

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



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

November 3, 2023

Danielle Crowley
The Goddard School
7503 Old Hickory Drive
Mechanicsville, VA 23111

David Ellington
Kimley Horn
2035 Maywill Street
Richmond, VA 23230

RE: POD2023-00465
Goddard School at Mountain and Woodman Rd
Concept Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced Concept Plan, received October 17, 2023, and has the following comments:

1. The proffers from that case, C-69C-04, regulate the property along with the current zoning ordinance. Provide the Zoning Case number on the coversheet under previous approval.
2. The parcel is zoned O-2C. Childcare centers are a use by right in this zone. Sec 24-4315 regulates commercial uses in the O-2 district. Sec 24-4308.A provides information pertaining specifically to childcare centers.
3. The front yard, next to Mountain Road, has a minimum building set back of 35 feet. This setback is also required from all public rights of ways in O-2 districts. This would make the setback along Woodman Road also 35 feet and place the building to close by 6 feet +/-.
4. An outdoor play area must meet the side and rear yard setbacks for the principal use. If abutting a residential use, parking lot, or street, the play area must be screened by an opaque fence or wall at least six feet in height supplemented with landscaping. (24-4308.A(4))
5. The minimum number of off-street parking spaces is 1.0 per 10 children design capacity. Please provide the design capacity that will be used to calculate parking. (Table 5110)
6. Parking areas and vehicular circulation for the childcare center must be designed to enhance the safety of children as they arrive at and leave the facility. The center must provide a designated pickup and delivery area that includes at least one parking space per 20 children and is located adjacent to the childcare center in such a way that children do not have to cross vehicular travel ways to enter or exit the center. (24-4308.A(5))
7. The dumpster location appears to be at a difficult angle for the truck to approach and may be unsightly next to the main entrance. Relocating it to the other end of the parking area may be a better choice. For screening pertaining to Recycling and Refuse Collection Areas, see Sec. 24-4428.
8. The SWM facility should be outside of the fence to allow access for maintenance. Stormwater retention or detention ponds when not developed as a site amenity must be screened by walls, fences, or landscaping. (24-5311.B(4))
9. Provide details for the dumpster enclosure, designated student drop-off and pickup location, and fencing materials.

10. Open space required in an amount that meets or exceeds the minimum of 15% must be provided. Table 5203: Required Open Space provides the calculations.
11. A landscaping plan must be submitted with an application for any development subject to the requirements of this division that proposes land-disturbing activity. (24-5303)
12. The following genus diversity requirements apply to trees required to be planted on a site. If fewer than 20 trees are required to be planted on a site, no more than 70 percent of the required trees must be of a single genus. If 20 or more trees are required to be planted on a site, no more than 35 percent of the required trees must be of a single genus. (24-5304)
13. All developments requiring approval of a site plan or construction plan must provide the minimum tree cover in Table 5308A: Tree Cover Requirements. For O-2 districts the minimum percentage of tree cover is 15%. (24-5308)
14. Landscaping must be provided along the building perimeter facing public rights-of-way in the amount listed in Table 5309: Required Foundation Plantings. For commercial use foundation plantings of two (2) shrubs per ten (10) feet of building perimeter facing right of way are required.
15. A 25-foot Transitional Buffer is required between the RTHC to the south and the A-1 to the west. (Table 5310A)
16. Unless they are located in a screened service area, ground-mounted and rooftop utility and mechanical equipment, including HVAC units, electric, water, and gas meters, junction and accessory boxes, transformers, generators, and accessory solar energy equipment, but not including wall-mounted equipment must be screened by the principal buildings on the site, or architecturally integrated building elements, or opaque walls or fences of approved design and materials compatible with the principal buildings.
17. Wall-mounted utility and mechanical equipment must be screened by opaque walls or fences of approved materials and design. (24-5311.A and B)
18. A landscape area a minimum of twenty (20') feet in width shall be provided along Woodman Road and Mountain Road and shall be planted to exceed the current Transitional Buffer 10 requirements. (Proffer #2) See Table 5310B: Minimum Width and Planting Requirements for specifics on buffer plantings.
19. A continuous landscape strip no less than six feet in width along the perimeter of a parking lot that does not abut a public right-of-way. Within the landscape strip, evergreen shrubs at least 24 inches in height when planted and with a mature height of at least 36 inches must be planted three and one-half feet on center. Every 100 feet, there must be two trees planted, with a minimum of one tree in each landscape strip. The remainder of the landscape strip must contain groundcover, turf, trees, or shrubs, or be mulched. (24-5312.C(1))
20. A parking lot must include an interior landscaping area that is equal to at least five percent of the total area of the parking spaces. Parking spaces should be between landscape areas of at least nine feet in width, at least 162 square feet in area, and containing at least one large tree and at least two shrubs. (24-5312)
21. A Tree Protection Plan, including Identification of all protected trees on the site, the location of any required buffers, landscape strips or tree protection areas must be included. (24-5313)
22. A Lighting Plan that includes fixture locations, fixture mounting heights, pole and fixture details, and manufacturer cut sheets, and a Photometric Plan must be provided. (24-5501)
23. Proffer # 7 states, "All parking lot lighting on the Property shall be produced from concealed sources of light, shall not exceed twenty (20') feet in height above grade level..." but be aware that any lightning within 100 feet of any Residential District is limited to a height of 15 feet. (Sec 24-5503.E(1)(a))
24. Four (4) sets of Architectural plans, including floor plans and colors, must be included in the submission. Be aware of the proffered conditions when designing the structure. Exterior walls visible from public view at ground level at the property line shall be comprised of a minimum of 40% brick exclusive of architectural features and elements such as, by way of example, doors, windows, and dormers. Buildings shall be developed in substantial conformance with the elevation prepared by Freeman + Morgan Architects, dated January 2, 2003... No unfinished metal, cinderblock, stucco, or beaded board siding shall be allowed. (Proffer #1)

Danielle Crowley, The Goddard School

November 2, 2023

Page 3

25. Signage is a separate review and will not be part of the approval.
26. Additional comments may follow upon review of a subsequent submittal. See additional comments from other review agencies.

After incorporating the above changes, and any other agency comments, submit a site plan, using the updated coversheet found at <https://henrico.us/works/engineering-environmental-services/>, along with a Site Plan Application. You can find more information about the process at <https://henrico.us/planning/planning-commission-pod-subdivisions/pod-sub/>

The above comments may be revised based upon discussions at the staff developer conference, scheduled for November 11, 2023, at 9:00AM. You may contact me at 804-501-4646 and rig020@henrico.us if you need any additional information prior to the meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Todd Rigler". The signature is fluid and cursive, with the first name "R. Todd" and last name "Rigler" clearly distinguishable.

R. Todd Rigler
County Planner

pc: Woodman East, LLC