

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

September 12, 2022

Northstar Academy
Crystal Trent
11501 Nuckols Road
Glen Allen VA 23059

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

RE: POD2022-00433
Northstar Academy, Phase I
Original Plan Review Comments
First Submission

Sir/Madame:

The Planning Department has completed its review of the above-referenced plans, received August 18, 2022, and has the following comments:

The following bolded comments must be addressed prior to Staff recommending approval of the project on the September POD/Site Plan Director's Agenda:

- 1. Sec. 24-5502.A(2) requires lighting for portions of existing sites on which new development is occurring and Sec. 24-5503.D sets forth minimum lighting levels for parking lots and pedestrian paths, including sidewalks. Please provide a lighting plan and details which addresses these requirements.**
 - a. Additionally, staff strongly recommends that all light fixtures within the overall site be changed/updated with Phase 1. Inconsistent light levels present safety concerns by limiting visibility and creating dark spots. The Police Division has commented on many such issues in the past, particularly with school sites. An overall lighting plan with Phase 1 may also limit future issues with sourcing similar lighting in subsequent phases.**
- 2. Provide location of any ground or roof mounted HVAC or mechanical equipment. If ground mounted, we will need screening details and enclosures shown on the layout. If roof mounted, we need confirmation that screening which matches the building in color and material will be provided at the time of building permit review.**
- 3. Staff strongly recommends re-location of the dumpster away from the Residential zoned property and to a central location within the site.**

Construction Plan Comments:

1. Proffers of rezoning case C-30C-89 apply. Include a copy of the proffers within the plans (copy attached). Once Site Plan is approved, include the approval letter as well.
2. On the Cover Sheet, Sheet 1:
 - a. Revise title to, *"Northstar Academy, Phase I – Site, Utility, and Lighting Plans."*

Mr. Anne Tignor, P.E.

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- b. Under Site Data, No. 6, revise zoning to "O/S-C".
 - c. Under Site Data, No. 7, revise proposed use to, "Accessory Gymnasium Building."
 - d. Under Site Data, No. 10, the existing building requires 52 spaces as a trade or vocational school (Sec. 24-5110). Note parking requirements of the existing building as the proposed gymnasium does not require separate parking as an accessory use. Please be advised future phases which include additional square footages of the principal use(s) will require additional parking.
 - e. Provide open space calculations per Proffer No. 7.
3. On the Overall Master Plan, Sheet 2:
 - a. Show a future sidewalk connection to the public sidewalk along Nuckols Road.
 - b. Show and label phase lines.
 - c. Include zoning for all adjacent parcels.
 - d. Ensure future buildings meet O/S District lot dimensional requirements.
4. On the Phase I ESC Plan, Sheet 3:
 - a. Provide location for any construction trailers needed for the site. If the trailers are not shown on the construction plans but desired later, a separate Temporary Use Permit will need to be submitted for review and approval by the Board of Zoning Appeals (BZA).
 - b. Provide tree protection fencing or other protective barrier permitted by Sec. 24-5313.D(2) along the 50' foot transitional buffer.
5. On the Layout and Utilities Plan, Sheet 4:
 - a. Include dimensions for the proposed gymnasium building.
 - b. Label Nuckols Road as a Minor Arterial.
 - c. Include details of proposed handrails.
 - d. Please clarify how the entryways and overhead door will be accessed on the building's western elevation. It does not appear a curb cut for vehicular access or sidewalks for pedestrian access are provided along this side of the building.
6. On the Notes & Details, Sheet 10:
 - a. Dimension height of dumpster enclosure. The enclosure must be a minimum eight feet (8') in height.
7. On the Conceptual Landscape Plan, Sheet 20:
 - a. Provide at least one tree for each proposed interior landscape island.
 - b. Omit conceptual landscape plan from construction plan submittal and submit separately.
8. See additional written comments from other review agencies.

The above comments may be revised based upon discussions at the WebEx staff developer conference, scheduled for Thursday, September 15th at 10:00 a.m. The **bolded comments** must be addressed via revised plans and a written response to comments by Friday, September 16th, to be considered prior to preparation of the September POD/Site Plan Director's agenda. You may contact me at 804-501-4626 and nor020@henrico.us if you need any additional information prior to the meeting.

Sincerely,



Spencer A. Norman
County Planner

pc: Northstar Academy – Attn: Crystal Trent