – 40' feet
5. Trade schools are subject to the use specific standards of Sec. 24-4309.C.
6. Should 300 or more parking spaces remain on-site, parking must meet the standards of Sec. 24-5107, Design Requirements for Large Parking Lots.
7. Include overall and individual amounts of required parking spaces for the existing and proposed buildings. Trade schools require 2.5 parking spaces per each 1,000 S.F.
8. Provide internal pedestrian connections.
9. Provide a conceptual landscape plan which includes the following:
 - a. A transitional buffer 50 is required adjacent to the RTHC and R-6C Districts.
 - b. Minimum tree canopy coverage of fifteen percent (15%) is required.
 - c. Interior parking lot greenspace equaling at least five percent (5%) of the total area used by vehicles, including parking spaces and drive aisles.
 - d. Parking lot landscaping per Sec. 24-5312.

Anne Tignor, P.E.

07/014/2022

Page 2

10. Provide a lighting plan with modeled footcandles, pole and mounting details, and manufacturer specifications. All exterior light fixtures must be full cut-off fixture types.
11. See additional comments from other review agencies.

The above comments may be revised based upon discussions at the WebEx staff developer conference, scheduled for Thursday, July 21st at 10:00 a.m. You may contact me at 804-501-4626 and nor020@henrico.us if you need any additional information prior to the meeting.

Sincerely,

A handwritten signature in cursive script, reading "Spencer A. Norman", followed by a horizontal line.

Spencer A. Norman
County Planner