



**CITY OF RICHMOND, VA**  
**Department of Planning and Development Review**  
**Land Use Administration Division**  
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

**AUTHORIZATION FROM PROPERTY OWNER**

**TO BE COMPLETED BY THE APPLICANT**

Applicant must complete ALL items

HOME/SITE ADDRESS: 1219 Palmyra APARTMENT NO/SUITE \_\_\_\_\_

APPLICANT'S NAME: Veritas School Properties LLC EMAIL ADDRESS: \_\_\_\_\_

BUSINESS NAME (IF APPLICABLE): \_\_\_\_\_

SUBJECT PROPERTY OR PROPERTIES: 1219 Palmyra

**APPLICATION REQUESTED**

- Plan of Development (New or Amendment)
- Wireless Plan of Development (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
- Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- Community Unit Plan (Final, Preliminary, and/or Amendment)
- Subdivision (Preliminary or Final Plat Correction or Extension)

**TO BE COMPLETED BY THE AUTHORIZED OWNER**

Owner must complete ALL items


Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: Veritas School Properties LLC

PROPERTY OWNER ADDRESS: 3400 Brook Rd, Richmond, VA, 23227

PROPERTY OWNER EMAIL ADDRESS: jmullen@rothjackson.com

PROPERTY OWNER PHONE NUMBER: 804-977-3374

Property Owner Signature: 

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney.

November 3, 2025

City of Richmond  
Department of Planning and Development Review  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street  
Richmond, Virginia 23219

Jennifer D. Mullen  
Richmond Office  
(804) 977-3374 (direct)  
jmullen@rothjackson.com

RE: Community Unit Plan Final Plan: 1219 Palmyra Avenue

Dear Alyson:

This letter shall serve as the Applicant's Report accompanying the application for a Community Unit Plan Final Plan (the "Final Plan") for the property known as 1219 Palmyra Avenue, identified as Tax Parcel N0001330014 (the "Property") to construct a field house for the Veritas School. The Property is approximately 1.187 acres and is part of the Veritas School campus, which includes multiple buildings used for academics, arts and administration offices, as well as athletic fields and facilities. The Property is zoned I – Institutional with Community Unit Plan, originally adopted by Ordinance No. 2003-296-255 on September 8, 2003 and amended by Ordinance No. 2008-270-261 on October 13, 2008 and Ordinance No. 2025-046 on September 22, 2025 ("CUP"). The CUP regulates the use of multiple properties generally between Westwood Avenue to the south, Palmyra Avenue to the north, Gloucester Road to the west and Lamont Street to the east. The CUP authorized multifamily residential units, a community center with reception facility and non-medical office, a preventative healthcare facility, two private schools, and a fifty-unit dormitory.

The Final Plan would authorize the construction of a field house for the Veritas School's athletic programs within Veritas' campus adjacent to existing athletic fields. The CUP does not require a text amendment or a preliminary plan as no new residential is proposed with the field house and the CUP already authorizes the school's use. The field house is located on campus so that it is connected to existing buildings (not included within the CUP property) by a raised crosswalk and vehicular circulation that ties into the existing school circulation pattern. The elevations of the field house are compatible with the existing school buildings in scale and massing and using brick as the primary material. The field house will support the school's athletic programs including a new gymnasium, weight room, team rooms and locker rooms. The field house (i) adequately safeguards the health, safety and welfare of the occupants of the adjoining and surrounding property; (ii) will not unreasonably impair an adequate supply of light and air to adjacent property; (iii) will not unreasonably increase congestion in streets; (iv) will not unreasonably increase public danger from fire or otherwise unreasonably affect public safety; and (v) will not diminish or impair the established values of property in surrounding areas.

{01646902;v1}

**RICHMOND**

1519 Summit Avenue, Suite 102, Richmond, VA 23230

P: 804-441-8440 F: 804-441-8438

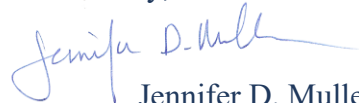
**TYSONS CORNER**

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525

Thank you for your time and consideration of this request. Please let me know if you have any questions.

Sincerely,

  
Jennifer D. Mullen

{01646902;v1}



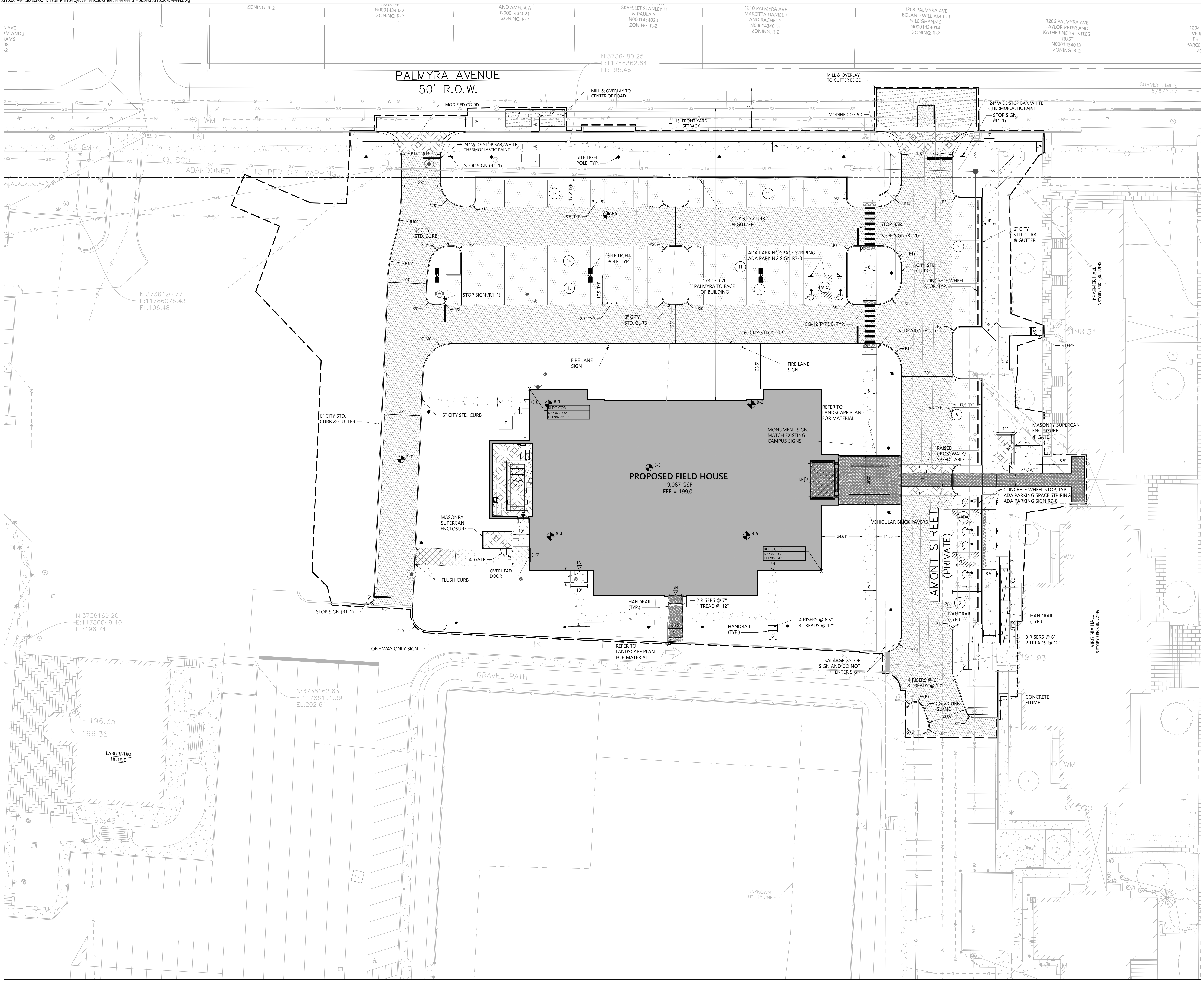
**RICHMOND**

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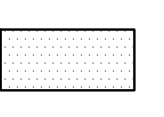
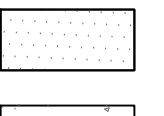
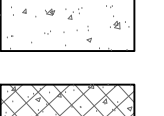
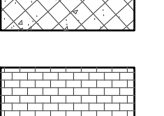
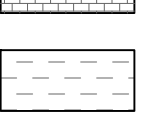

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P: 703-485-3535 F: 703-485-3525





**PAVEMENT LEGEND**

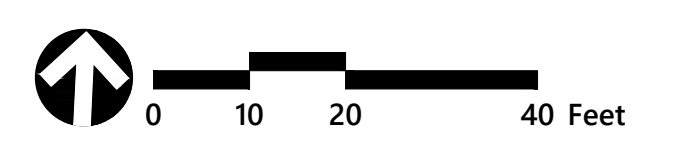
-  HEAVY DUTY ASPHALT SECTION
-  LIGHT DUTY ASPHALT SECTION
-  CONCRETE SIDEWALK SECTION
-  HEAVY DUTY CONCRETE SECTION
-  PAVERS
-  MILL & OVERLAY

REFER TO SHEET C4.10 & C4.11 FOR SECTION DETAILS

**BUILDING INCLINE PLANE CALCULATIONS NOTES:**

THE FIELD HOUSE IS 32'-8 1/4" HIGH AT THE GYMNASIUM VOLUME AND 173.3' MEASURED FROM THE CENTERLINE OF PALMYRA TO THE FACE OF THE BUILDING. WITH THE INCLINE PLANE AT THE FRONT YARD (1' RISE : 1' RUN), THE BUILDING FULLY COMPLIES WITH THE REQUIREMENTS.

REFER TO ARCHITECT'S PLANS FOR LIGHTING LAYOUT AND PHOTOMETRICS



**VERITAS SCHOOL FIELD HOUSE**  
1219 PALMYRA AVE  
RICHMOND, VA 23227

NO.	REVISION	DATE	APPVD.
1	REV. PER POD & DEVR COMMENTS	09/12/25	
2	REV. PER POD & DEVR COMMENTS	01/28/26	
3	REV. PER CLIP COMMENTS	03/16/26	

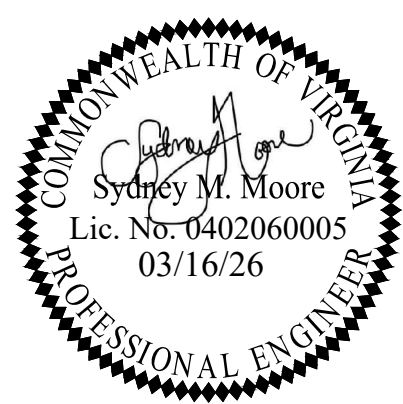
DESIGNED BY: **HK/KK** CHECKED BY: **SM/M**  
 ISSUED FOR: **PERMIT REVIEW** DATE: **JUNE 9, 2025**  
**NOT FOR CONSTRUCTION**

Drawing Title  
**SITE LAYOUT & MATERIALS PLAN**

DRAWING NUMBER

**C4.01**

PROJECT NUMBER  
**35310.00**





Two James Center  
1021 E Cary St, Suite 200  
RICHMOND, VA 23219  
804.343.7100

**CUP Parking Requirements:**

GINTER PLACE	135	(WILL REMAIN UNCHANGED)
VERITAS CAMPUS	65	
<b>TOTAL PARKING REQUIRED</b>	<b>200 SPACES</b>	

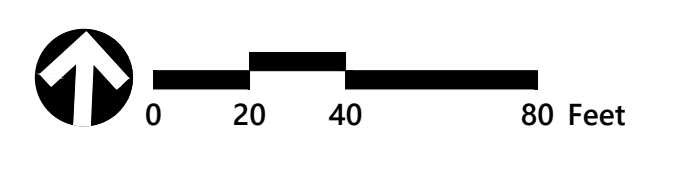
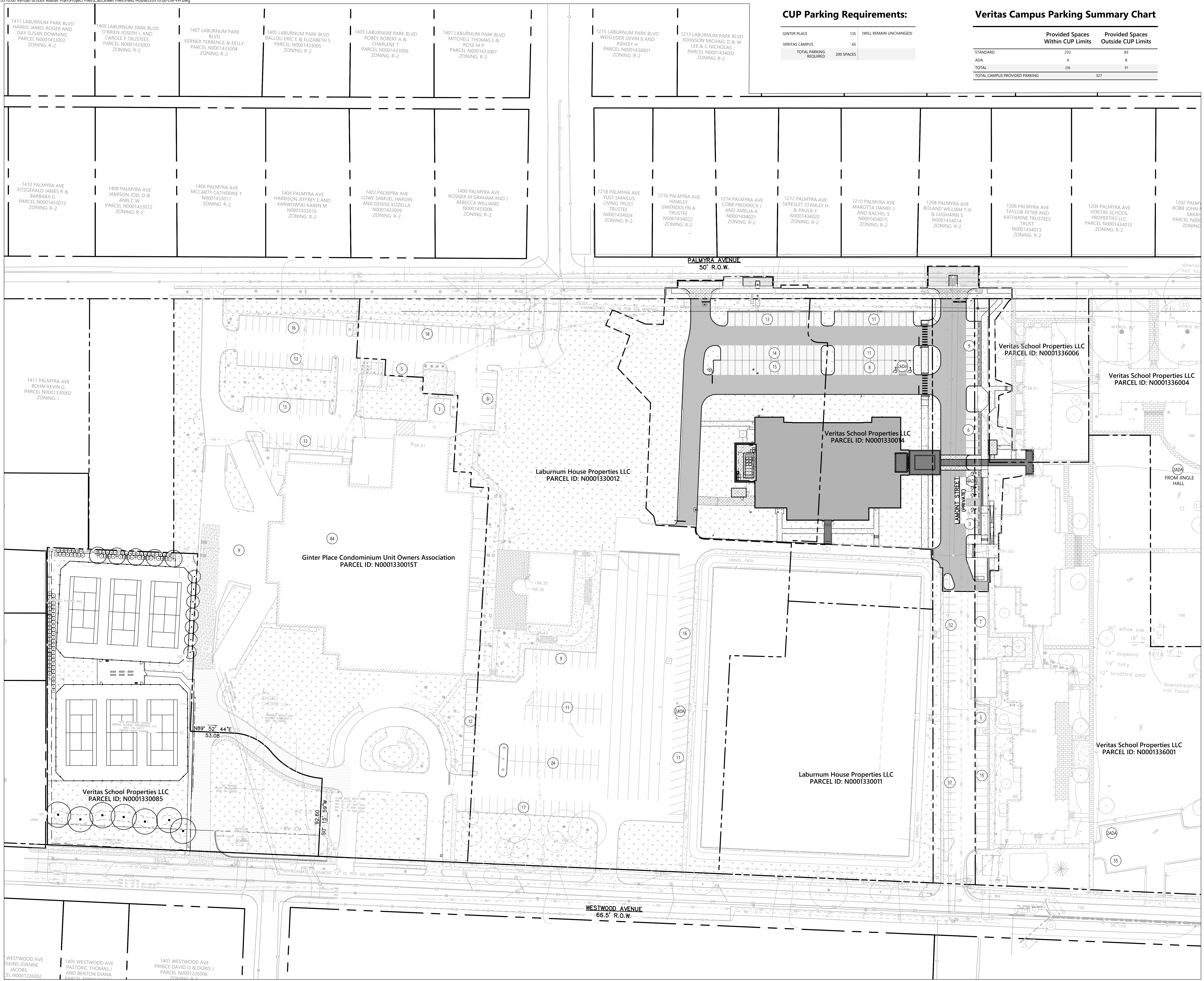
**Veritas Campus Parking Summary Chart**

	Provided Spaces Within CUP Limits	Provided Spaces Outside CUP Limits
STANDARD	232	83
ADA	4	8
<b>TOTAL</b>	<b>236</b>	<b>91</b>
<b>TOTAL CAMPUS PROVIDED PARKING</b>	<b>327</b>	

**PAVEMENT LEGEND**

- HEAVY DUTY ASPHALT SECTION
- LIGHT DUTY ASPHALT SECTION
- CONCRETE SIDEWALK SECTION
- HEAVY DUTY CONCRETE SECTION
- CUP OPEN SPACE

**CUP OPEN SPACE CALCULATION SUMMARY**  
 TOTAL CUP AREA = 15.15 AC  
 TOTAL OPEN SPACE = 5.16 AC  
 TOTAL REQUIRED OPEN SPACE = 25% TOTAL AREA = 15.25 X 0.25 = 3.82 AC  
 TOTAL PROVIDED OPEN SPACE = 5.16 AC = +34% OPEN SPACE PROVIDED WITHIN CUP LIMITS



**VERITAS SCHOOL FIELD HOUSE**  
 1219 PALMYRA AVE  
 RICHMOND, VA 23227

NO.	REVISION	DATE	APPVD.
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2	REV. PER POD & DEVR COMMENTS	01/28/26	
3	REV. PER CUP COMMENTS	03/16/26	

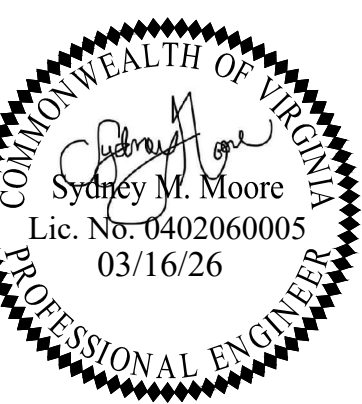
DESIGNED BY: HK/KK  
 CHECKED BY: SM/M  
 ISSUED FOR: PERMIT REVIEW  
 DATE: JUNE 9, 2025  
**NOT FOR CONSTRUCTION**

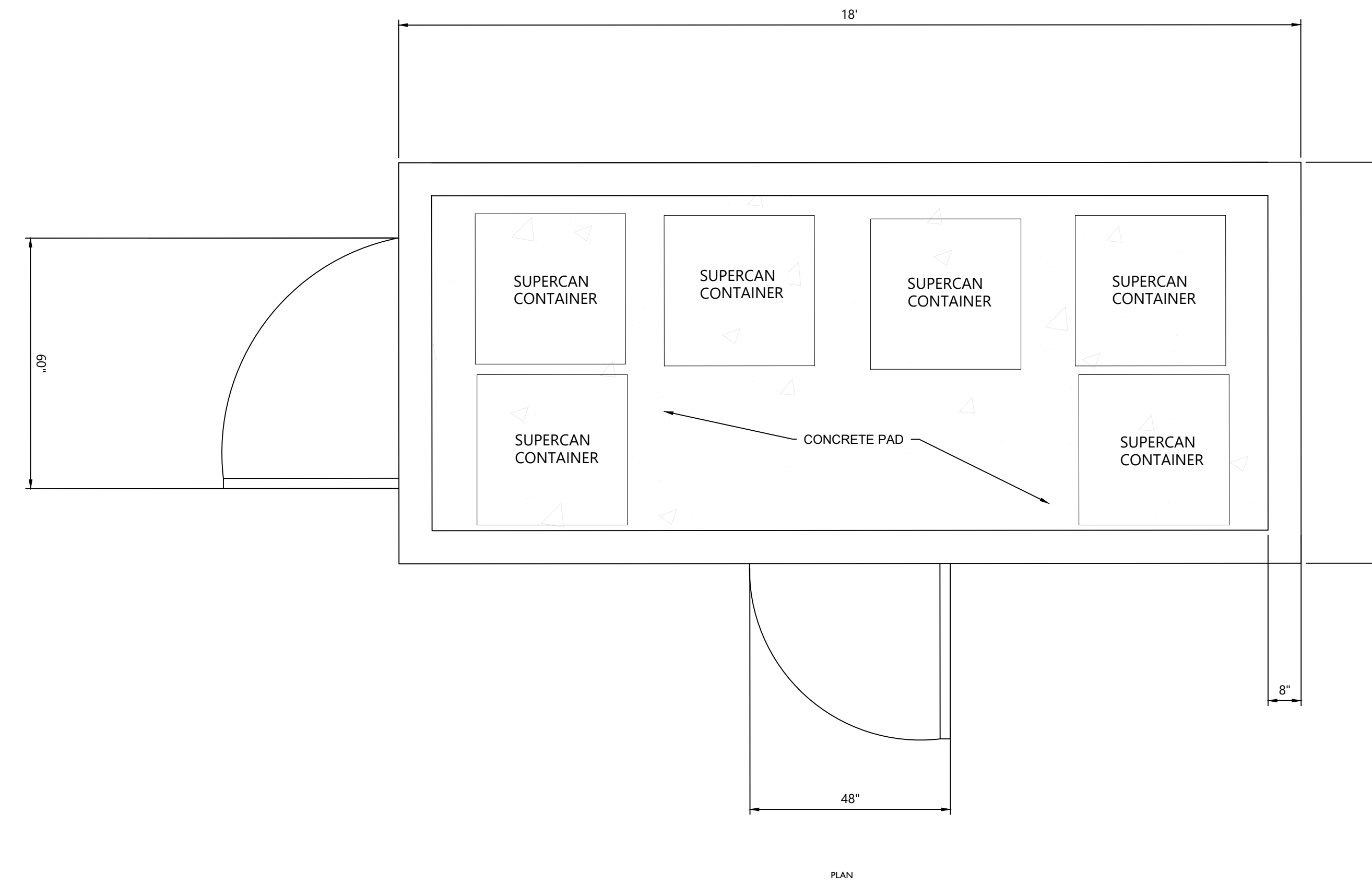
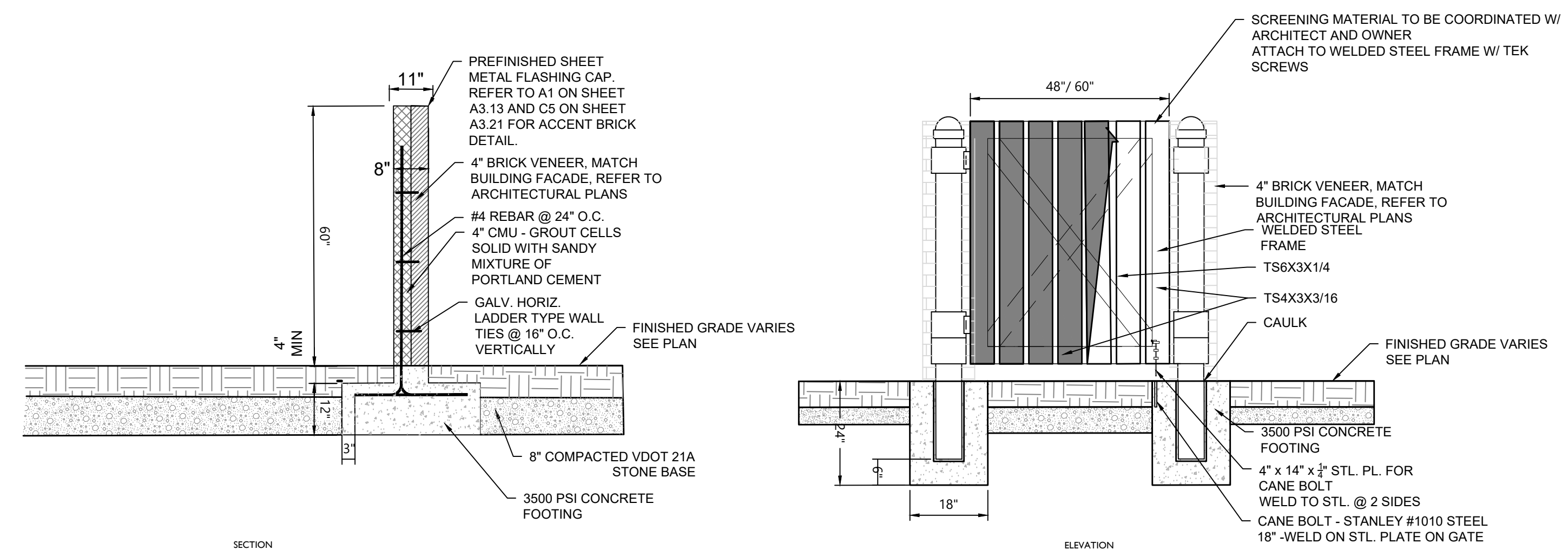
**OVERALL PARKING & OPEN SPACE TABULATION**

DRAWING NUMBER

**C4.02**

PROJECT NUMBER  
35310.00





**1** SECTION  
**MASONRY SUPERCAN ENCLOSURE**  
SCALE: 1/2" = 1'

**VERITAS SCHOOL FIELD HOUSE**  
1219 PALMYRA AVE  
RICHMOND, VA 23227

NO.	REVISION	DATE	APPVD.
1	REV. PER POD & DEVR COMMENTS	09/12/25	
2	REV. PER POD & DEVR COMMENTS	01/28/26	
3	REV. PER CLIP COMMENTS	03/16/26	

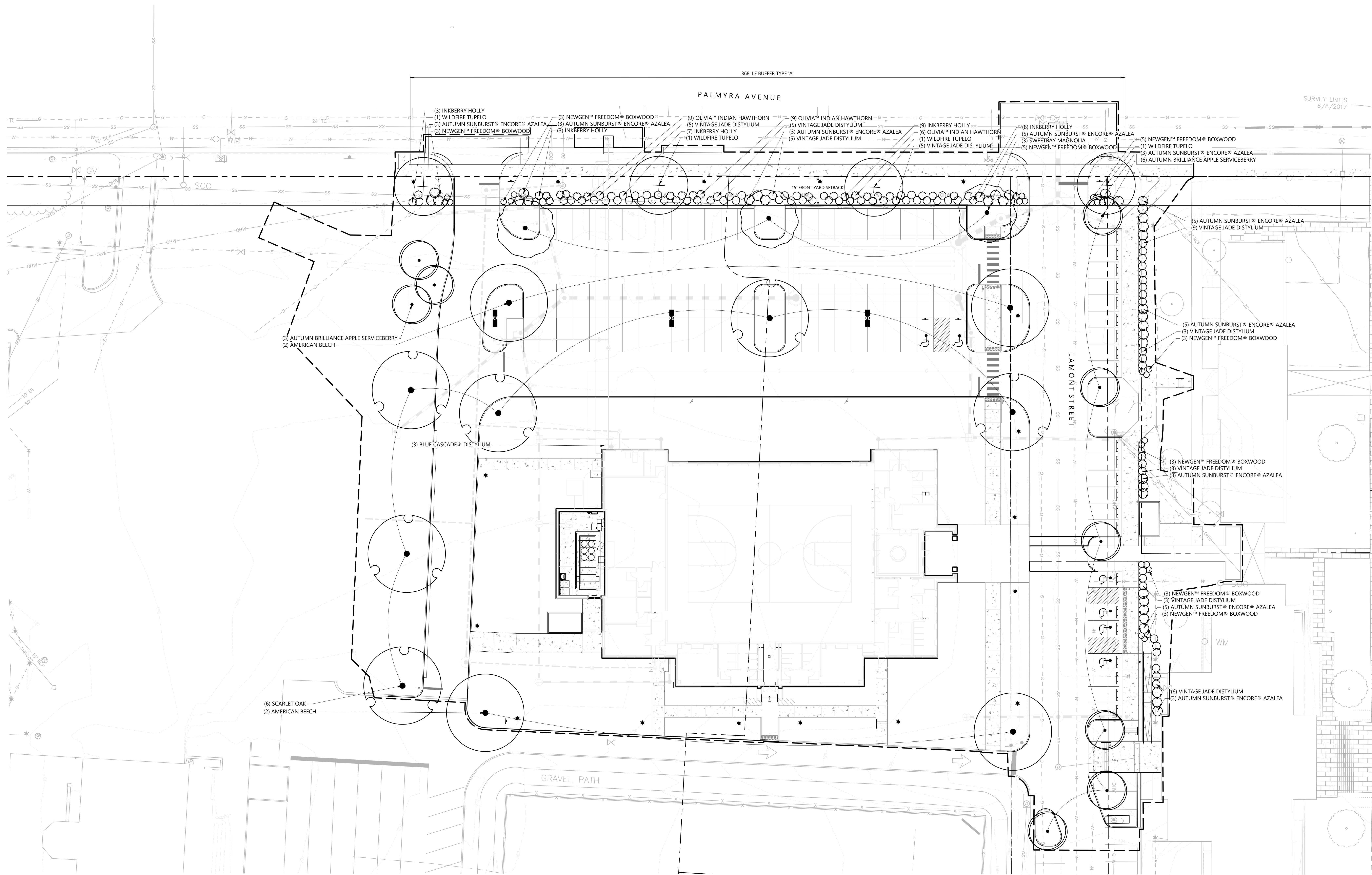
DESIGNED BY IK/KK	CHECKED BY SMM
ISSUED FOR PERMIT REVIEW	DATE JUNE 9, 2025
NOT FOR CONSTRUCTION	

Drawing Title  
**SITE DETAILS**

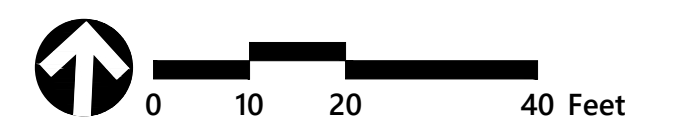
DRAWING NUMBER

**C4.12**

PROJECT NUMBER  
**35310.00**



SURVEY LIMITS  
6/8/2017



**VERITAS SCHOOL FIELD HOUSE**  
1219 PALMYRA AVE  
RICHMOND, VA 23227

NO.	REVISION	DATE	APPVD.
1	REV. PER POD & DEVR COMMENTS	09/12/25	
2	REV. PER POD & DEVR COMMENTS	01/28/26	
3	REV. PER CLIP COMMENTS	03/16/26	

DESIGNED BY	CHECKED BY
JLA	EGG
ISSUED FOR	DATE
	MARCH 6, 2025

**LANDSCAPE REQUIREMENTS:**

**SCREENING INTERIOR LOT LINES, SEC 30-710.12**

LAMONT STREET; 277 LF ABUTTING AN 'R' DISTRICT  
PROVIDED: A CONTINUOUS VISUAL SCREEN CONSISTING OF EVERGREEN MATERIAL NOT LESS THAN 3 1/2' AT THE TIME OF INSTALLATION.  
WEST LOT; 150 LF ABUTTING AN 'I' DISTRICT  
PROVIDED: A CONTINUOUS VISUAL SCREEN CONSISTING OF EVERGREEN MATERIAL NOT LESS THAN 3 1/2' AT THE TIME OF INSTALLATION.

**PERIMETER BUFFERS, SEC 30-710.13**

PALMYRA AVENUE; 368 LF BUFFER TYPE 'A'  
BUFFER INCLUDES A CONTINUOUS EVERGREEN VEGETATIVE SCREEN NOT LESS THAN 3 1/2' AT THE TIME OF INSTALLATION ALONG THE SETBACK LINE OF THE PARKING AREA.  
\*STREET TREES MARKED FOR REMOVAL HAVE BEEN REPLACED IN KIND

**PARKING LOT INTERIOR LANDSCAPE, SEC 30-710.14**

1 LANDSCAPED PARKING ISLAND PER 15 PARKING SPACES.  
REQUIRED: 96/15 = 7 ISLANDS  
PROVIDED: 12 ISLANDS  
EACH ISLAND IS PROVIDED WITH ONE DECIDUOUS TREE WITH A CALIPER OF NOT LESS THAN 2.5" IN ADDITION TO VEGETATIVE GROUNDCOVER, SHRUBS, PLANT MATERIAL, AND/OR MULCH.

**TREE CANOPY, SEC 30-710.15**

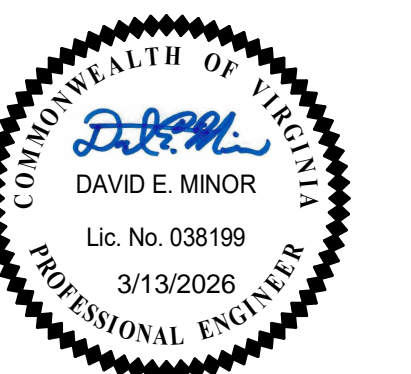
30 SF OF TREE CANOPY PER PARKING SPACE  
REQUIRED: 30 X 96 = 2,880SF  
PROVIDED:  
14 SMALL DECIDUOUS TREES MEASURING 6-8' AT PLANTING X 75 SF (PER CITY OF RICHMOND TREE CANOPY MATRIX) = 1,050 SF OF TREE COVERAGE  
4 MEDIUM DECIDUOUS TREES MEASURING 2.5" CAL X 150SF (PER CITY OF RICHMOND TREE CANOPY MATRIX) = 600 SF OF TREE COVERAGE  
10 LARGE DECIDUOUS TREES MEASURING 2.5" CAL X 200 SF (PER CITY OF RICHMOND TREE CANOPY MATRIX) = 2,000 SF OF TREE COVERAGE  
TOTAL PROVIDED TREE COVERAGE: 3,650 SF

Drawing Title  
**LANDSCAPE PLAN CITY MINIMUM**  
DRAWING NUMBER

**L1.00**

PROJECT NUMBER  
35310.00

SEAL



PROJECT NUMBER  
GGHA#: 24076

DATE

MARCH 13, 2026

DRAWN BY: CRN CHECKED BY: CRN

REVISIONS  
NO. DATE DESCRIPTION  
1 3/13/2026 Value Engineering

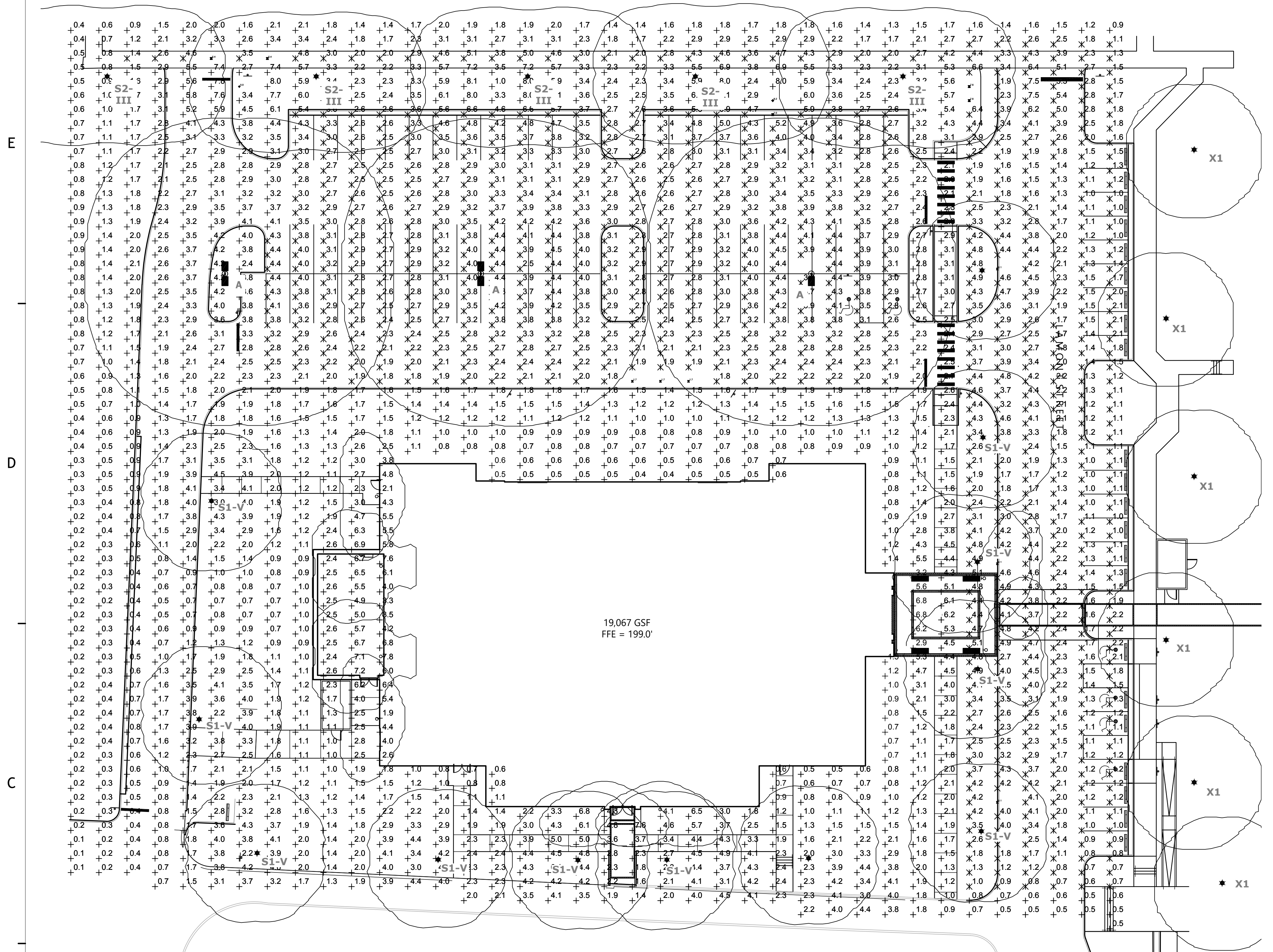
SHEET TITLE  
**SITE LIGHTING - PHOTOMETRICS**

SHEET NUMBER

# ES1.01

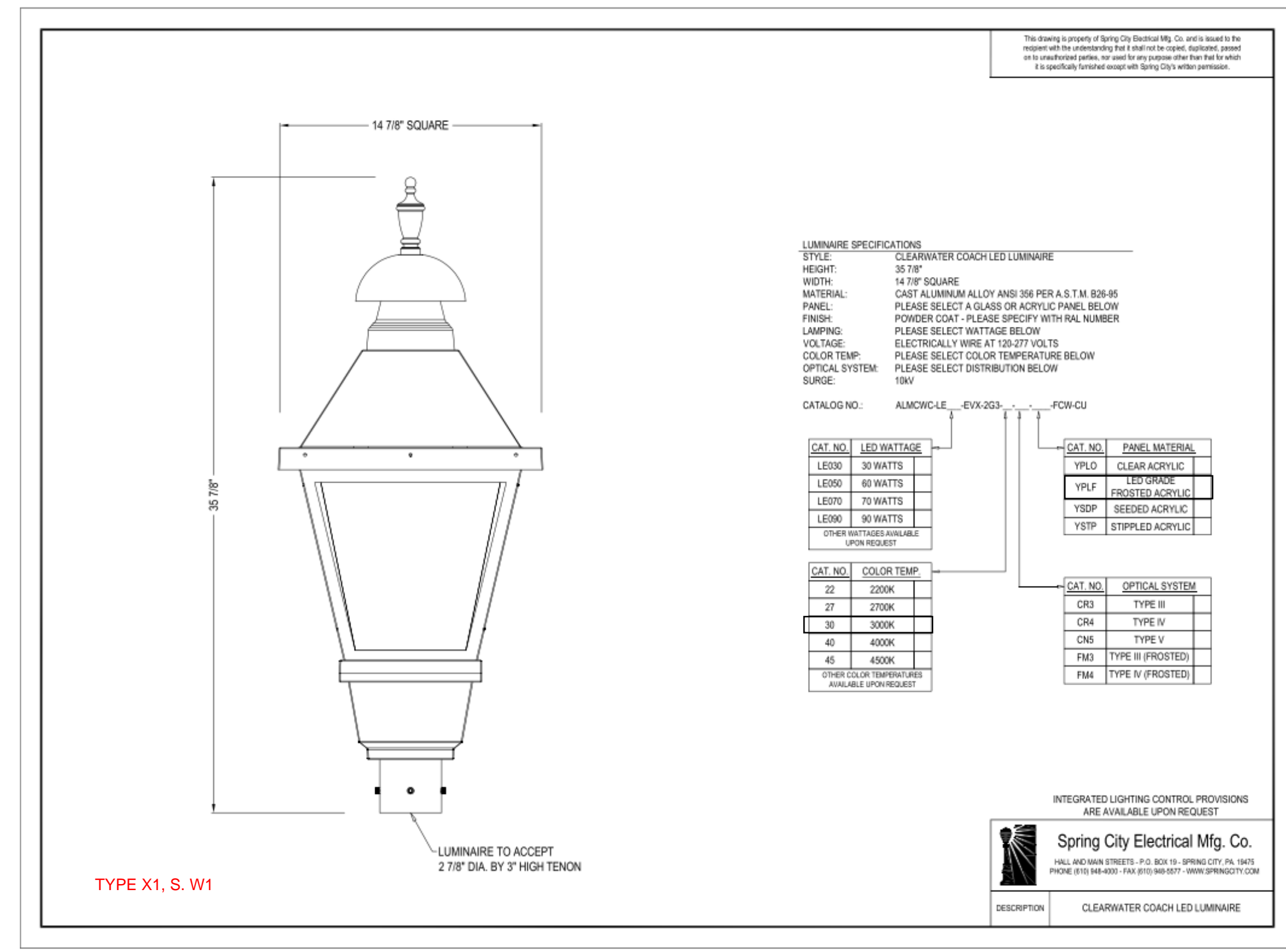
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
□	S1-V		12	CLW-LE100-X2-30-CRS-VPLF	n/a	n/a	1	10049	0.95	100	Max: 1857cd
□	S2-III		4	CLW-LE100-X2-30-CRS-YPLF	Cast aluminum housing, frosted plastic enclosure - Mounted at 14"-0" AFG	72 white LEDs two boards with 36 LEDs with clear plastic optics each	1	9791	0.95	200	Max: 5080cd
□	X1		7	CLW-LE100-X2-30-CRS-VPLF	EXISTING FIXTURE	n/a	1	10049	0.95	100	Max: 1857cd
□	W1		6	CLW-LE100-X2-30-CRS-YPLF	Cast aluminum housing, frosted plastic enclosure - Light Loss Factor at 6' to demonstrate 40 Watt Fixture - Wall Mounted at 8"-0" AFG	72 white LEDs two boards with 36 LEDs with clear plastic optics each	1	9791	0.95	100	Max: 5080cd
□	W2		2	WDGE2 LED P4 30K 80CRI 120V	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC		1	4002	0.95	46,658W	Max: 5080cd
□	A		3	RSX2 LED P2 30K R5	RSX Area Fixture Size 2 P2 Lumen Package 3000K CCT Type RS Distribution TWIN HEAD MOUNTED ON 20' POLE		1	16074	0.95	228.14	Max: 6141cd

Statistics	Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FRONT PARKING		X	3.2 fc	7.0 fc	1.7 fc	4.1:1	1.9:1
LAYOUT		X	2.5 fc	7.6 fc	0.1 fc	76:0:1	25:0:1
R ZONE N. PALMYRA		+	0.1 fc	0.1 fc	0.1 fc	1.0:1	1.0:1
SIDEWALK		X	3.5 fc	5.4 fc	1.3 fc	4.2:1	2.7:1



## 1 ELECTRICAL - SITE PLAN - PHOTOMETRICS

ES1.01 1" = 20'-0"



### WDGE2 LED Architectural Wall Sconce Visual Comfort Optic

Introduction  
The WDGE2 LED family is designed to meet specific every wall-mounted lighting need in a widely accepted design that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with "right" AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance.

Specifications  
Depth (D1): 7"  
Depth (D2): 1.5"  
Height: 6"  
Width: 11.5"  
Weight: (without options) 13.5 lbs.

Introduction  
The WDGE2 LED family is designed to meet specific every wall-mounted lighting need in a widely accepted design that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with "right" AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance.

#### WDGE2 LED Family Overview

Luminaire	Depth	Standard 800K, 90°	Cold 40K, 20° C	Sensor	FB	F1	F2	F3	F4	F5	F6
WDGE2 LED Visual Comfort	4"	10W	10W	Standard / Night	750	1,200	2,000	3,000	4,500	6,000	—
WDGE2 LED Visual Comfort	6"	15W	15W	Standard / Night	1,100	1,800	2,800	4,200	5,700	—	
WDGE2 LED Precision Reflective	10W	10W	10W	Standard / Night	6,000	7,500	8,500	10,000	12,000	—	
WDGE2 LED Precision Reflective	15W	15W	15W	Standard / Night	9,000	11,250	12,750	15,000	18,000	21,000	

Ordering Information  
EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

### RSX2 LED Area Luminaire

Specifications  
EPA (Ft=80): 0.69 ft<sup>2</sup> (0.06 m<sup>2</sup>)  
Length: 29.3" (34.4 cm) SPA mount  
Width: 13.4" (34.0 cm)  
Height: 3.0" (7.6 cm) Main Body  
7.2" (18.3 cm) Arm  
Weight (SPA mount): 30.0 lbs (13.6 kg)

Introduction  
The new RSX2 LED Area family delivers maximum value by providing significant energy savings, long life, and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

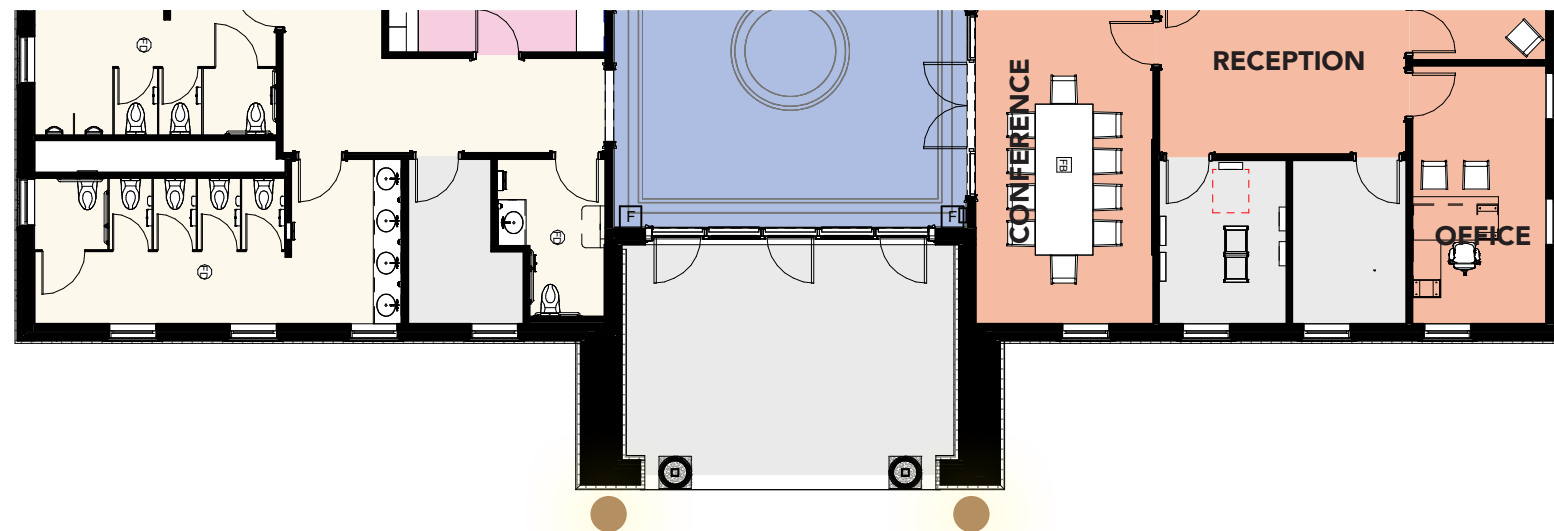
The RSX2 features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral splitter and other mounting configurations are available.

#### Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

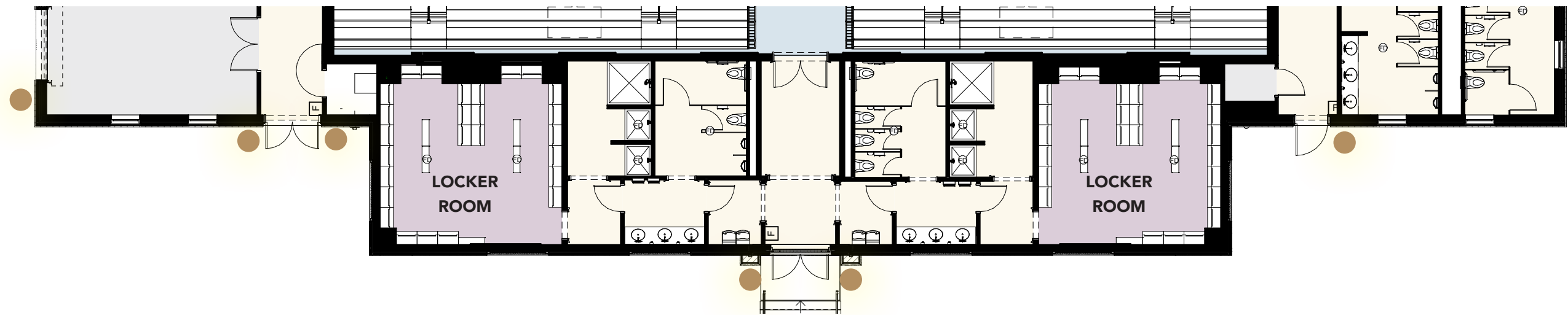
Series	Performance Package	Color Temperature	Substitution	Voltage	Mounting
RSX2 LED	P6	40K	R3	120V	SPA

Options  
Shipped Installed: Standard and Networked Sensors/Controls (factory default settings, see table page 9)  
Shipped Separately: Requires on-site field assembly



East  
Elevations

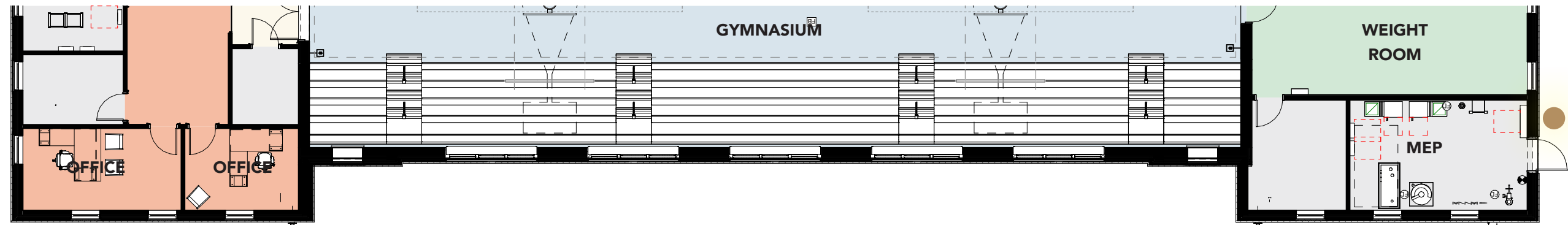
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South  
Elevations



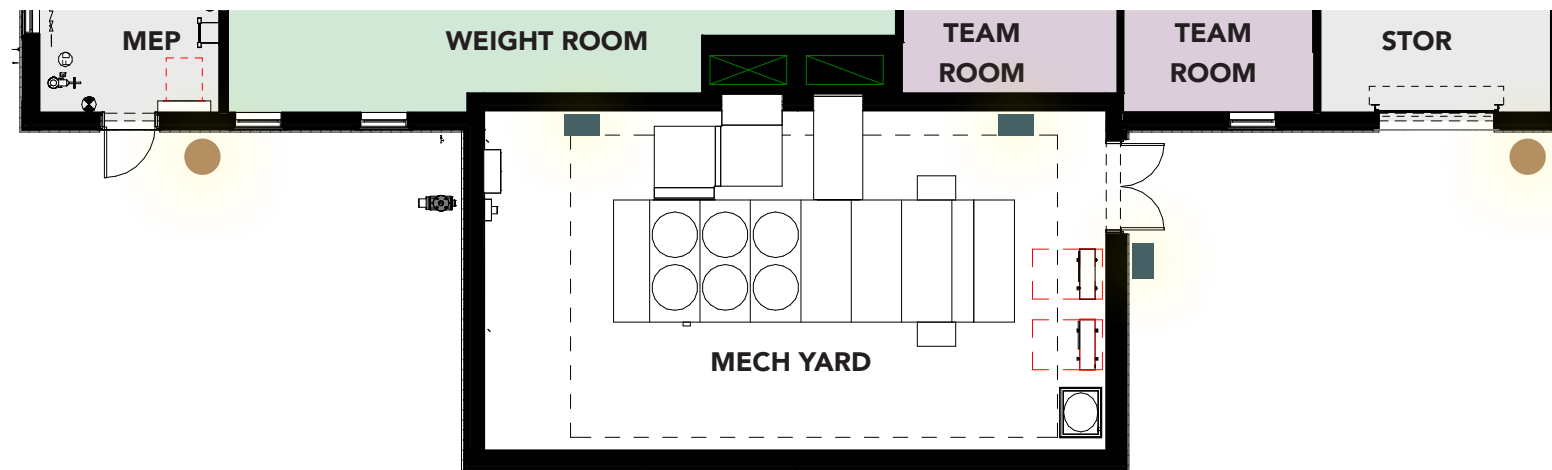
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North  
Elevations



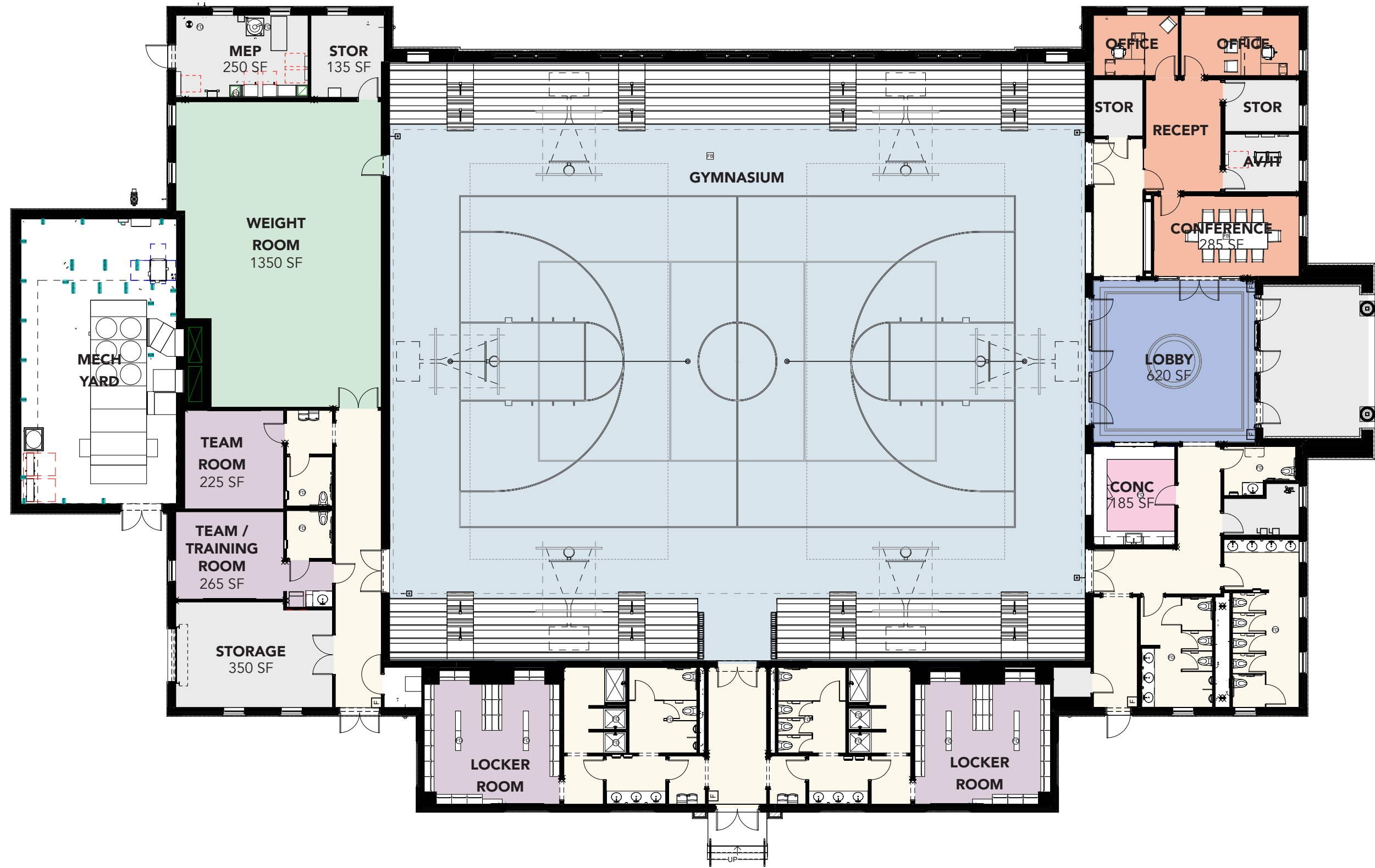
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West  
Elevations



DRAWING NOT TO SCALE



# Floor Plan

Overview

