

The Department of Community Development
City Hall, Lynchburg, VA 24504

434-455-3900

To: Planning Commission
From: Planning Division
Date: January 22, 2014
Re: **Alta Lane Townhomes – 402 Alta Lane**
Future Land Use Map (FLUM) Amendment: Low Density Residential to Medium Density Residential
Rezoning: R-1, Low Density Residential to R-4C, Medium-High Density Residential (Conditional)

I. PETITIONER

Mr. Ted and Mrs. Sherry Bell, 190 Dayspring Rd. Rustburg, VA 24588

Representative: Mr. Norm Walton, P.E., Perkins & Orrison, Inc., 27 Green Hill Rd. Forest, VA 24551

II. LOCATION

The subject property includes one (1) tract totaling approximately two and forty-nine hundredths (2.49) acres located at 402 Alta Lane.

Property Owner: Mr. and Mrs. Ted and Sherry Bell, 190 Dayspring Rd. Rustburg, VA 24588

III. PURPOSE

The purpose of the petition is to rezone the property to allow for the construction and sale of fifteen (15) townhome units and one (1) common lot for parking and stormwater management to be held under a homeowner's association.

IV. SUMMARY

- The petition would amend the *FLUM* from Low Density Residential to Medium Density Residential.
- The petition would rezone the property from R-1, Low Density Residential to R-4C Medium-High Density Residential (Conditional).
 - Townhomes for sale are permitted by right in R-4, Medium-High Density Residential zones.
 - The subject property sits adjacent to both R-1 and R-4 property. There are additional townhomes immediately to the west of this parcel.
 - A proffer voluntarily submitted by the petitioner indicates substantial compliance with the submitted site plan and conformance with specified building materials for the townhome facades.

The Planning Division recommends approval of the *FLUM* amendment and rezoning petitions.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Comprehensive Plan 2002-2020* recommends a Low Density Residential use for the area: Low Density Residential areas are dominated by single-family detached housing at densities of up to four dwelling units per acre. In addition to residential uses, they may include public or institutional uses that are compatible in scale with single-family residential homes. (*pg. 70*) The proposed Medium Density Residential designation is characterized by small-lot single-family detached housing, duplexes, and townhouses at

densities up to 12 units per acre. Where neighborhoods already exist, infill development should be at a compatible density and housing type (*pg. 70*).

2. **Zoning.** The subject property was annexed into the City in 1978. The existing R-1, Low-Density Residential zoning was established by City Council at that time.
3. **Proffers.** The petitioner has voluntarily submitted the following proffers:
 - The property will be developed in substantial compliance with the site plan.
 - The building facades visible to the public and facing the parking lot and Alta Lane shall be hardi-plank, brick or rock.
4. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances would be needed for the development of the property as proposed.
5. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
 - On May 22, 1979, Council rezoned approximately thirty-six (36) acres at the corner of Leesville Road and Del Ray Court to R-4 as part of the Timberlake Road Area rezoning.
 - On September 11, 1984, Council approved the petition of Covenant Presbyterian Church for a conditional use permit (CUP) to construct two classrooms, an office and a sanctuary to adjoin the existing building at 108 Melinda Drive.
 - On May 14, 1985, Council approved the petition of Virginia Baptist Hospital for a CUP for the property at 693 Leesville Road to construct a forty (40)-bed residential treatment center for children and adolescents, for long-term psychiatric care and substance abuse treatment.
 - On June 6, 1995, Council approved the petition of Virginia Baptist Hospital for a CUP for the property at 693 Leesville Road to construct additions to the existing Bridges Treatment Center.
 - On April 9, 1996, Council approved the petition of Virginia Baptist Hospital for a CUP for a Master Development Plan for the property at 693 Leesville Road to add a new residential cottage for approximately twenty (20) residents and a parking area with approximately twenty-six (26) spaces at the existing Bridges Treatment Center.
 - On October 10, 1999, Council approved the petition of Church of Jesus Christ (LDS) for a CUP for use of the property at 110 Melinda Drive for the addition of a forty-six (46)-space parking lot at an existing church in an R-3, Two-Family Residential District and an R-4, Multi-Family Residential District.
 - On August 14, 2001, Council approved the petition of Virginia Baptist Hospital (Centra Health) for a CUP for the Bridges Treatment Center at 693 Leesville Road to allow the temporary retention of a modular classroom, construct an additional classroom, add approximately thirty-five (35) new parking spaces and construct a cottage with approximately twenty (20) beds.
 - On December 10, 2002, Council approved the petition of Centra Health Inc./Bridges Treatment Center for a CUP for the property at 693 Leesville Road to allow the temporary retention of an existing modular classroom, to allow the construction of an additional cottage/classroom and to allow the construction of a nature walk on the existing campus.
 - On November 8, 2005, Council rezoned a portion of property at the corner of Melinda Drive and Wards Ferry Road from R-C Resource Conservation and R-4 Multi-Family

Residential to B-3 Community Business District (Conditional) to facilitate the construction of a shopping center.

- On November 8, 2005, Council approved the petition of Compson Development, LLC for a CUP to add fill within the one hundred (100)-year floodplain to accommodate construction of an access road for a retail shopping center located on a tract approximately one (1) acre in size located adjacent to Wards Ferry Road, also known as Valuation Tax No. 261-05-005.
6. **Site Description.** The subject property is one (1) tract encompassing approximately two and forty-nine hundredths (2.49) acres of undeveloped and mostly wooded land. The property is bounded to the north, south and east by an established R-1 zoned neighborhood predominantly made up of single family homes and to the west by approximately thirty-six (36) acres of R-4 zoned properties including institutional and multi-family uses.
 7. **Proposed Use of Property.** If the rezoning petition is approved, the property would be used for the construction of fifteen (15) townhouses for sale and a common lot for parking and stormwater management. Public water is available in Alta Lane and a private sewer easement will be needed to provide sanitary sewer service to the site. The adjoining land owner has been contacted regarding the easement.
 8. **Traffic, Parking and Public Transit.** The vehicle trip threshold for the proposed use does not warrant a traffic study; however, the applicant has provided ITE Trip Generation numbers that indicate the average daily traffic generated by this project will be less than six (6) trips per day per unit or a total of ninety (90) trips per day for the entire development. The City's Transportation Engineer requested that the applicant identify the sight distances at the proposed entrance and the information provided indicates five hundred seventy (570) feet to the east and seven hundred eight (780) feet to the west. The property is not served by GLTC and the nearest bus stop is at the corner of Leesville Road and Del Ray Court approximately two thousand (2,000) feet away from the property. The submitted site plan indicates thirty (30) parking spaces for residents, which complies with the *Zoning Ordinance*. The required landscaping is shown on the rezoning plan and conforms to the City's Landscaping Ordinance.
 9. **Stormwater Management.** The proposed project is required to treat stormwater runoff for quantity and quality. The applicant has identified an area for stormwater management on the rezoning plan and has evaluated the receiving channel for adequacy. The parcel is located outside the one hundred (100)-year floodplain.
 10. **Emergency Services.** Neither the City Fire Marshal's office nor the City Police Department had comments of concern related to the proposed petition.
 11. **Impact.** The submitted rezoning petition would allow the construction of fifteen (15) townhomes for sale, associated parking and stormwater management. Since other R-4, Multi-Family Residential uses exist in the area, the use of the property for townhomes as indicated on the site plan should have little to no impact.
 12. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary rezoning plan on October 22, 2013. Comments related to the proposed use have been addressed by the petitioner.
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VI. PLANNING DIVISION RECOMMENDATION

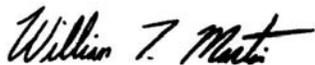
Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Mr. Ted and Mrs. Sherry Bell to:

Amend the Future Lane Use Map (FLUM) from Low Density Residential to Medium Density Residential.

Rezone approximately two and forty-nine (2.49) hundredths acres at 402 Alta Lane from R-1, Low Density Residential District to R-4, Medium-High Density Residential District (Conditional) subject to the following voluntarily submitted proffers:

- 1. The property will be developed in substantial compliance with the site plan.**
- 2. The building facades shall be hardi-plank, brick, or rock facades for the sides of the building readily in view of the public. This will include the building sides that face the parking lot and Alta Lane.**

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 Greg Wormser, Fire Marshal
Mr. Don DeBerry, Transportation Engineer
Mr. Doug Saunders, Building Commissioner
Mr. Robert Fowler, Zoning Administrator
Mr. Jacob Dorman, Environmental Reviewer
Mr. Ted Bell, Petitioner
Mrs. Sherry Bell, Petitioner
Mr. Norm Walton, Representative

VII. ATTACHMENTS

- 1. Vicinity Zoning Pattern Map**
- 2. Vicinity Proposed Land Use Map**
- 3. Watershed Location Map**
- 4. Planimetric and Topographic Map**
- 5. Rezoning Plan**
- 6. Architectural Renderings**

Zoning Map

ALTA LANE TOWNHOMES

Zoning Request

Ted and Sherry Bell



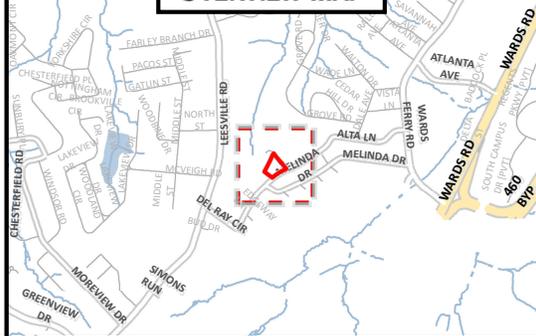
PROPERTY INFORMATION

PARCEL ID	ADDRESS
26103020	402 ALTA LN

LEGEND

- Subject Property
- 215' Buffer
- Zoning Boundary

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 11/23/2013

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.

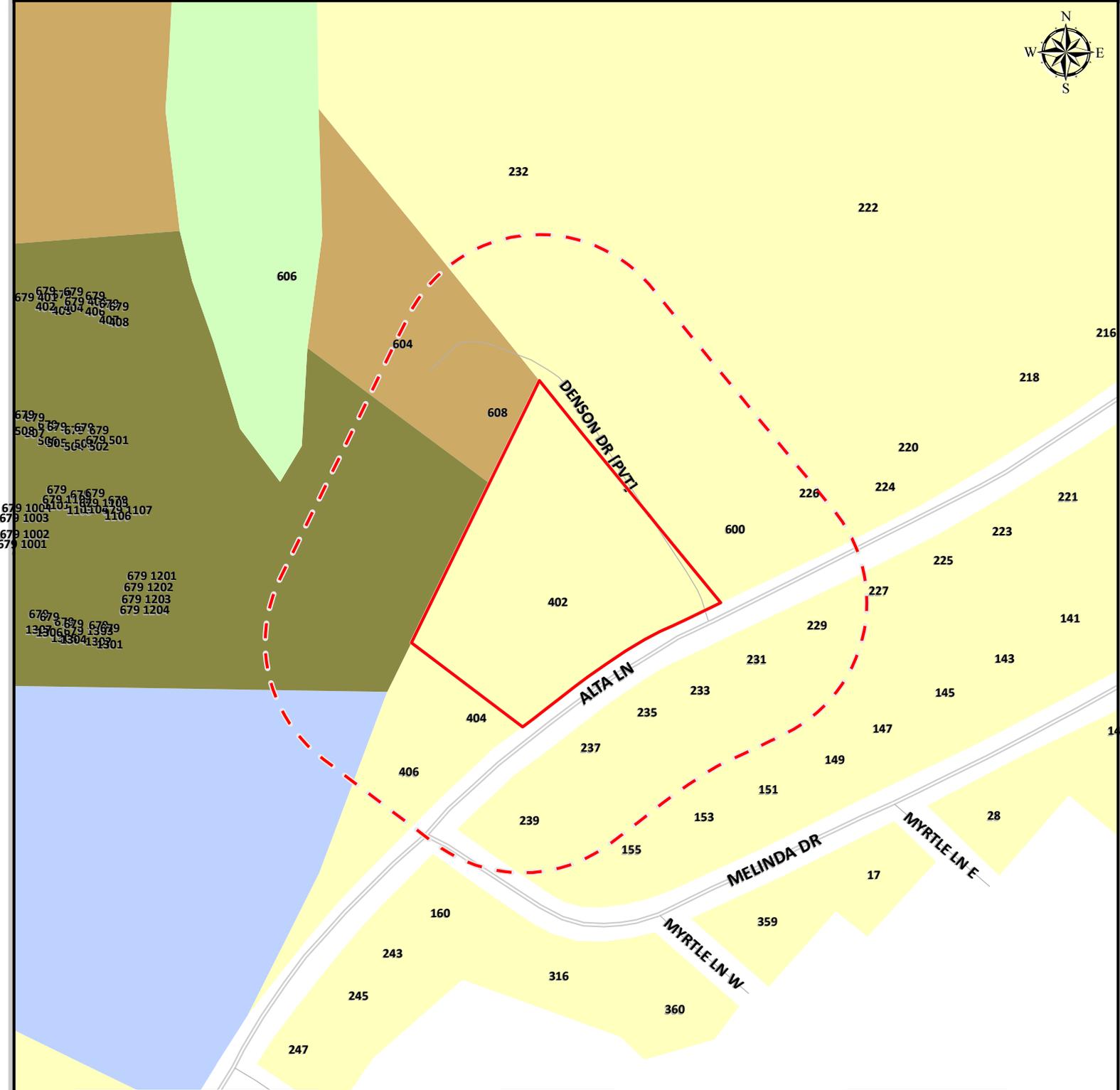
Parcel ID	Address	Owner
26104015	149 MELINDA DR	BABER, PHYLLIS A
26104016	147 MELINDA DR	BATHURST, DANIEL L
26103020	402 ALTA LN	BELL, THEODORE L & SHERRY A
26103014	226 ALTA LN	BELL, THEODORE L & SHERRY A
26103016	232 ALTA LN	BELL, THEODORE L & SHERRY A
26201006	679 LEESVILLE RD	BURTON CREEK ASSOCIATES
26104008	233 ALTA LN	CAMDEN, RONALD E
26104014	151 MELINDA DR	CARTWRIGHT, GORDON K & GLORIA
26104011	239 ALTA LN	CASE, THOMAS B & REGINA M
26201012	693 LEESVILLE RD	CENTRA HEALTH INC
26103019	608 DENSON DR	CREASY, MICHAEL E
26104005	227 ALTA LN	ELLIOTT, CLARA A
26104012	155 MELINDA DR	HUGHES, HARRY A JR
26103022	406 ALTA LN	JENNINGS, CECIL E & SHEILA B
26104013	153 MELINDA DR	KAPPLER, JEREMIAH
26103021	404 ALTA LN	LYNCH, JAMES T & DOROTHY N
26103015	600 DENSON DR	MOODY, JAMES J
26104010	237 ALTA LN	ROSE, KIMBERLY A & JEREMIAH S
26104009	235 ALTA LN	SCOTT, LANGSTON L SR & DEBROAH H
26103017	604 DENSON DR	SERENO, EUGENE L & LINDA S C
26104006	229 ALTA LN	VAUGHAN, TONY L & KAREN M
26104007	231 ALTA LN	WILKINS, JOSEPH D SR & PATRICIA A

FLUM Map

ALTA LANE TOWNHOMES

Zoning Request

Ted and Sherry Bell



PROPERTY INFORMATION

PARCEL ID	ADDRESS
26103020	402 ALTA LN

LEGEND

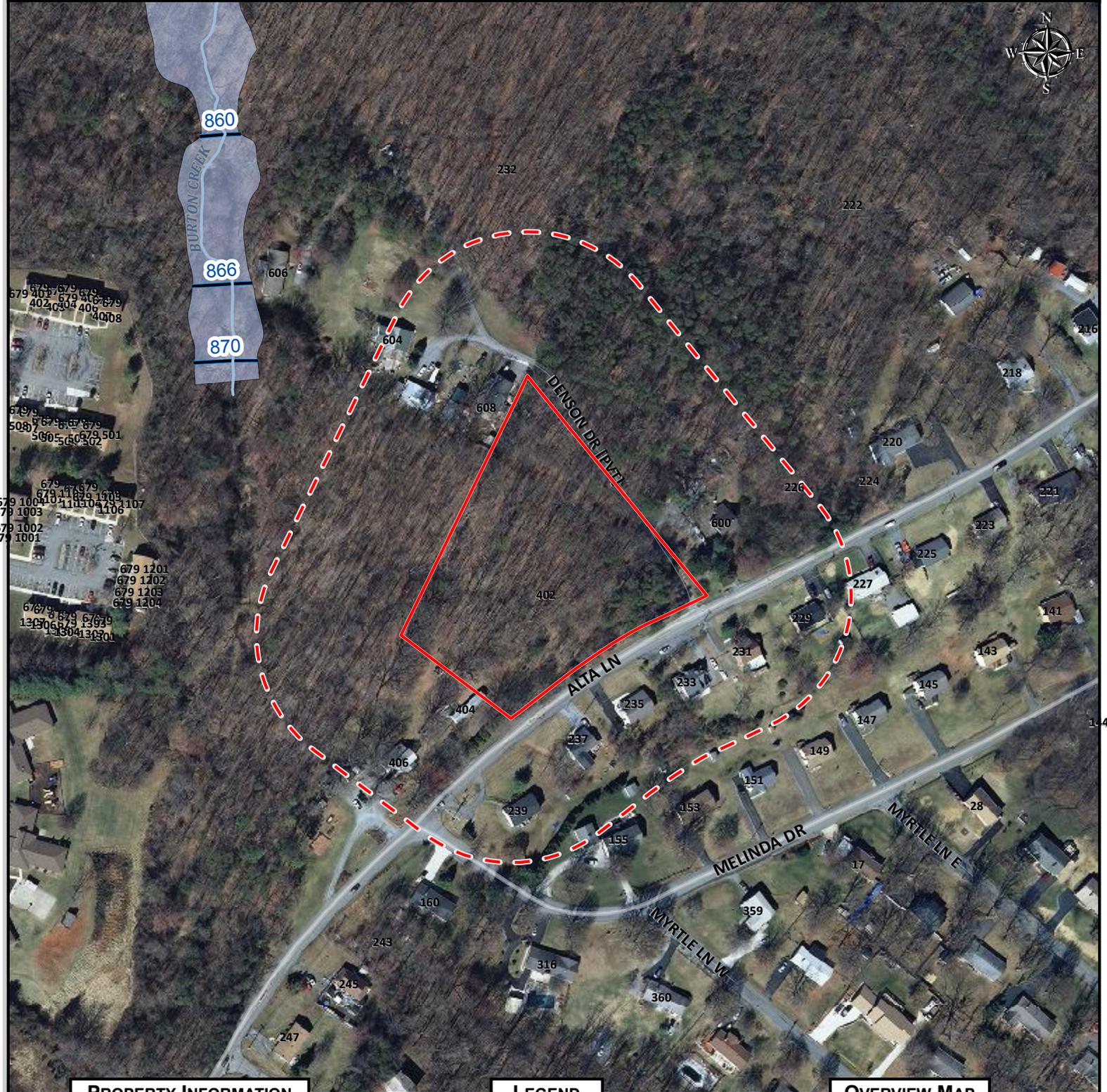
- Local Historic District
- Traditional Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Employment Mixed Use
- Residential Mixed Use
- Employment 1
- Employment 2
- Office
- Institution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

OVERVIEW MAP



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PROPERTY INFORMATION

PARCEL ID	ADDRESS
26103020	402 ALTA LN

LEGEND

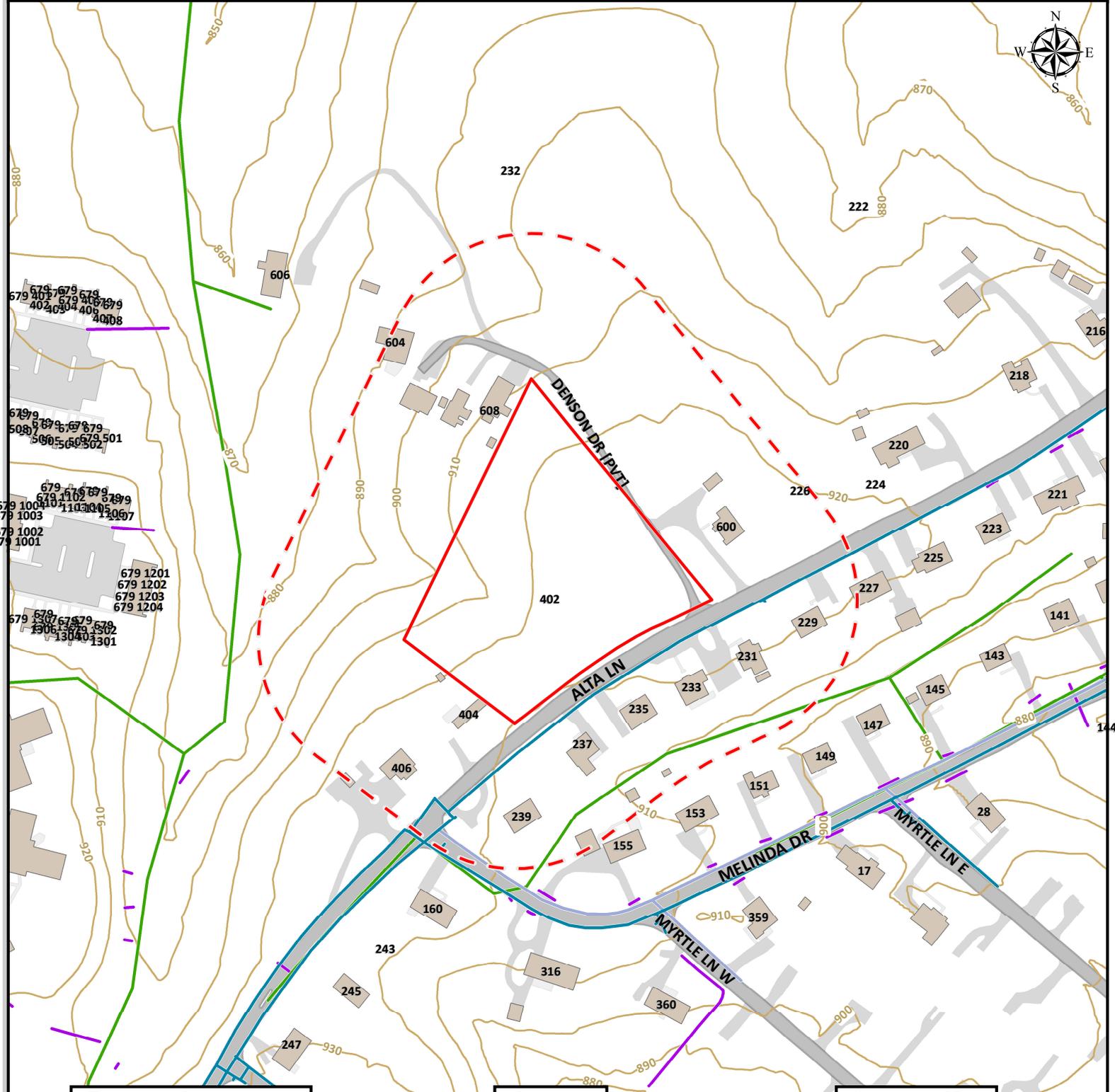
-  Subject Property
-  Base Flood Elevation
-  Floodway
-  Floodzone
-  River / Lake / Stream

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 11/23/2013

Blackwater Creek



PROPERTY INFORMATION

PARCEL ID	ADDRESS
26103020	402 ALTA LN

LEGEND

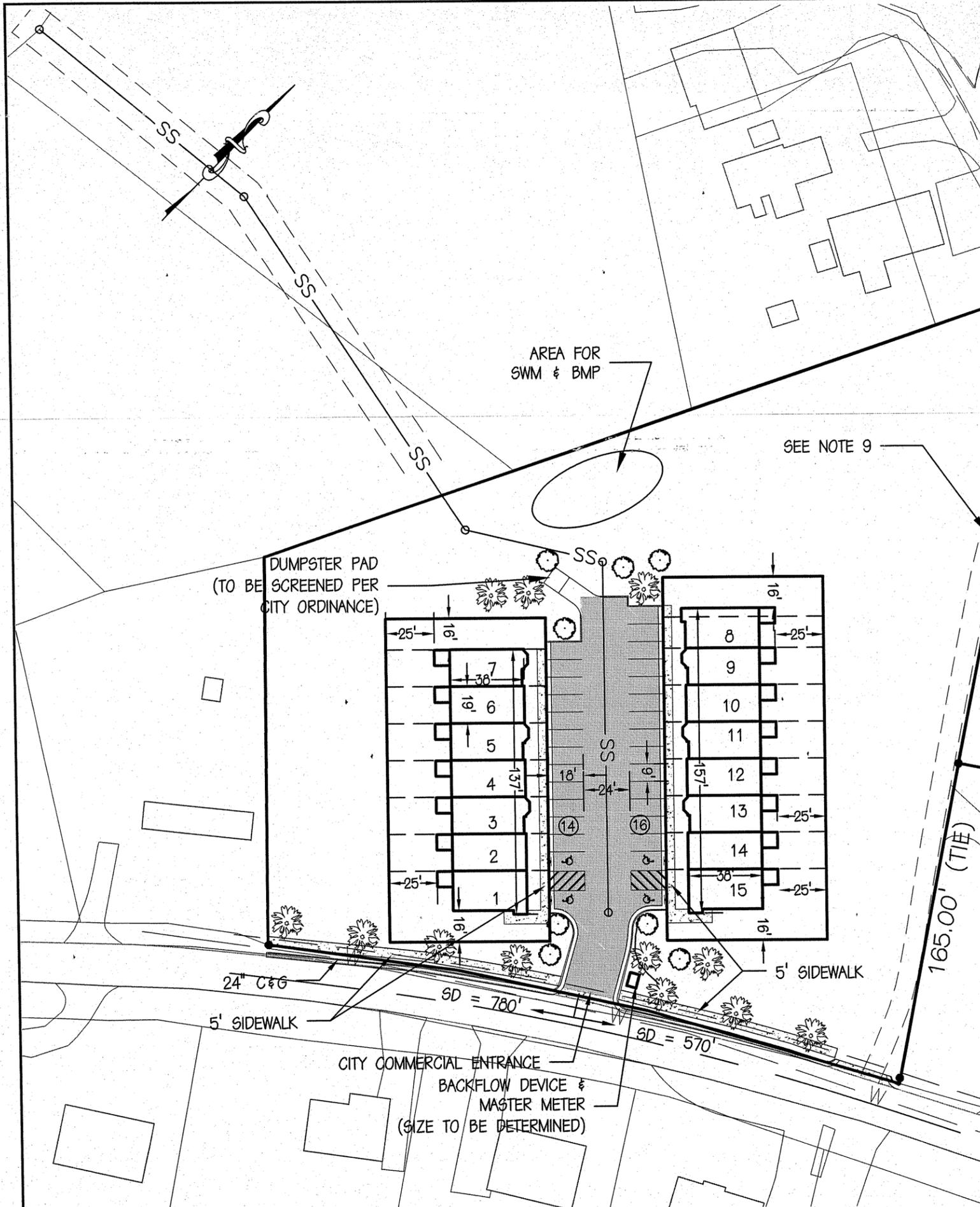
	Active	Proposed	Abandoned
Utilities	Water (solid blue)	Sanitary (dashed green)	Storm (dashed purple)
Structure	Paved (solid grey)	Unpaved (dashed tan)	Other (solid tan)
Planimetrics	Roadway (solid grey)	Parking (dashed grey)	Sidewalk (dashed grey)
Topography	Contour (solid tan)	10' (dashed tan)	10' Obs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

OVERVIEW MAP

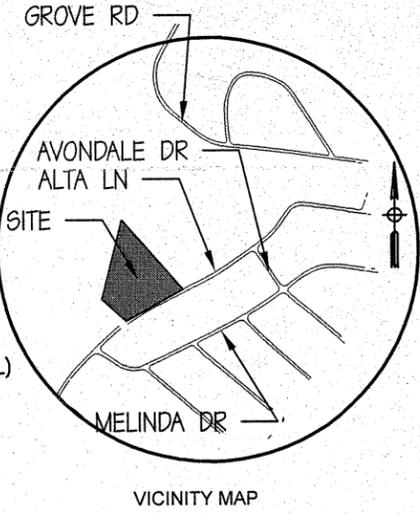


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PROPERTY INFORMATION:
 PARCEL ID: 261-03-020
 PROPERTY ADDRESS: 402 ALTA LANE
 OWNER/ REZONING APPLICANT:
 THEODORE & SHERRY BELL
 TOTAL ACREAGE: APPROXIMATELY 2.49 ACRES
 TOTAL AREA TO BE REZONED: 2.49 AC.
 CURRENT ZONING: R1 (LOW DENSITY RESIDENTIAL)
 PROPOSED ZONING: R4 (MEDIUM-HIGH DENSITY RESIDENTIAL)
 CURRENT USE: UNDEVELOPED
 PROPOSED USE: 15 TOWNHOMES FOR SALE
 LOT REQUIREMENTS:
 LOT SIZE: 1200 SQ FT
 LOT WIDTH: 16 FT



FRONT YARD 10 FT REQ'D/ 33 FT PROVIDED
 SIDE YARD 16 FT REQ'D/ 16 FT PROVIDED AT INTERIOR LOT LINES AND 50 FT ON PERIMETER
 REAR YARD 25 FT AND 48 FT MIN
 PERIMETER YARD SHALL BE A MIN. OF 25' UNLESS ABUTTING A SINGLE FAMILY WHERE THE SIDE YARD SHALL BE 50'.

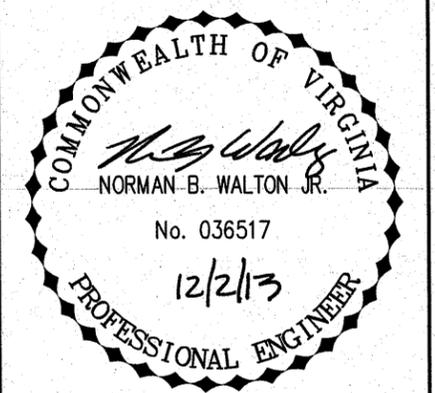
PARKING CALCS:
 RESIDENTIAL USE: 1 SPACE PER UNIT
 15 UNITS = 15 SPACES REQUIRED
 30 SPACES PROVIDED W/ 4 H/C SPACES

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW A PRELIMINARY LAYOUT FOR THE REZONING PROCESS. THE ACTUAL LAYOUT MAY CHANGE SLIGHTLY WHEN ACTUAL CONSTRUCTION PLANS ARE SUBMITTED TO THE CITY FOR REVIEW, BUT SHALL REMAIN IN GENERAL CONFORMANCE TO THIS PLAN.
 2. ANY INCREASE IN IMPERVIOUS AREA WILL BE ATTENUATED VIA THE STORMWATER MANAGEMENT POND PROPOSED ON THIS SITE.
 3. THE PROPERTY SHOWN HEREON IS NOT WITHIN A FEMA 100 YEAR FLOOD PLAIN. SEE PANEL# 5100930102D, ZONE "X", DATED JUNE 3, 2008.
 4. LANDSCAPING WILL BE PROPOSED PER THE CITY OF LYNCHBURG'S LANDSCAPE ORDINANCE. LANDSCAPING SHOWN HEREIN IS SHOWN TO BE IN CONFORMANCE WITH THE LANDSCAPING ORDINANCE.
 5. EROSION AND SEDIMENT CONTROL MEASURES WILL BE USED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. E&S MEASURES ARE NOT SHOWN ON THIS PLAN, BUT WILL BE INCLUDED WITH THE ACTUAL SITE PLAN WHEN SUBMITTED.
 6. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY STATE, FEDERAL, AND LOCAL PERMITS REQUIRED FOR THE DEVELOPMENT OF THIS SITE.
 7. THIS SITE WILL BE SERVED BY PUBLIC WATER & SANITARY SEWER. A SEWER EXTENSION AND EASEMENT WILL BE REQUIRED.
 8. THE SITE, AS SHOWN, WILL REQUIRE IMPORT OF SOILS TO BALANCE THE SITE. AN APPROVED BORROW FACILITY SHALL BE UTILIZED FOR MATERIAL OF THIS SITE.
 9. AN EXISTING EASEMENT ALONG THE NORTHERN PROPERTY LINE PROVIDES INGRESS/EGRESS FOR SEVERAL HOMES TO THE NORTH-WEST OF THIS PROPERTY. THIS EASEMENT SHALL REMAIN OPEN, WITH ACCESS TO ALTA LANE.

LEGEND
 [Hatched Box] PROPOSED PAVED PARKING

SHEET NO	TITLE
1 OF 3	COVER/ LAYOUT
2 OF 3	GRADING PLAN
3 OF 3	BOUNDARY

PERKINS & ORRISON
 ENGINEERS ▲ PLANNERS ▲ SURVEYORS
 PO BOX 1567 17 W. NELSON STREET
 LEXINGTON, VIRGINIA 24450
 PHONE: 540-464-9001 FAX: 540-464-5009
 EMAIL: PNO@PERKINS-ORRISON.COM
 27 GREEN HILL DRIVE
 FOREST, VIRGINIA 24551
 PHONE: 434-525-5985 FAX: 434-525-5986



JOB:
 REZONING PLAN FOR
 402 ALTA LANE
 LYNCHBURG, VA

CLIENT:
 COUNTS & DOBYNS

MARK	DATE	DESCRIPTION
ISSUE:	10/08/13	
CONTOUR INTERVAL:	2'	
DRAWN BY:	MJD/NBW	
CHECKED BY:	NBW	

**COVER SHEET
 SITE LAYOUT SHEET**

GRAPHIC SCALE
 0 60 120
 1"=60'

JOB NO 13218 SHEET NO 1 OF 3

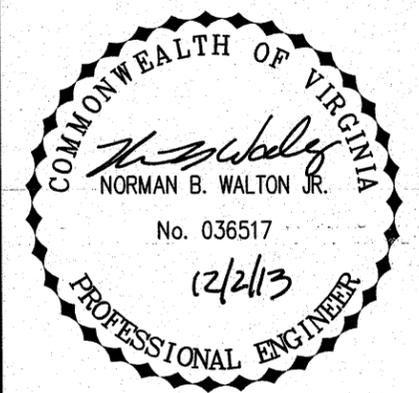


- NOTES:**
1. THIS SITE DOES NOT BALANCE AND WILL REQUIRE OFFSITE MATERIAL TO BALANCE.
 2. THE ESTIMATED AREA OF DISTURBANCE IS 1.8 ACRES.
 3. A COMPLETE EROSION AND SEDIMENT CONTROL PLAN WILL BE SUBMITTED TO THE CITY UPON THE SUCCESSFUL REZONING.
 4. STORMWATER MANAGEMENT AND WATER QUALITY WILL BE ADDRESSED ONSITE, AND WILL BE SHOWN ON FINAL CONSTRUCTION DRAWINGS.



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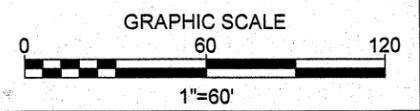


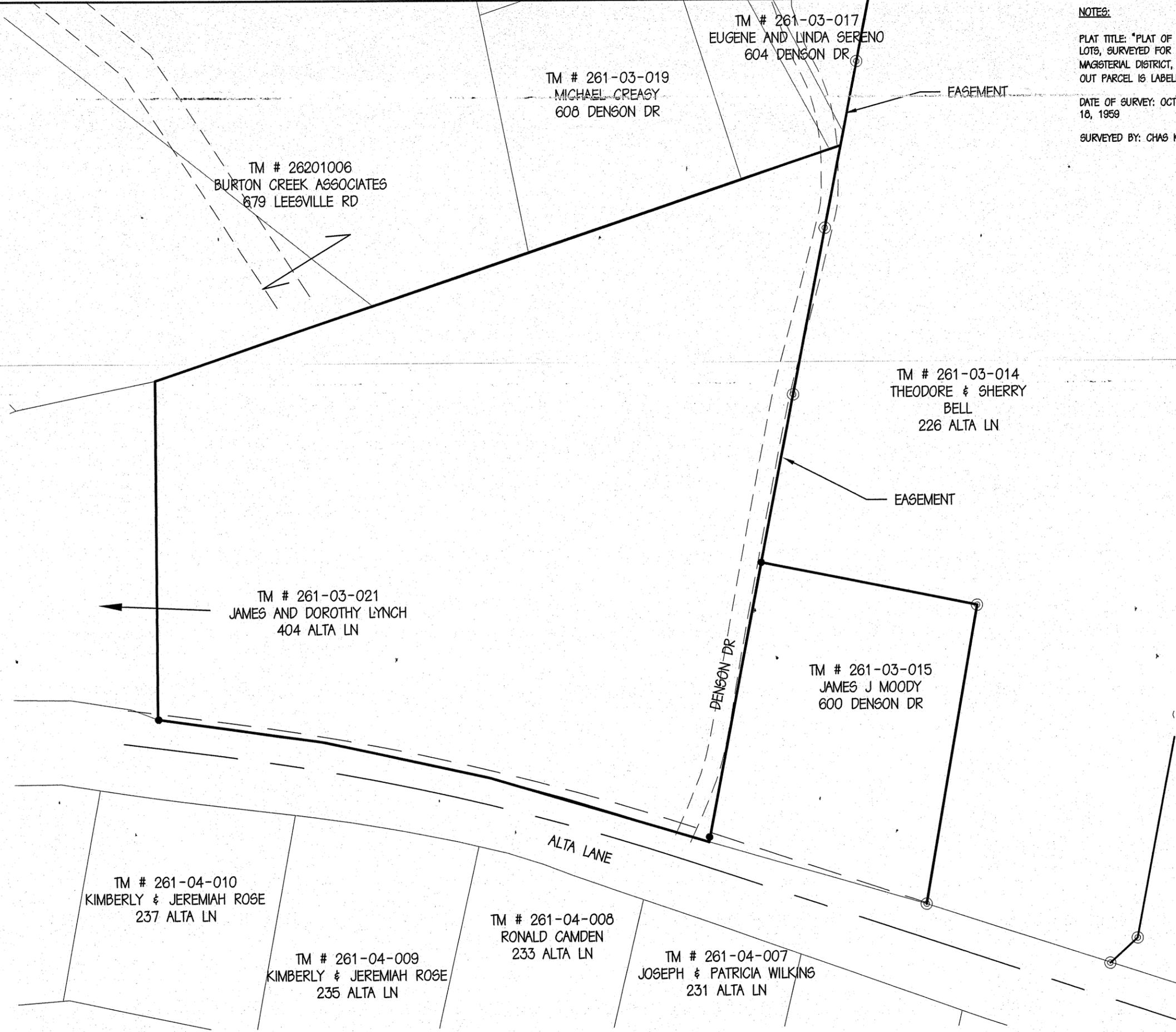
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MARK	DATE	DESCRIPTION
ISSUE:	10/08/13	
CONTOUR INTERVAL:	2'	
DRAWN BY:	MJD/NBW	
CHECKED BY:	NBW	

GRADING PLAN



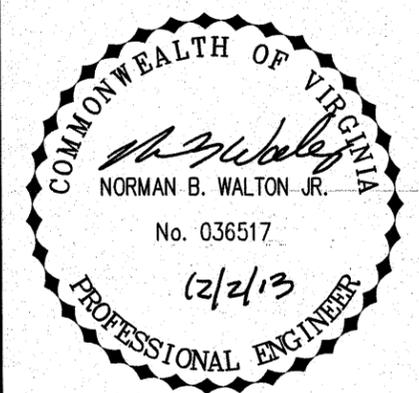


NOTES:
 PLAT TITLE: "PLAT OF SURVEY OF THREE TRACTS AND TWO LOTS, SURVEYED FOR E. R. ENGLISH, LYING IN BROOKVILLE MAGISTERIAL DISTRICT, CAMPBELL COUNTY, VA. ON RT 893", OUT PARCEL IS LABELED "AUSTIN TRACT A".
 DATE OF SURVEY: OCTOBER 31, 1959, REVISED NOVEMBER 18, 1959
 SURVEYED BY: CHAS KIRKLAND

PERKINS & ORRISON
 ENGINEERS ▲ PLANNERS ▲ SURVEYORS

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JOB:
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 402 ALTA LANE
 LYNCHBURG, VA

CLIENT:
 COUNTS & DOBYNS

MARK	DATE	DESCRIPTION

ISSUE: 10/08/13
 CONTOUR INTERVAL: 2'
 DRAWN BY: MJD/NBW
 CHECKED BY: NBW

BOUNDARY SHEET

GRAPHIC SCALE
 0 60 120
 1"=60'

JOB NO 13218 SHEET NO 3 OF 3

P:\2013\13218 - Alta Lane.dwg C-RZ-13218.dwg 12/2/2013 9:46 AM



