

**The Department of Community Development**  
City Hall, Lynchburg, VA 24504 434-455-3900

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**To:** Planning Commission  
**From:** Planning Division  
**Date:** May 11, 2016  
**Re: Rezoning: R-3, Medium Density Residential District to B-4, Urban Commercial District**

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**I. PETITIONER**

Elks Lodge #181, 1014 5<sup>th</sup> Street, Lynchburg, Virginia 24504  
**Representative:** Mr. Brian Goldman, Goldman Design, 685 Nighthawk Road, Lynchburg, Virginia 24504

**II. LOCATION**

The subject property is approximately seven tenths (0.7) of an acre, located at 515-523 Polk Street and 107-1011 6<sup>th</sup> Street.

**Property Owner:**

Elks Lodge #181, 1014 5<sup>th</sup> Street, Lynchburg, Virginia 24504

**III. PURPOSE**

The purpose of this petition is to rezone the property from R-3, Medium Density Residential District to B-4, Urban Commercial District to allow the construction of a new lodge facility and parking area.

**IV. SUMMARY**

- The *Comprehensive Plan 2013-2030's Future Land Use Map (FLUM)* recommends a Traditional Residential use for the property.
- Traditional Residential use typically does not accommodate expanding institutions; however, this institution uniquely serves the adjacent community and would be appropriate.
- The site falls within the Fifth Street Revitalization Corridor Overlay District and will be subject to additional design standards.

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

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**V. FINDINGS OF FACT**

1. **Comprehensive Plan.** The Lynchburg *Comprehensive Plan 2013-2030* recommends a Traditional Residential use for the subject property. Traditional Residential designation is typically applied to the City's older neighborhoods, generally built prior to World War II. The *Comprehensive Plan* specifically says that "large new or expanded public and institutional uses are not appropriate for these areas unless they can be designed to blend into the existing urban fabric through landscaping or architectural treatments." (p. 75)

The subject property falls within the Fifth Street Revitalization Corridor Overlay District (FSC) and will be subject to additional design controls at the time of site plan review. The FSC overlay district encourages compliance with the Commercial Historic District Guidelines and requires certain building materials, vegetative screening from residential districts, height and setbacks to ensure a cohesive redevelopment of the Fifth Street area. Under these additional requirements and suggestions, the Elks Lodge facility would be designed to fit into the existing urban fabric just as the *Comprehensive Plan* calls for, however, this will be handled at the final site plan stage.

2. **Zoning.** The subject property was annexed from Campbell County in 1852 and in recent history has been vacant. The current R-3, Medium Density Residential District zoning was established in 1978 with the adoption of the previous zoning ordinance. The Fifth Street Revitalization Corridor Overlay District (FSC) was adopted in 2007, as recommended by the Fifth Street Corridor Master Plan.

The proposed B-4, Urban Commercial District, allows civic, social, and fraternal organizations and will merge with existing B-4 zoning fronting on 5<sup>th</sup> Street.

3. **Board of Zoning Appeals (BZA).** The Zoning Administrator has determined that no variances would be 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 May 23, 2006, City Council adopted the Fifth Street Corridor Master Plan as part of the City's *Comprehensive Plan*.
  - On December 11, 2007, City Council adopted the Fifth Street Revitalization Corridor Overlay District and rezoned parcels in the vicinity of this property to B-6, Riverfront Business District, R-4, Medium-High Density Residential District, R-3, Medium Density Residential District, and R-2, Low-Medium Density Residential District.
  - On February 23, 2016, City Council adopted the new Zoning Ordinance and effectively combined the B-4, Central Business District and B-6, Riverfront Business District, into the B-4, Urban Commercial District.
5. **Site Description.** The subject property is approximately seven tenths (0.7) of an acre, located at 515-523 Polk Street and 1007-1011 6<sup>th</sup> Street. The property to be rezoned is vacant. The petitioner also owns 513 Polk Street, which is already zoned B-4, Urban Commercial District. One outbuilding, constructed in 1964, is on the 513 Polk Street property. This building would be demolished upon construction of the new lodge and parking area.

The property is bounded to the north by a City of Lynchburg Parking Lot, and to the east, south, and west by Polk Street, 6<sup>th</sup> Street, vacant land, and residential uses. The site falls to the southeast and drains to the City's combined sewer system.

6. **Proposed Use of Property.** The purpose of this petition is to rezone the property from R-3, Medium Density Residential District to B-4, Urban Commercial District to allow the construction of a new lodge facility and parking area. The existing lodge at 1014 5<sup>th</sup> Street would remain until another use is found.

The building will be required to meet design standards of the Fifth Street Revitalization Corridor Overlay District (FSC) in regards to building materials, height, and setbacks and is strongly encouraged to meet the Commercial Historic District Design Guidelines. The petitioner has indicated that they intend to comply with all recommendations and that the building entrance will be on the northeast corner of the site. Upon approval of an access easement, the parking area will tie into the existing City parking lot and not require an additional driveway entrance from Polk Street. This would help preserve a stretch of continuous sidewalk on this block, keeping it from being broken up by an additional driveway. It is extremely important to have building entrances connect directly from sidewalks to reinforce walkability. Otherwise, buildings emphasize that everyone should

arrive by automobile. “Intending to comply” does not ensure with absolute certainty that the site will meet all the design recommendations, raising concerns for the Planning Division.

Additional landscaping will be required at the final site plan stage to meet parking area and building foundation planting requirements. Preservation of existing trees does receive credit and the B-4 district does provide the flexibility to plant the landscaping off site.

- 7. Traffic, Parking and Public Transit.** The City’s Transportation Engineer had no comments regarding traffic.

Parking is not required in the B-4, Urban Commercial District. However, there are twenty-eight (28) existing spaces in the City lot at 507 Polk Street and the petitioner is proposing an additional twenty-four (24) spaces on their property. Access to the proposed lot would be from the existing City lot upon approval of an access easement by City Council.

The site is served by the Greater Lynchburg Transit Company (GLTC) routes 1A and 1B. A sheltered bus stop is provided on this block of 5<sup>th</sup> Street.

- 8. Stormwater Management.** An Erosion & Sediment Control plan will be required for the development as proposed. Because the site falls within the City’s combined sewer overflow (CSO) area, the site is exempt from Virginia Stormwater Management Permit (VSMP) quality and quantity controls. However, the site will be required to drain to an adequate channel or retain the flow of runoff from the site to predevelopment levels because otherwise it would exacerbate current CSO problems with the increase in impervious area. The submitted concept plan and narrative indicate compliance with these requirements through a grass swale and a perimeter French drain, though further analysis will be necessary.

- 9. Emergency Services.** The City’s Fire Marshal and the City’s Police Department had no comments on the rezoning.

- 10. Impact.** Approval of this petition will have a positive impact on 5<sup>th</sup> Street and the community. Old Dominion Lodge #181 is part of the Improved Benevolent Protective Order Elks of the World, a social, community service, and fraternal organization. They have been at their 1014 5<sup>th</sup> Street location since 1923. As a longtime fixture of 5<sup>th</sup> Street, their mission has led them to serve the surrounding community through numerous outreach programs that fulfill vital community needs. Despite the Comprehensive Plan’s discouragement of expanded institutional uses, the Planning Division sees this as an appropriate expansion due to this particular nonprofit’s mission to serve the adjacent neighborhood and how the new lodge building will blend into the community by meeting the design standards of the Fifth Street Revitalization Corridor Overlay District (FSC).

The rezoning is without proffers, so that does reduce the certainty of how the property will be used in the future. Any use permitted in the B-4, Urban Commercial District, will be permitted to use the site; however, they will be required to meet the development standards of the FSC. The petitioner has also indicated that they intend to comply with the Commercial Historic District Guidelines and to have the entrance off of the northeast corner of the building, on Polk Street. Compliance with these has not been guaranteed via this rezoning process. While the uncertainty of the entrance and compliance with the Commercial Historic District Guidelines is a concern, it was not significant enough to sway the Planning Division recommendation.

The City has made a significant investment in 5<sup>th</sup> Street through streetscaping efforts over the last decade. Allowing this site to develop either through the Elks Lodge plan or as the

market dictates provides a certain flexibility and will help the City see redevelopment as soon as possible. Because of the development standards of the B-4 underlying zoning district and FSC overlay district, the Planning Division believes the site will redevelop appropriately.

11. **Technical Review Committee.** The TRC reviewed the concept plan on April 5, 2016. 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.

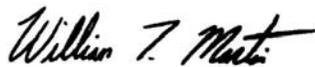
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## VI. PLANNING DIVISION RECOMMENDATION

**Based on the preceding Findings of Fact, the Planning Commission recommends to City Council:**

**Approval of the petition of Elks Lodge #181 to rezone approximately seven tenths (0.7) acres from R-3, Medium Density Residential District to B-4, Urban Commercial District at 515-523 Polk Street and 1007-1011 6th Street.**

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  
Mrs. Maggie Cossman, Transportation Engineer  
Mr. Doug Saunders, Building Official  
Mr. Kevin Henry, Zoning Administrator  
Mr. Leonard Washington, Petitioner  
Mr. Brian Goldman, Representative

## VII. ATTACHMENTS

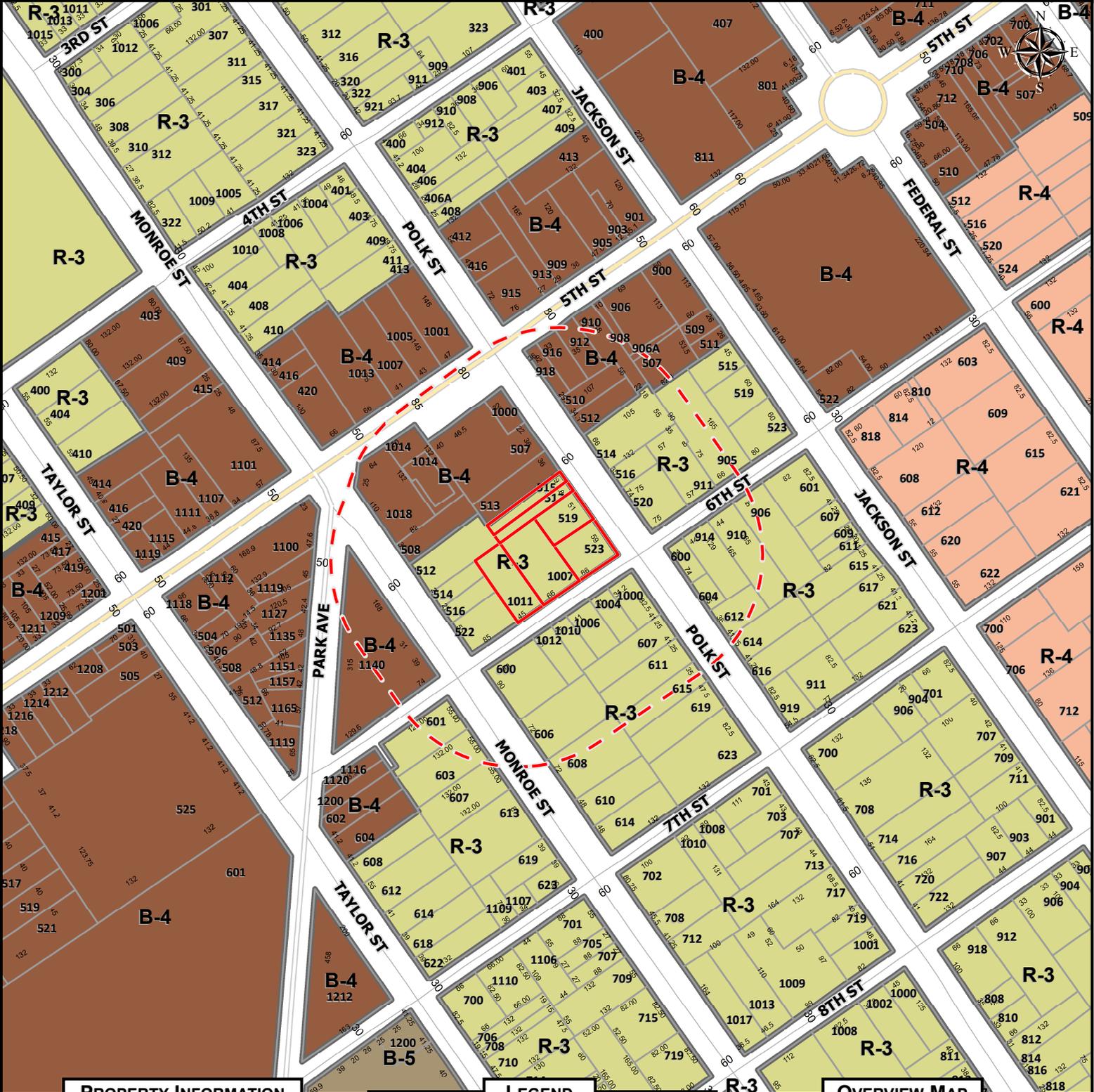
1. Zoning Map
2. Future Land Use Map
3. Watershed Map
4. Planimetric and Topographic Map
5. Narrative
6. Concept Plan
7. Property Photograph

# Zoning Map

# REZONING FROM R-3 TO B-4

## Zoning Request

## Elks Lodge #181



### PROPERTY INFORMATION

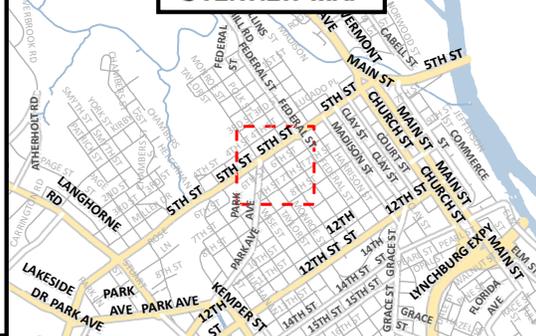
PARCEL ID	ADDRESS
01014005	515 POLK ST
01014006	517 POLK ST
01014007	519 POLK ST
01014008	523 POLK ST
01014009	1007 6TH ST
01014010	1011 6TH ST

### LEGEND

- Subject Property
- 215' Buffer

<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff4500; border: 1px solid black; margin-right: 5px;"></span> B-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff69b4; border: 1px solid black; margin-right: 5px;"></span> I-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff8c00; border: 1px solid black; margin-right: 5px;"></span> R-4
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> B-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> I-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ffa500; border: 1px solid black; margin-right: 5px;"></span> R-5
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> B-3	<span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> I-3	<span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> R-C
<span style="display: inline-block; width: 15px; height: 15px; background-color: #8b4513; border: 1px solid black; margin-right: 5px;"></span> B-4	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> R-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> IN-1
<span style="display: inline-block; width: 15px; height: 15px; background-color: #654321; border: 1px solid black; margin-right: 5px;"></span> B-5	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> R-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: #0000ff; border: 1px solid black; margin-right: 5px;"></span> IN-2
<span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black; margin-right: 5px;"></span> B-6	<span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> R-3	

### OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 5/6/2016

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.

# FLUM Map

# REZONING FROM R-3 TO B-4

Zoning Request

Elks Lodge #181



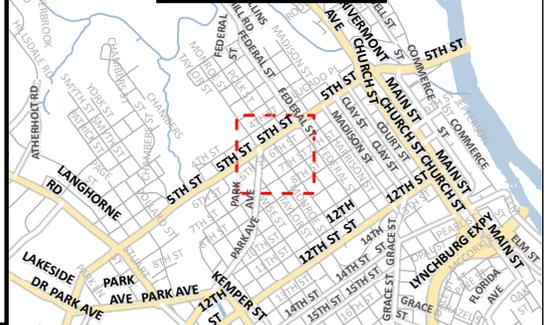
### PROPERTY INFORMATION

PARCEL ID	ADDRESS
01014005	515 POLK ST
01014006	517 POLK ST
01014007	519 POLK ST
01014008	523 POLK ST
01014009	1007 6TH ST
01014010	1011 6TH ST

### LEGEND

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

### OVERVIEW MAP



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# Watershed Map

# REZONING FROM R-3 TO B-4

Zoning Request

Elks Lodge #181



City of Lynchburg - GIS Office | [lynchburgva.gov](http://www.lynchburgva.gov)

### PROPERTY INFORMATION

PARCEL ID	ADDRESS
01014005	515 POLK ST
01014006	517 POLK ST
01014007	519 POLK ST
01014008	523 POLK ST
01014009	1007 6TH ST
01014010	1011 6TH ST

### LEGEND

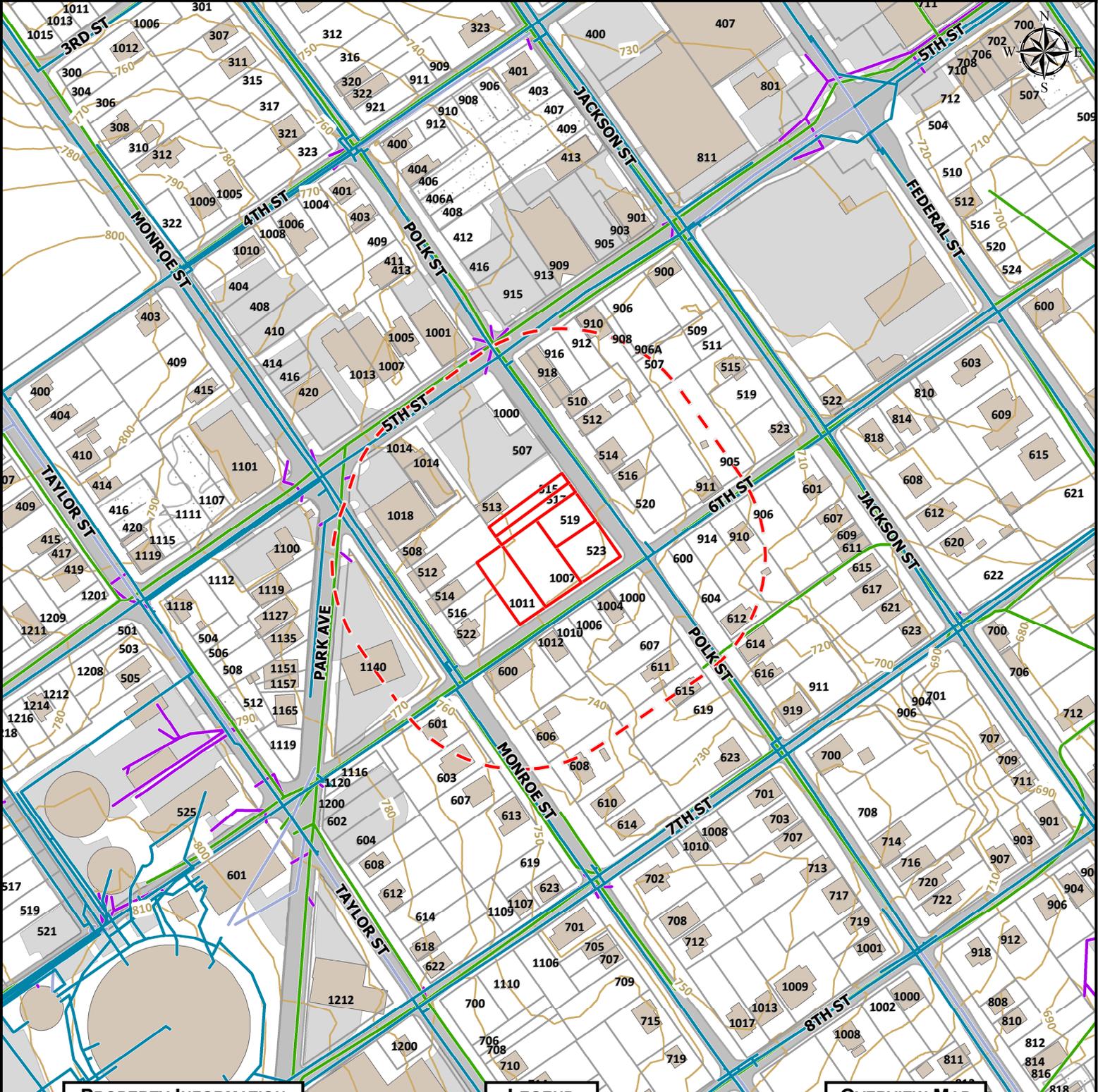
- Subject Property
- Base Flood Elevation
- Floodway
- Floodzone
- River / Lake / Stream

### OVERVIEW MAP



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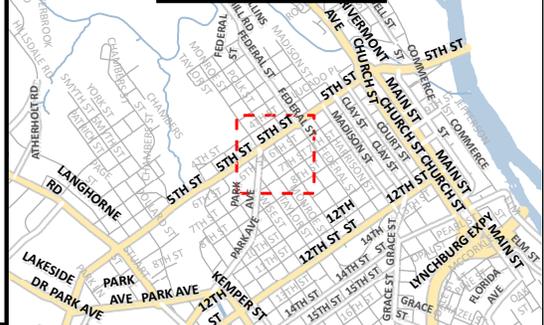
**PROPERTY INFORMATION**

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**LEGEND**

	Active	Proposed	Abandoned
Utilities	Water		
	Sanitary		
	Storm		
Planimetrics	Paved		
	Unpaved		
	Other		
	Structure		
	Roadway		
Topography	Parking		
	Sidewalk		
Topography	Driveway		
	Contour		

**OVERVIEW MAP**



MAP SCALE: 1" to 200' DATE PRINTED: 5/6/2016

**PROJECT NARRATIVE**

Old Dominion Lodge #181, 1014 5TH Street, is a social, community service and fraternal organization which is a member of the Improved Benevolent Protective Order Elks of the World. We are a "Not for Profit" organization that has been in existence in Lynchburg, Virginia since 1912 and at our present location since 1923. We are self-governed by our yearly elected officers that are bound to the fraternal laws of our Grand Lodge and our local by-laws. Our main focus is community outreach in the Lynchburg, Virginia and surrounding communities. Our goal and mission is to foster and encourage educational, philanthropic and civic awareness, as well as increase a spirit of pride and human development in the inner city.

The current lodge facility is a 3 story building that proves to be inadequate to meet the current and future needs of our mission. The main inadequacy being accessibility is found to be unfeasible (cost-benefit) to correct by addressing the existing facility, as a result we wish to improve already owned adjacent parcels of property for the purpose of constructing a future lodge facility. The first step in this process is the request for rezoning the relevant parcels.

THE ELKS of LODGE #181 propose that the parcels 515, 517, 519, 523 Polk Street, 1007 and 1011 6th Street be rezoned from R-3 to B-4 for the use and purpose of consolidating into (1) one (0.7 acre) parcel (identified as 513 Polk Street) for the construction of a new lodge.

**DISTRICTS**

B-4 - URBAN COMMERCIAL DISTRICT  
5TH STREET REVITALIZATION CORRIDOR OVERLAY DISTRICT (FSC)

**PERMITTED USE:** Private country clubs, civic, social and fraternal organizations without dwellings. Lodges and community centers organizations (as accepted by City Planner).

**SETBACKS**

FRONT YARD SETBACK: 0 - 15 FEET  
SIDE YARD SETBACK: 0 -15 FEET  
REAR YARD SETBACK: 50'-0"  
BUILDING HEIGHT FSC - MIN: 24'-0"; MAX HEIGHT: 48'-0"

**PARKING:** NOT REQUIRED.

EXISTING: 28 SHARED W/ CITY  
NEW: 24 TO BE PROVIDED. NEW TOTAL: 52  
DRIVEWAY ENTRY to the parking will be by an easement to be obtained from the city using the existing driveway entry into the shared parking lot.  
A BICYCLE RACK will be located at a city approved location near the existing shared parking lot.

**LANDSCAPING:** Because the property is adjacent or abuts residential districts on 3 sides the buffering will be addressed as follows:  
Polk Street (NE) - The future building façade will be designed with windows that will eliminate the requirement for landscaping along the Polk Street elevation.

6th Street (SE) – a buffer of evergreen shrubs will be located on the hillside which is from the existing sidewalk to the 15' maximum side yard setback which will be aligned to the top side of the slope. This landscaping will extend to the where the existing tree-line starts at the intersection of the side and rear yard property lines.  
Madison Street (SW - Interior Lot Line at rear yard) – an existing mixed stand of deciduous trees ranging in size from saplings to 14" dbh acts as a buffer along the rear yard interior lot line. The tree stand will remain with the possible removal of saplings and some undergrowth along the future building line edge for stormwater BMPs. An existing fence that abuts the tree line between neighboring properties will be maintained.

**LANDSCAPE MEDIAN:** Landscape islands will be installed and comply with zoning.

**PARKING AREA SCREENING:** Landscape (shrubs) screening will be installed along the Polk Street frontage.

**TREE CANOPY:** SHALL COMPLY WITH ZONING ORDINANCE – 3 existing maple trees are located along Polk Street. 4 new canopy trees will be installed with the landscape islands, providing 7 canopy trees total for the 24 parking spaces.

**SIGNAGE:** SHALL COMPLY WITH ZONING ORDINANCE – Future building to use building mounted signage to be submitted for approval at the time of building plan review.

**FSC - EXTERIOR LIGHTING:** Exterior lighting shall be controlled so that no direct illumination will occur beyond the property line. In instances where buildings have a zero foot setback, exterior lighting shall be controlled so that no direct illumination occurs beyond the public sidewalk. (2) pole lights are proposed to be located in the parking islands. A lighting plan will be submitted with the final site plan.

**SIDEWALKS:** Existing sidewalks are located along the Polk and 6th Street frontages.

**FSC - UTILITIES:** SHALL COMPLY WITH ZONING ORDINANCE AND BE LOCATED UNDERGROUND

**PROPOSED / FUTURE LODGE:** EXTERIOR FINISHES SHALL COMPLY WITH ZONING ORDINANCE. EXTERIOR finishes and materials will comply with FSC overlay district Architectural treatment requirements. At this point and time the proposed building design is not known but will be submitted to the city planner at the appropriate time. The final site plan and construction documents will be submitted for review per the normal city review process. All final permissible plans / drawings will be sealed by a design professional.

**STORM-WATER RUN-OFF:** project site resides within the Lynchburg City combined sewer overflow network. Site storm-water run-off to comply with erosion and sediment control guidelines MS-19 for adequate flow. It is the intention of the project to connect all roof drains to a perimeter French drain system that will discharge to an outlet at the rear of the new building and south western side of site within the property limits and then conveyed along a grass swale (adequate channel) for additional infiltration to connect to a catch basin to be connect to the existing city combined sewer overflow system. This information will be presented in detail on the final site plan.

Percent Impervious: 11,000(proposed building) + 9,333(proposed parking) = 20,333 / 30,400 = 0.6688 x 100 = 66.8 %

The design for adequate channel flow is based on the 2-year and 10-year events in order to provide positive drainage which is dependent on the City storm sewer system downstream of the facility.

**RATIONAL METHOD**

- INTENSITY (24hr Storm) - i2: 3.4 in/hr. i10: 5.04 in/hr.;
- FLOW - Q2: 1.7 Q10: 2.5 cfs
- LINING: FLEXIBLE – GRASS
- SLOPE: .06, 6%
- CHANNEL SIDE SLOPE: 3:1
- SHAPE: PARABOLIC
- MAXIMUM PERMISSABLE VELOCITY – GRASS LINED CHANNEL: 4 ft/sec.
- CROSS-SECTION AREA ESTIMATION –  $A = Q/V$   $1.7 / 4 = .425$  sf;  $2.5 / 4 = .625$  sf
- DESIGNED CHANNEL SIZE: 6' wide x 1' deep

**FLOODPLAIN:** The project does not lie within the 100 year floodplain. Nearest floodplain is .17 miles to the NE along the James River at Sea Level Elevation: 600'-0"; Project Site Benchmark Elevation: 752'-0".

**REQUEST FOR REZONING  
PRELIMINARY CONCEPT PLAN**  
for  
**THE ELK'S LODGE #181**

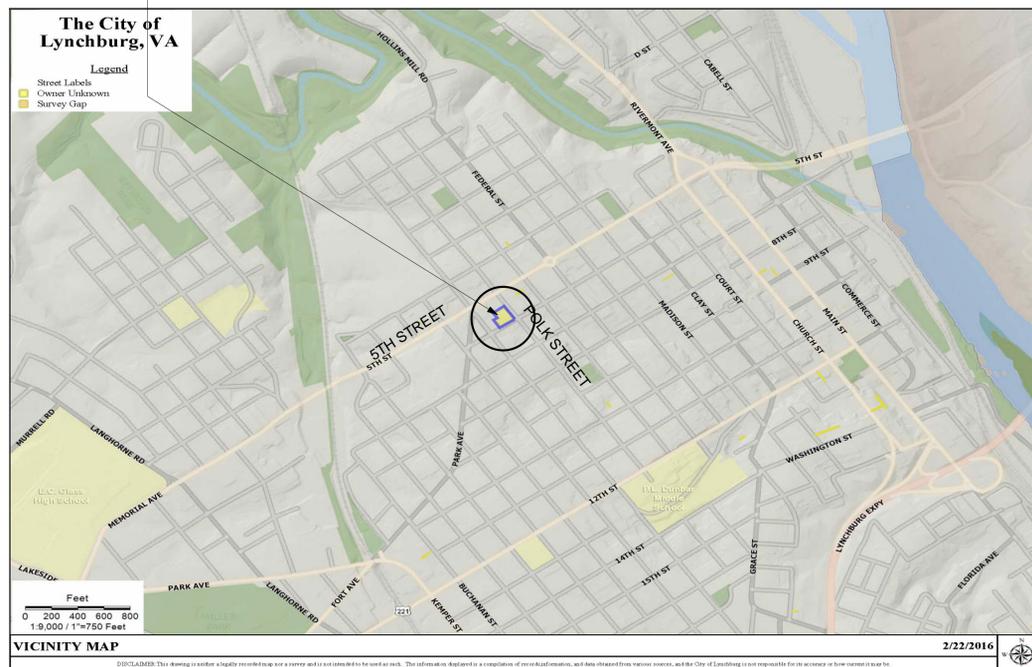
1014 5TH STREET  
LYNCHBURG, VIRGINIA

**PROPOSED USE: PRIVATE LODGE  
ZONING (PROPOSED)**

**OWNERS:**  
ELK'S LODGE #181  
1014 5th Street, P.O. Box 10575  
LYNCHBURG, VA 24504  
LODGE PHONE: 434-847-0597  
CONTACT: LEONARD O. WASHINGTON,  
PRESIDENT/EXALTED RULER - 434-847-0597;  
Email: [Retwash4life@aol.com](mailto:Retwash4life@aol.com)

**DESIGNER / PLANNER:**  
GOLDMAN DESIGN  
685 NIGHTHAWK RD.  
LYNCHBURG, VA 24504  
BRIAN E. GOLDMAN  
PHONE: 434-665-7778  
Email: [bgoldman.plgb@gmail.com](mailto:bgoldman.plgb@gmail.com)

PROPERTY SCHEDULE			
ADDRESS	PARCEL ID	ZONING EXISTING	ZONING PROPOSED
513 POLK ST	1014005	B-4	B-4
515 POLK ST	1014005	R-3	B-4
517 POLK ST	1014006	R-3	B-4
519 POLK ST	1014007	R-3	B-4
523 POLK ST	1014008	R-3	B-4
1007 6TH ST	1014009	R-3	B-4
1011 6TH ST	1014010	R-3	B-4



**SCHEDULE OF DRAWINGS**

A0	COVER	05/03/2016
L1.EX	CONCEPTUAL SITE PLAN - EXISTING	05/03/2016
L1.NW	CONCEPTUAL SITE PLAN - NEW / PROPOSED	05/03/2016

**ZONING - PROPOSED  
B-4 - ORANGE**

**WARNING:**  
Notice to Owner and Contractor:  
Only drawings with the Architect's signature have been released by this office for construction purposes and approval by the local Governing Authority. This drawing belongs exclusively to GOLDMAN DESIGN, which assumes no liability for any changes or modifications made by others. Reproduction of this drawing or any construction based on the design concept shall not occur without the written authorization of GOLDMAN DESIGN.  
**WARNING:**



685 Night Hawk Rd.

Lynchburg, VA  
24504

434.665.7778  
[bgoldman.plgb@gmail.com](mailto:bgoldman.plgb@gmail.com)

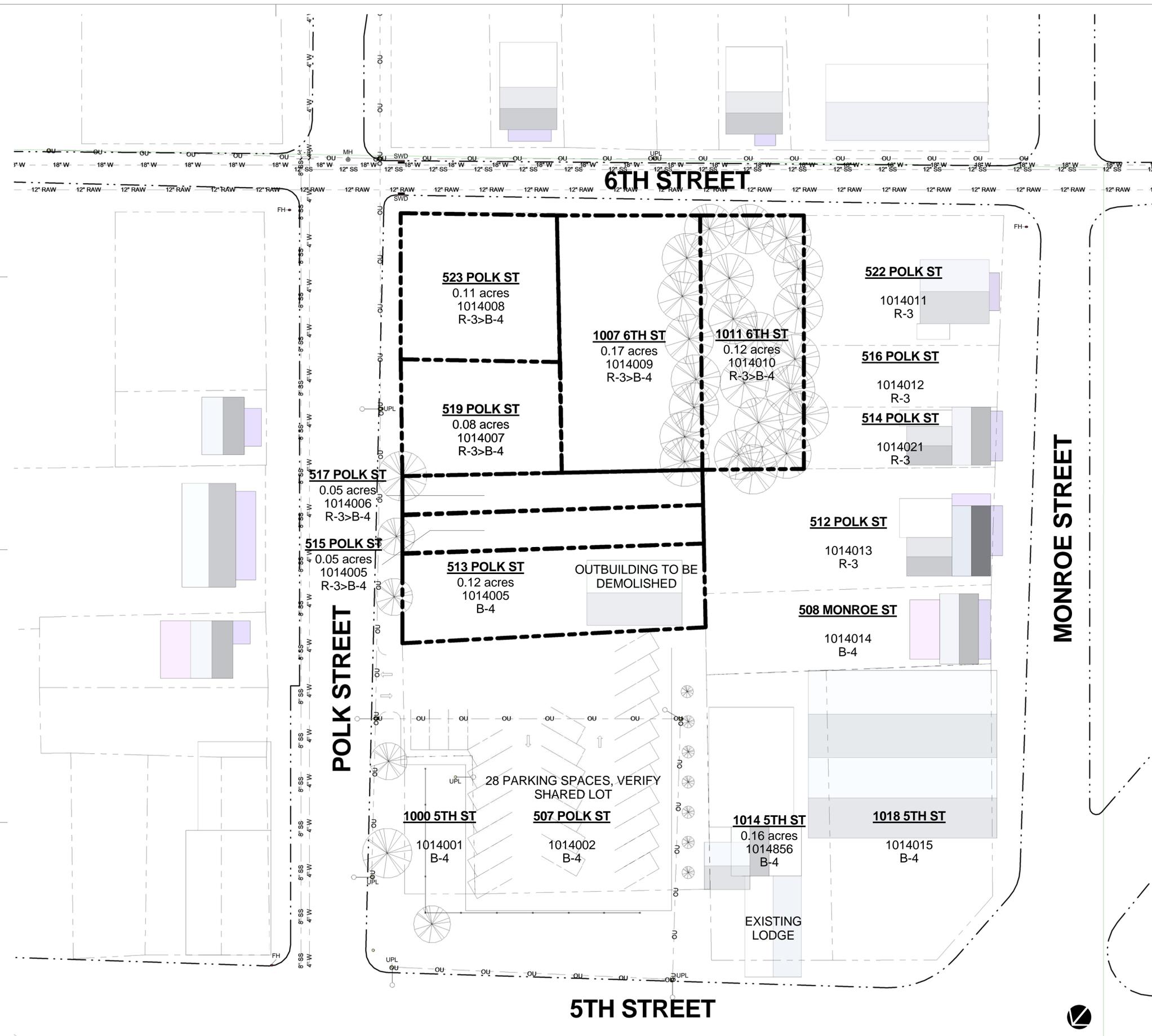
**PRELIMINARY CONCEPT PLAN**  
for  
**THE ELK'S LODGE #181**  
LYNCHBURG, VIRGINIA  
1014 5TH STREET

DATE:	05/03/2016	DRAWN:	BEG
CHECKED:	BEG	APPROVED:	BEG
DESIGN DEVELOPMENT			<input checked="" type="checkbox"/>
NOT FOR CONSTRUCTION DOCUMENTS			<input checked="" type="checkbox"/>
REVISIONS			

COVER

Sheet No. **A0**





**SITE LEGEND**

- SW - - - - - SW - UNDERGROUND STORM WATER LINE
- 12" SS - - - - - 12" SS - SANITARY SEWER LINE
- 18" W - - - - - 18" W - UNDERGROUND WATER LINE
- 12" RAW - - - - - 12" RAW - UNDERGROUND RAW WATER LINE
- Gas - - - - - Gas - UNDERGROUND GAS LINE
- UT - - - - - UT - UNDERGROUND TELEPHONE
- UF - - - - - UF - UNDERGROUND FIBEROPTIC
- OU - - - - - OU - OVERHEAD UTILITY LINE
- MH - MAN-HOLE COVER
- FH - FIRE HYDRANT
- UP - UTILITY POLE
- UPL - UTILITY POLE W/ LIGHT
- SWD - STORM WATER DRAIN
- TREE - TREE
- SHRUB - SHRUB
- ADA - ADA PARKING
- SWALE - SWALE

**\*\*WARNING\*\***  
 Notice to Owner and Contractor:  
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**\*\*WARNING\*\***

**Goldman Design**  
 Brian E. Goldman  
 685 Night Hawk Rd.  
 Lynchburg, VA 24504  
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**PRELIMINARY CONCEPT PLAN**  
 for  
**THE ELK'S LODGE #181**  
 1014 5TH STREET  
 LYNCHBURG, VIRGINIA

DATE:	05/03/2016	DRAWN:	BEG
CHECKED:	BEG	APPROVED:	BEG
DESIGN DEVELOPMENT			<b>X</b>
NOT FOR CONSTRUCTION DOCUMENTS			<b>X</b>
REVISIONS			

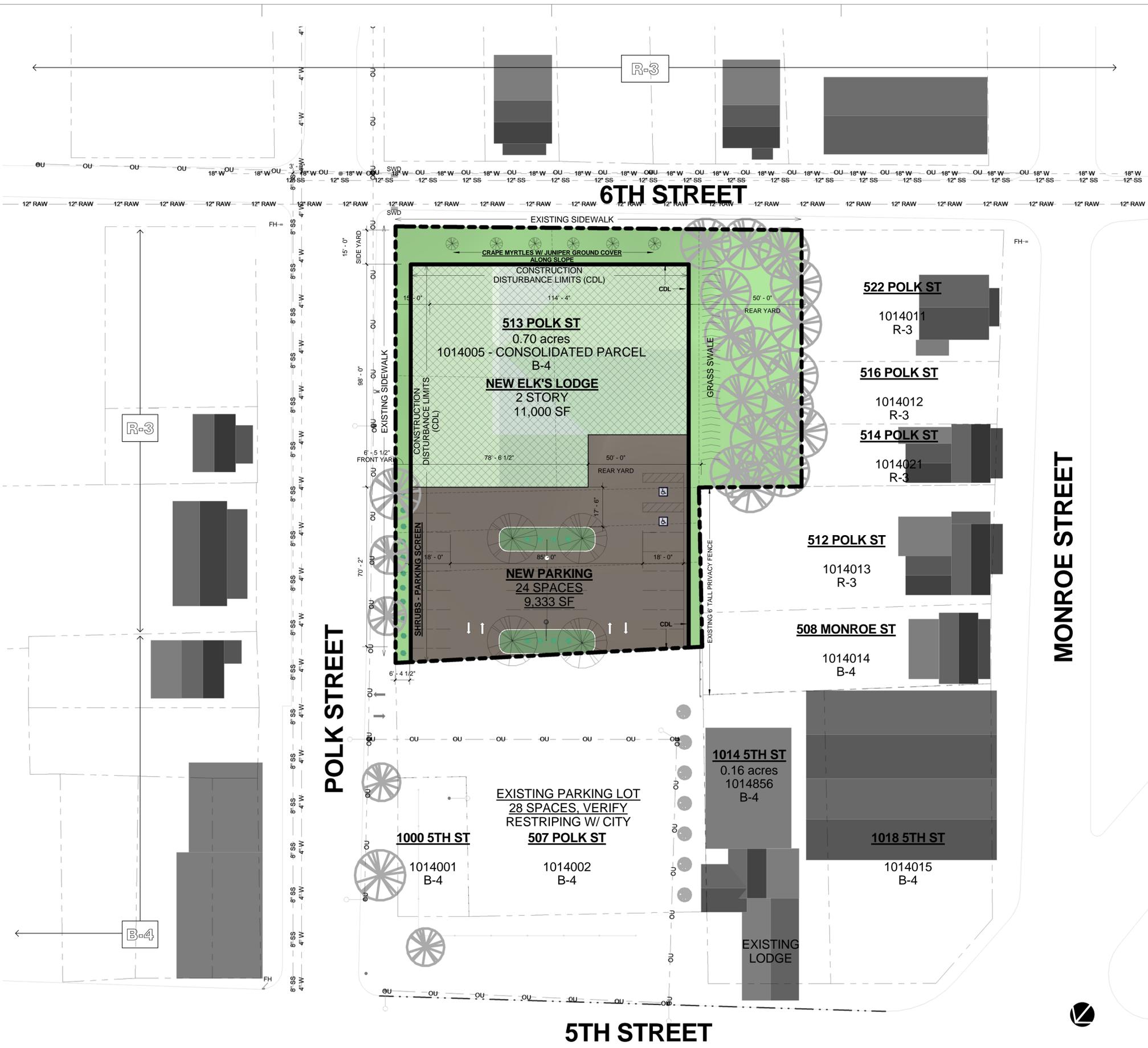
**CONCEPTUAL SITE PLAN - EXISTING**

Sheet No. **L1.EX**

**1 SITE PLAN (EXISTING)**  
 3/64" = 1'-0"



5/3/2016 12:03:13 PM



**SITE LEGEND**

- SW- -SW- UNDERGROUND STORM WATER LINE
- 12" SS - 12" SS SANITARY SEWER LINE
- 18" W - 18" W UNDERGROUND WATER LINE
- 12" RAW - 12" RAW UNDERGROUND RAW WATER LINE
- Gas- -Gas- UNDERGROUND GAS LINE
- UT- -UT- UNDERGROUND TELEPHONE
- UF- -UF- UNDERGROUND FIBEROPTIC
- OU- -OU- OVERHEAD UTILITY LINE
  
- MH MAN-HOLE COVER
- FH FIRE HYDRANT
- UP UTILITY POLE
- UPL UTILITY POLE W/ LIGHT
- SWD STORM WATER DRAIN
- TREE
- SHRUB
- ADA PARKING
- SWALE

**\*\*WARNING\*\***  
 Notice to Owner and Contractor:  
 Only drawings with the Architect's signature have been released by this office for construction purposes and approval by the local Governing Authority. This drawing belongs exclusively to GOLDMAN DESIGN, which assumes no liability for any changes or modifications made by others. Reproduction of this drawing or any construction based on the design concept shall not occur without the written authorization of GOLDMAN DESIGN.  
**\*\*WARNING\*\***

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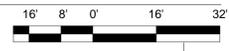
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DESIGN DEVELOPMENT			<input checked="" type="checkbox"/>
NOT FOR CONSTRUCTION DOCUMENTS			<input checked="" type="checkbox"/>
REVISIONS			

**CONCEPTUAL SITE PLAN - NEW / PROPOSED**

Sheet No. **L1.NW**

**1 SITE PLAN (NEW)**  
 3/64" = 1'-0"



## **PROJECT NARRATIVE - REZ1603-0003 ELKS LODGE #181 - 513 POLK STREET**

Old Dominion Lodge #181, 1014 5TH Street, is a social, community service and fraternal organization which is a member of the Improved Benevolent Protective Order Elks of the World. We are a "Not for Profit" organization that has been in existence in Lynchburg, Virginia since 1912 and at our present location since 1923. We are self-governed by our yearly elected officers that are bound to the fraternal laws of our Grand Lodge and our local by-laws. Our main focus is community outreach in the Lynchburg, Virginia and surrounding communities. Our goal and mission is to foster and encourage educational, philanthropic and civic awareness, as well as increase a spirit of pride and human development in the inner city.

The current lodge facility is a 3 story building that proves to be inadequate to meet the current and future needs of our mission. The main inadequacy being accessibility is found to be unfeasible (cost-benefit) to correct by addressing the existing facility, as a result we wish to improve already owned adjacent parcels of property for the purpose of constructing a future lodge facility. The first step in this process is the request for rezoning the relevant parcels.

THE ELKS of LODGE #181 propose that the parcels 515, 517, 519, 523 Polk Street, 1007 and 1011 6th Street be **rezoned** from R-3 to B-4 for the use and purpose of consolidating into (1) one (0.7 acre) parcel (identified as 513 Polk Street) for the construction of a new lodge.

### DISTRICTS

B-4 - URBAN COMMERCIAL DISTRICT

5TH STREET REVITALIZATION CORRIDOR OVERLAY DISTRICT (FSC)

PERMITTED USE: Private country clubs, civic, social and fraternal organizations without dwellings. Lodges and community centers organizations (as accepted by City Planner).

### SETBACKS

FRONT YARD SETBACK: 0 - 15 FEET

SIDE YARD SETBACK: 0 -15 FEET

REAR YARD SETBACK: 50'-0"

BUILDING HEIGHT FSC - MIN: 24'-0"; MAX HEIGHT: 48'-0"

PARKING: NOT REQUIRED.

EXISTING: 28 SHARED W/ CITY

NEW: 24 TO BE PROVIDED. NEW TOTAL: 52

DRIVEWAY ENTRY to the parking will be by an easement to be obtained from the city using the existing driveway entry into the shared parking lot.

A BICYCLE RACK will be located at a city approved location near the existing shared parking lot.

LANDSCAPING: Because the property is adjacent or abuts residential districts on 3 sides the buffering will be addressed as follows:

- Polk Street (NE) - The future building façade will be designed with windows that will eliminate the requirement for landscaping along the Polk Street elevation.
- 6<sup>th</sup> Street (SE) – a buffer of evergreen shrubs will be located on the hillside which is from the existing sidewalk to the 15' maximum side yard setback which will be aligned to the topside of the slope. This landscaping will extend to the where the existing tree-line starts at the intersection of the side and rear yard property lines.

- Madison Street (SW - Interior Lot Line at rear yard) – an existing mixed stand of deciduous trees ranging in size from saplings to 14” dbh acts as a buffer along the rear yard interior lot line. The tree stand will remain with the possible removal of saplings and some undergrowth along the future building line edge. An existing fence that abuts the tree line between neighboring properties will be maintained.

LANDSCAPE MEDIAN: Landscape islands will be installed and comply with zoning.

PARKING AREA SCREENING: Landscape (shrubs) screening will be installed the Polk Street frontage.

TREE CANOPY: SHALL COMPLY WITH ZONING ORDINANCE – 3 existing maple trees are located along Polk Street. 4 new canopy trees will be installed with the landscape islands, providing 7 canopy trees total for the 24 parking spaces.

SIGNAGE: SHALL COMPLY WITH ZONING ORDINANCE – Future building to use building mounted signage to be submitted for approval at the time of building plan review.

FSC - EXTERIOR LIGHTING: Exterior lighting shall be controlled so that no direct illumination will occur beyond the property line. In instances where buildings have a zero foot setback, exterior lighting shall be controlled so that no direct illumination occurs beyond the public sidewalk. (2) pole lights are proposed to be located in the parking islands. A lighting plan will be submitted with the final site plan.

SIDEWALKS: Existing sidewalks are located along the Polk and 6<sup>th</sup> Street frontages.

FSC - UTILITIES: SHALL COMPLY WITH ZONING ORDINANCE AND BE LOCATED UNDERGROUND

PROPOSED / FUTURE LODGE: EXTERIOR FINISHES SHALL COMPLY WITH ZONING ORDINANCE. EXTERIOR finishes and materials will comply with FSC overlay district Architectural treatment requirements. At this point and time the proposed building design is not known but will be submitted to the city planner at the appropriate time. The final site plan and construction documents will be submitted for review per the normal city review process. All final permissible plans / drawings will be sealed by a design professional.

STORM-WATER RUN-OFF: project site resides within the Lynchburg City combined sewer overflow network. Site storm-water run-off to comply with erosion and sediment control guidelines MS-19 for adequate flow. It is the intention of the project to connect all roof drains to a perimeter French drain system that will discharge to an outlet at the rear of the new building and south western side of site within the property limits and then conveyed along a grass swale (adequate channel) for additional infiltration to connect to a catch basin to be connected to the existing city combined sewer overflow system. This information will be presented in detail on the final site plan.

Percent Impervious:  $11,000(\text{proposed building}) + 9,333(\text{proposed parking}) = 20,333 / 30,400 = 0.6688 \times 100 = 66.8 \%$

The design for adequate channel flow is based on the 2-year and 10-year events in order to provide positive drainage which is dependent on the City storm sewer system downstream of the facility.

#### RATIONAL METHOD

1. INTENSITY (24hr Storm) - **i2**: 3.4 in/hr. **i10**: 5.04 in/hr.; FLOW - **Q2**: 1.7 **Q10**: 2.5 cfs
2. LINING: FLEXIBLE – GRASS
3. SLOPE: .06, 6%
4. CHANNEL SIDE SLOPE: 3:1
5. SHAPE: PARABOLIC
6. MAXIMUM PERMISSABLE VELOCITY – GRASS LINED CHANNEL: 4 ft/sec.
7. CROSS-SECTION AREA ESTIMATION –  $A = Q/V$   $1.7 / 4 = .425$  sf;  $2.5/4 = .625$  sf
8. DESIGNED CHANNEL SIZE: 6' wide x 1' deep

FLOODPLAIN: The project does not lie within the 100 year floodplain. Nearest floodplain is .17 miles to the NE along the James River at Sea Level Elevation: 600'-0"; Project Site Benchmark Elevation: 752'-0".



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