

# The Department of Community Development

City Hall, Lynchburg, VA 24504

434-455-3900

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**To:** Planning Commission

**From:** Planning Division

**Date:** June 10, 2015

**Re: Conditional Use Permit (CUP): Centra Health Outpatient Clinic – 1331 Oak Lane**

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## I. PETITIONER

Centra Health, Inc., 1920 Atherholt Road, Lynchburg, VA 24501

**Representative:** Mark Ayles, Hughes Associates Architects & Engineers, 656 Elm Avenue, Roanoke, VA, 24016

## II. LOCATION

The subject property is a tract of one and ninety-four hundredths (1.94) acres located at 1331 Oak Lane.

**Property Owner:**

Centra Health, Inc., 1920 Atherholt Road, Lynchburg, VA 24501

## III. PURPOSE

The purpose of this petition is to allow the use of an existing structure as a hospital related outpatient clinic for autism therapy.

## IV. SUMMARY

- The *Comprehensive Plan 2013-2030* recommends an Institutional use for the subject property.
- The petition agrees with the Zoning Ordinance in that hospitals and their related uses are permitted in R-2, Low-Medium Density Residential Districts upon approval of a Conditional Use Permit by City Council.

**The Planning Division recommends approval of the CUP petition.**

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## V. FINDINGS OF FACT

1. **Comprehensive Plan.** The Lynchburg Comprehensive Plan 2013-2030 recommends an Institutional use for the property. “The City’s institutions include the religious, educational and other nonprofit entities in the City. Examples include churches, cemeteries, private schools and universities, private nonprofit hospitals, service clubs and organizations and other nonprofit institutions”. (p. 76)
2. **Zoning.** The subject property was annexed into the City in 1926. The existing R-2, Low-Medium Density Single-Family Residential District was established in 1978 with the adoption of the Zoning Ordinance. The petition would not change the underlying zoning.
3. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances are needed for the development of the property as proposed.
4. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
  - On December 11, 1979, Council approved the CUP petition of Virginia Baptist Hospital to allow an expansion of the existing Hospital at 3300 Rivermont Avenue.
  - On August 13, 1985, Council approved the CUP petition of Virginia Baptist Hospital to allow the construction of a “Helistop” at 3300 Rivermont Avenue.

- On November 11, 1986, Council approved the CUP petition of First Christian Church to allow the construction of building additions for classrooms and offices at 3109 Rivermont Avenue.
  - On April 14, 1987, Council approved the CUP petition of Virginia Baptist Hospital to allow the construction of a parking lot expansion on Vassar Street.
  - On November 11, 1988, Council approved the CUP petition of Virginia Baptist Hospital to allow a child care facility at 1343 Oak Lane.
  - On February 12, 1989, Council approved the CUP petition of Virginia Baptist Hospital for a master plan at 3300 Rivermont Avenue.
  - On December 12, 1989, Council approved the CUP petition of Oakwood Country Club to allow the construction of a pool house and parking area at 3409 Rivermont Avenue.
  - On April 10, 1990, Council approved the CUP petition of Virginia Baptist Hospital to allow a parking lot expansion on Vassar Street.
  - On February 9, 1993, Council approved the CUP petition of Virginia Baptist Hospital to allow the construction of a parking deck on Vassar Street.
  - On September 14, 1993, Council approved the CUP petition of Hold Trinity Lutheran Church to allow the construction of a columbarium at 1000 Langhorne Road.
  - On August 9, 1994, Council approved the CUP petition of Oakwood Country Club to allow the construction of an indoor tennis facility at 3409 Rivermont Avenue.
  - On July 8, 1997, Council approved the CUP petition of Virginia Baptist Hospital to allow the construction of a building addition and access improvements at 3300 Rivermont Avenue.
  - On April 13, 1999, Council approved the CUP petition of Oakwood Country Club to allow the construction of an indoor tennis facility at 3409 Rivermont Avenue.
  - On February 8, 2005, Council approved the CUP petition of the Williams Home to allow the construction of a building addition at 1201 Langhorne Road.
  - On April 10, 2012, Council approved the petition of Oaklink, LLC, to rezone 207 Preserve Drive from R-2, Low-Medium Density, Single-Family Residential District to R-3C, Medium Density, Two-Family Residential District (Conditional) to allow the construction of seventy-eight (78) single-family detached and semi-detached homes.
5. **Site Description.** The subject property includes a one story, three thousand sixty (3,060) square foot structure which was constructed in 1984. The property also contains forty-six (46) parking spaces. The property was most recently used as a day care facility.
6. **Proposed Use of Property.** The purpose of the CUP petition is to allow the use of the existing structure as an outpatient clinic related to the existing hospital. The clinic will provide diagnostic testing and treatment for people with autism.
7. **Traffic, Parking and Public Transit.** The City's Transportation Engineer had no concerns regarding the CUP petition.

The property is served by Greater Lynchburg Transit Company (GLTC) Route 3B, which is located on Rivermont Avenue.

Section 35.1-25 of the City's Zoning Ordinance would require a total of thirty-eight (38) parking spaces for the use as proposed. A total of forty-six (46) spaces are existing on site.

8. **Stormwater Management.** An Erosion & Sediment Control/Stormwater Management Plan will not be required.
9. **Emergency Services.** The City's Fire Marshal & Police Department had no concerns regarding the CUP.
10. **Impact.** The proposed conversion of the existing structure to an outpatient clinic associated with the hospital should have little to no impact on the surrounding neighborhood. Exterior improvements are proposed to include: paint; new sign, removal of toys and debris in fenced area, and the addition of a curb ramp in the driveway to meet American with Disabilities (ADA) guidelines.

As a condition of approval, the Planning Division recommends the site be brought into compliance with current landscaping standards. This would include planting additional trees within the parking area, foundation plantings and parking area screening.

The petitioner conducted a neighborhood meeting on Wednesday, June 3.

11. **Technical Review Committee.** The TRC reviewed the concept plan on May 19, 2015. Comments related to the proposed use were minor in nature and have or will be addressed by the petitioner prior to final site plan approval.

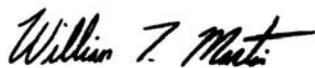
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## VI. PLANNING DIVISION RECOMMENDATION

**Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Centra Health for a Conditional Use Permit at 1331 Oak Lane to allow the use of an existing structure as an outpatient clinic associated with the existing hospital subject to the following conditions:**

1. **The property will be developed in substantial compliance with the site plan entitled Centra Bridges Autism Clinic dated May 5, 2015.**
2. **All exterior lighting shall be controlled so that no direct illumination will occur beyond any property line.**
3. **The property will be brought into compliance with the Landscaping Ordinance.**

This matter is respectfully offered for your consideration.

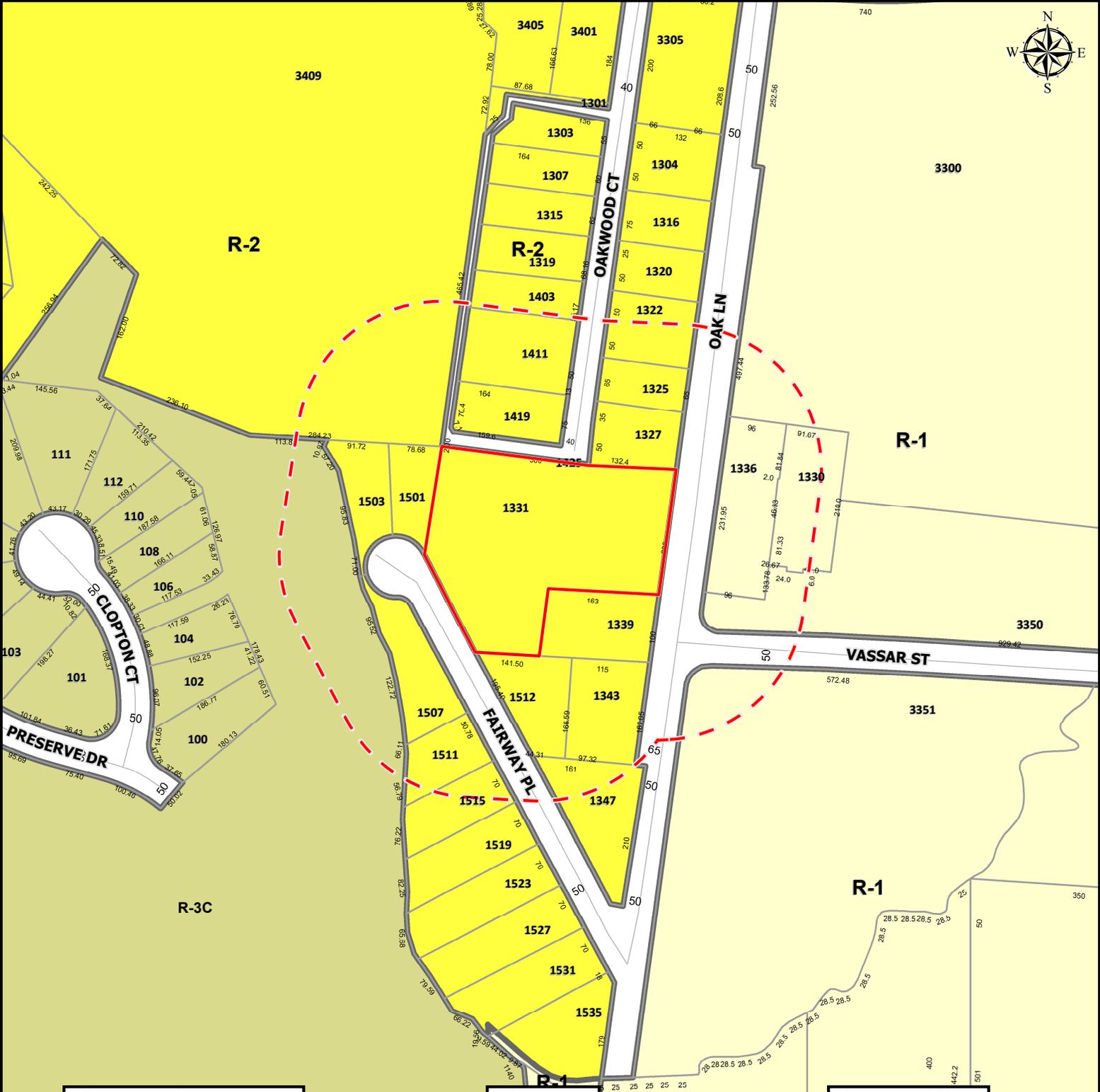


William T. Martin, AICP  
City Planner

pc: Mr. L. Kimball Payne, III, City Manager  
Ms. Bonnie M. Svrcek, Deputy City Manager  
Mr. Walter C. Erwin, City Attorney  
Mr. Kent L. White, Director of Community Development  
Mr. J. Lee Newland, City Engineer  
Ms. Cynthia Kozerow, Lynchburg Police Department  
Battalion Chief Thomas Goode, Fire Marshal  
Mr. Don DeBerry, Transportation Engineer  
Mr. Doug Saunders, Building Commissioner  
Mr. Kevin Henry, Zoning Administrator  
Mr. Mark Ayles, Representative  
Mr. Bob Clopper, Petitioner

## **VII. ATTACHMENTS**

- 1. Zoning Map**
- 2. FLUM Map**
- 3. Watershed Map**
- 4. Planimetric and Topographic Map**
- 5. Site Plan**
- 6. Narrative**
- 7. Property Photograph**



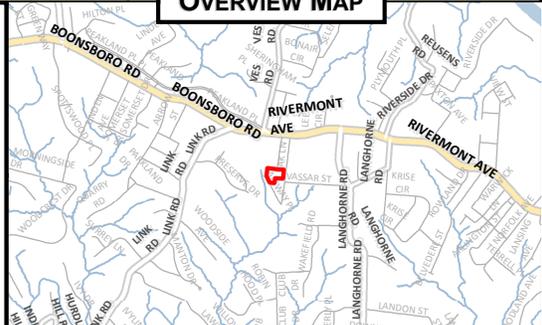
**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
03702014	1331 OAK LN

**LEGEND**

- Subject Property
- 215' Buffer
- B-1
- B-2
- B-3
- B-4
- B-5
- B-6
- I-1
- I-2
- I-3
- R-2
- R-3
- R-4
- R-5
- R-C

**OVERVIEW MAP**



MAP SCALE: 1" to 200' DATE PRINTED: 5/29/2015



**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
03702014	1331 OAK LN

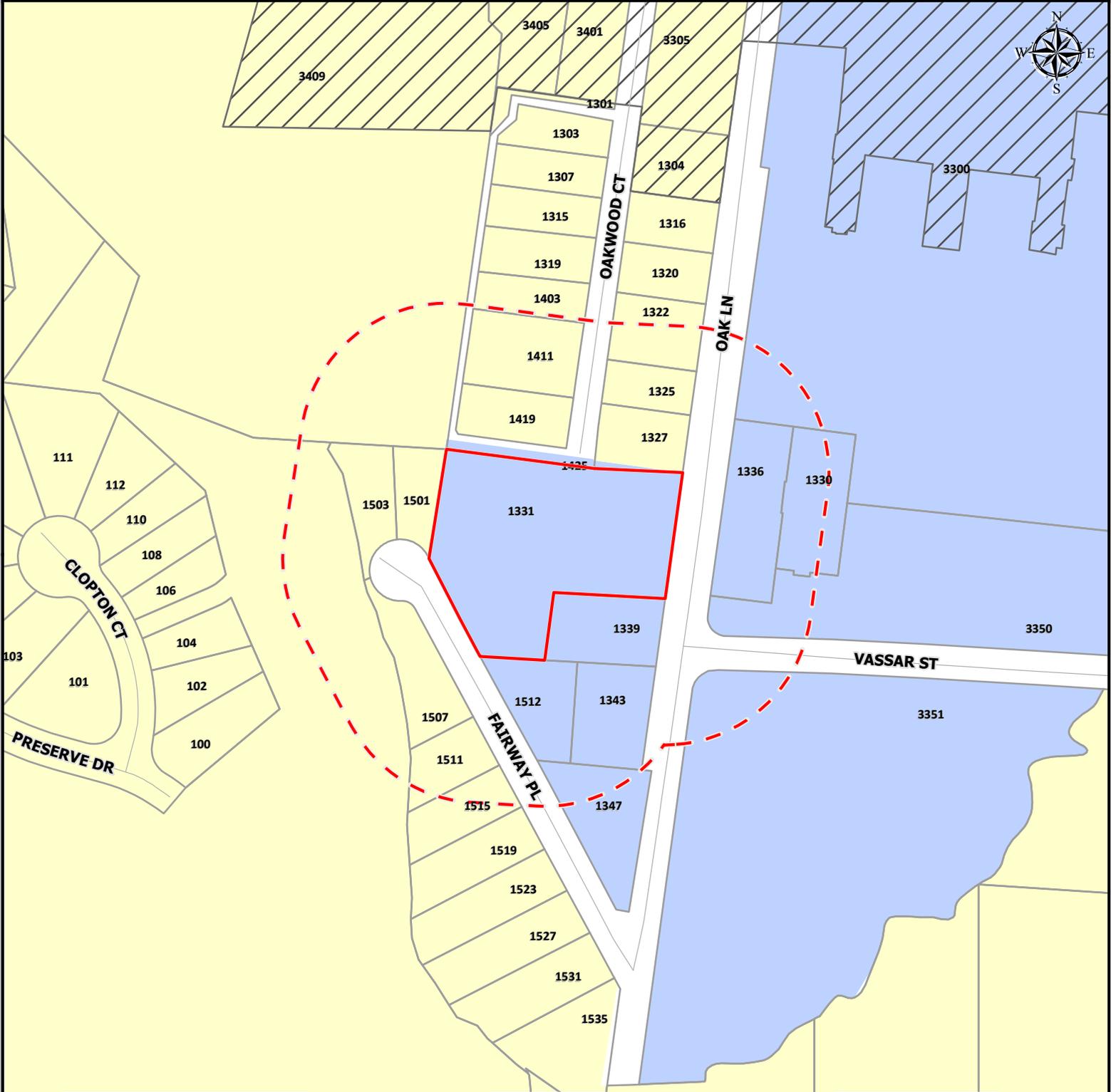
**LEGEND**

- Subject Property
- Base Flood Elevation
- Floodway
- Floodzone
- River / Lake / Stream

**OVERVIEW MAP**



MAP SCALE: 1" to 200' DATE PRINTED: 5/29/2015



PROPERTY INFORMATION

PARCEL ID	ADDRESS
03702014	1331 OAK LN

LEGEND

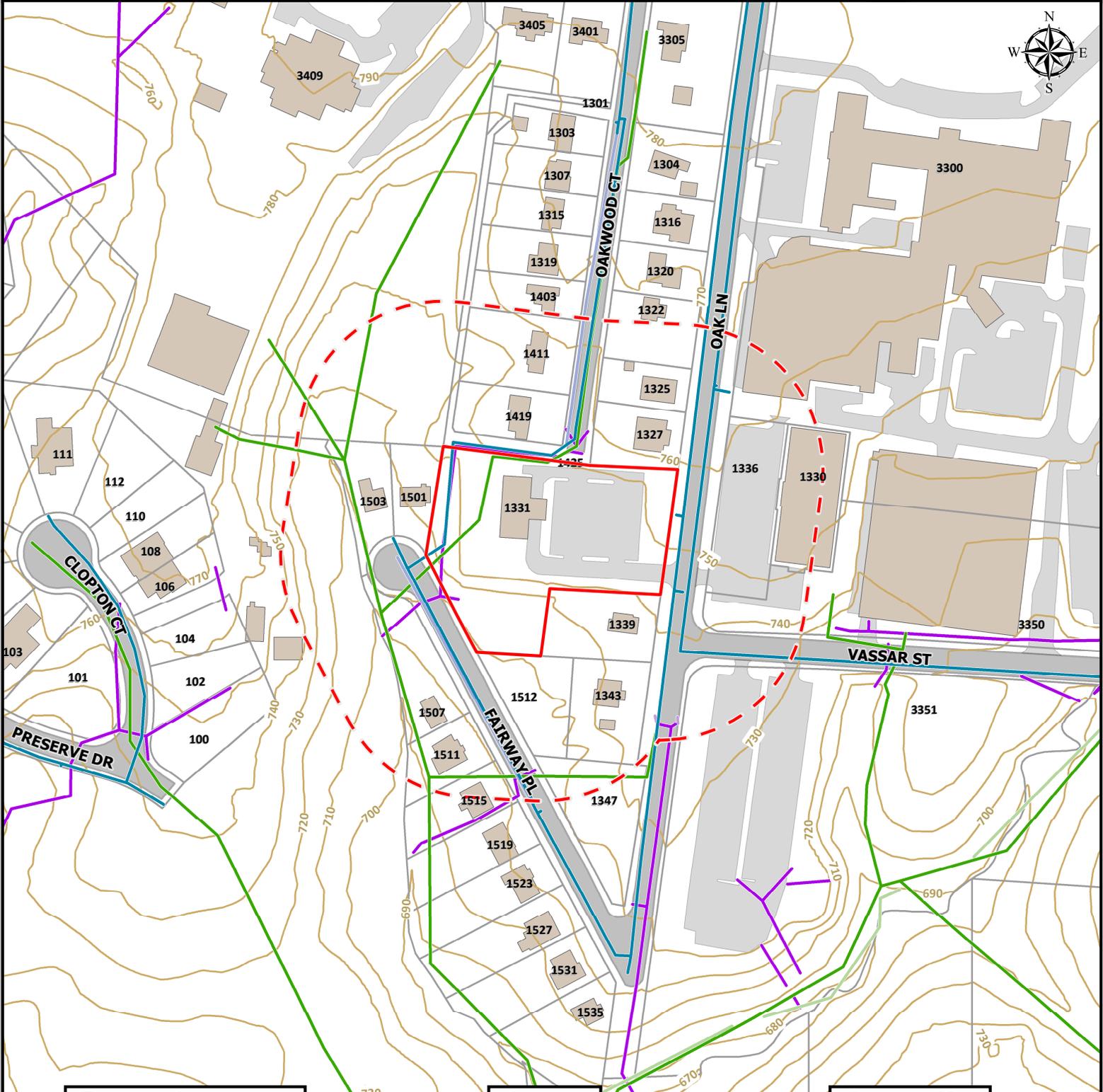
- Local Historic District
- Traditional Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Employment 1
- Employment 2
- Downtown
- Institution
- Public Use
- Public Parks
- Resource Conservation
- Mixed Use

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 5/29/2015

DISCLAIMER: THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS SUCH. THE INFORMATION DISPLAYED IS A COMPILATION OF RECORDS, INFORMATION, AND DATA OBTAINED FROM VARIOUS SOURCES. THE CITY OF LYNCHBURG IS NOT RESPONSIBLE FOR ITS ACCURACY OR HOW CURRENT IT MAY BE.



**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
03702014	1331 OAK LN

**LEGEND**

	Active	Proposed	Abandoned	
Utilities	Water (solid blue)	Sanitary (dashed green)	Storm (dashed purple)	
Planimetrics	Structure (solid grey)	Roadway (solid tan)	Parking (dotted grey)	
	Sidewalk (dashed grey)	Driveway (dotted tan)	10' (solid grey)	
	Topography	Contour (solid tan)	10' Obs (dashed tan)	
		Paved (solid tan)	Unpaved (dotted tan)	Other (solid brown)

**OVERVIEW MAP**



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**COMM. NO. 15004**

**INDEX OF DRAWINGS**

COVER SHEET  
1 SITE PLAN

**CONTACT INFORMATION**

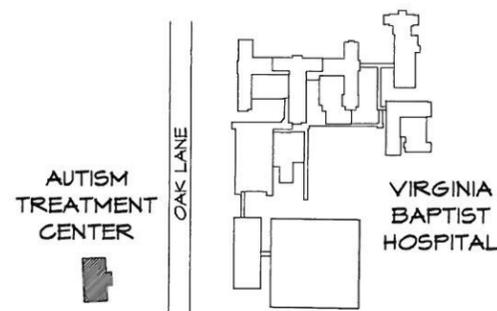
**OWNER:**  
CENTRA  
Lynchburg General Hospital  
1920 ATHERHOLT RD.  
Lynchburg, VA 24501-1104  
Tel: (434) 200-6074  
Fax: (434) 200-3278  
Mark Layne, Centra Director of Facilities  
Mark.Layne@centrahealth.com

**DESIGNER:**  
Hughes Associates Architects & Engineers  
A Professional Corporation  
656 Elm Ave. Roanoke, VA 24016  
P.O. Box 1034 Roanoke, VA 24005-1034  
Tel: (540) 342-4002  
Fax: (540) 342-2060  
Mark Ayles  
mayles@hughesae.com

**DEVELOPER:**  
N/A

**VICINITY KEY PLAN**

NOT TO SCALE



**LOCATION MAP**

NOT TO SCALE



**CENTRA**

**RENOVATIONS FOR CHILDREN'S  
AUTISM CENTER**

**RECEIVED**

MAY 05 2015

COMMUNITY  
DEVELOPMENT

1331 OAK LANE  
LYNCHBURG, VIRGINIA 24503

MAY 5, 2015





### **Autism clinic – 1331 Oak Lane**

**Current estimated traffic:** parking for 30-50 Centra staff X 8-12 hour shifts = **100-125 cars** entering and exiting the lot at all hours of the day and night.

**Clinic traffic:** 5-10 cars entering and exiting every 2-3 hours between the hours of 8:30am-5pm.

**Outside construction:** addition of curb ramp in driveway per ADA guidelines

**Outside amenity changes:**

- Fresh coat of paint
- new sign compliant with City of Lynchburg zoning
- removal of toys and debris in fenced area
- cut grass, plant flowers around sign and front flower bed

**Treatment:**

- Diagnostic testing
- Occupational/Speech therapy
- medication management
- Appointments lengths between 1-2 hours
- At peak times: *max 40 people in bldg.* (includes staff, parents and patients)
- Minimal to zero use of outdoor space/playground (treatment is clinic focused, indoors)
- Parents of children with autism, ages 2-adult. Never left unsupervised.

**Staff:** Psychiatrists, Speech/OT therapists, therapists. # of Clinic staff: 8-10

**RECEIVED**

**MAY 05 2015**

**COMMUNITY  
DEVELOPMENT**

