I. PETITIONER
Liberty University, 1971 University Boulevard, Lynchburg, VA 24502
Representative: Maggie Cossman & Charles Spence, Liberty University, 1971 University Boulevard, Lynchburg, VA 24502

II. LOCATION
The subject property is located at 3125 Albert Lankford Drive, totaling four and forty-seven hundredths (4.47) of an acre.
Property Owner:
Liberty University, 1971 University Boulevard, Lynchburg, VA 24502

III. PURPOSE
The purpose of this petition is to allow the conversion of the existing 124-unit hotel to a 64-suite college dormitory with one (1) to two (2) students per unit.

IV. SUMMARY
- The Comprehensive Plan 2013-2030 recommends Mixed Use development in this area.
- The petition agrees with the Zoning Ordinance in that schools and colleges are allowed in an R-C, Conservation District & B-5, General Business District upon approval of a CUP by City Council.

The Planning Division recommends approval of the CUP petition.

V. FINDINGS OF FACT
1. Comprehensive Plan. The Lynchburg Comprehensive Plan 2013-2030 Mixed Use for the area. The property is included in the Campbell Avenue / Odd Fellows Road Land Use Master Plan Study. The Plan recommends that the property be developed into a Major Center for Mixed-Use Development. This area is recommended for infill development that would complement the existing commercial, office and institutional uses. (p. 30)

The Comprehensive Plan also states that quality education opportunities must be provided for youth at the secondary school level and college level and for adults as part of continuing education. The City places a high value on its colleges and will continue to support their presence within the City and to work with them in coordinating City planning with campus master planning. (p. 109)

2. Zoning. The subject property was annexed into the City in 1958. The existing R-C, Conservation District and B-5, General Business District were 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 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 November 11, 1987, City Council approved Centel Cellular Company’s petition for a CUP to allow the construction of an office building with a cellular tower in the 3500 Block of Mayflower Drive.
   - On July 11, 1995, City Council approved Webb Oil Company’s petition or a CUP to allow the construction of a commercial fueling center at 112 Bradley Drive.
   - On June 11, 1996, City Council approved Lovelace Oil’s petition to rezone twelve and twenty-six hundredths (12.26) acres from I-2, Light Industrial District, to I-3 (Conditional), Heavy Industrial District, to allow the construction of a petroleum fuel storage facility and operation of a fuel distribution facility.
   - On July 8, 1997, City Council approved Outback Steakhouse’s petition to rezone two and six-tenths (2.6) acres at 3100 Albert Lankford Drive from I-2, Light Industrial District, to B-5 (Conditional), General Business District, to allow the construction of a restaurant and parking lot.
   - On October 13, 1998, City Council approved Center Point, LLC’s petition to rezone one and seventy-six hundredths (1.76) acres at 3417 Odd Fellows Road from I-2, Light Industrial District, to B-3, Community Business District, to allow the construction of a branch bank.
   - On June 23, 2004, City Council approved Quarles Fuel Network’s petition to for a CUP and to rezone two and twenty-two hundredths (2.22) acres at 3121 Odd Fellows Road and 3100 Mayflower Drive from I-2, Light Industrial District, and I-3, Heavy Industrial District, to I-3C (Conditional) to allow construction of an unmanned automobile fueling station.

5. **Site Description.** The subject property includes a five-story, fire-resistant frame, brick masonry hotel consisting of seventy-three thousand and thirty (73,030) square feet. The building was constructed in 1972. The property is bound to the north by a tributary of Fishing Creek and the Lynchburg Expressway, to the west by onramps for the Lynchburg Expressway, to the south by Albert Lankford Drive, and to the east by a parking lot also owned by Liberty University.

6. **Proposed Use of Property.** The purpose of the CUP petition is to convert the existing hotel into housing consisting of forty-eight (48) one-bedroom suites, six (6) two-bedroom suites, and ten (10) studio suites, all with complete kitchens. The suites would house one (1) to two (2) students each and would be primarily for married or graduate students. The only exterior modifications proposed to the building at this time are additional landscaping to bring the site into compliance with the Zoning Ordinance and the removal of the access stairs to Odd Fellows Road.

7. **Traffic, Parking and Public Transit.** The City’s Transportation Engineer expressed concern about the access stairs leading to Odd Fellows Road. Liberty University has agreed to remove those stairs to discourage student passage to the University-owned hotel across the street at 3436 Odd Fellows Road. In addition, it is the University’s intent to cease
student housing operations at 3436 Odd Fellows Road upon completion of the dormitory currently under construction on the main campus. This will eliminate students’ inclination to cross the road.

The Zoning Ordinance provides that parking requirements for Colleges & Universities are to be set at time of Conditional Use Permit (CUP) approval. The subject property contains one-hundred and forty (140) parking spaces, providing more than adequate parking facilities for the proposed use.

The Greater Lynchburg Transit Company Bus Route 9 has three (3) stops located within two hundred (200) feet from the proposed college dormitory. There is a stop located at the entrance to the building, and two (2) stops located on either side of Albert Lankford Drive, adjacent to the property.

8. **Stormwater Management.** An Erosion & Sediment Control / Stormwater Management Plan will not be required as there will be no new impervious areas.

9. **Emergency Services.** The City's Fire Marshal had no concerns regarding the CUP.

   The City Police Department recommended specifications about lighting, signage, door/window security, and general safety.

10. **Impact.** The proposed conversion of the hotel to student housing would have limited impact on the surrounding area. The total number of occupants in the facility would be reduced below the current hotel use, and there is ample parking to serve the use as proposed. The addition of kitchen facilities to the suites, combined with the removal of the use of the property at 3426 Odd Fellows Road for hotel use by the University should negate some of the desire of students to cross the road unsafely.

11. **Technical Review Committee.** The TRC reviewed the concept plan on August 18, 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 Liberty University’s petition for a conditional use permit (CUP) to convert the existing one hundred and twenty-four (124) unit hotel into a sixty-four (64) suite dormitory within a B-5, General Business District.

1. The property shall be developed in substantial compliance with the “Liberty University CUP Dormitory Request Concept Plan” received on August 4, 2015.

2. The property shall be brought into compliance with the City’s Landscaping Ordinance.

3. All exterior lighting shall be controlled so that no direct illumination will occur beyond any property line.
4. The existing stairs leading to Odd Fellows Road shall be removed. These stairs may be replaced upon completion of pedestrian & bicycle improvements by the City of Lynchburg / VDOT as recommended by the Campbell Avenue / Odd Fellows Road Land Use Master Plan Study.

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. Charles Spence, Liberty University
    Ms. Maggie Cossman, Liberty University

VII. ATTACHMENTS
1. Zoning Map
2. FLUM Map
3. Watershed Map
4. Planimetric and Topographic Map
5. Concept Plan
6. Narrative
7. Property Photograph
Liberty University Annex II
College Dormitory Conditional Use Permit Request Narrative
3125 Albert Lankford Drive
Lynchburg, VA
Current Zoning: B-5 & R-C

Liberty University requests a conditional use permit for the property located at 3125 Albert Lankford Drive in Lynchburg, VA to allow college dormitory use in the B-5 zone. LU would like to convert the former 124 unit hotel into 48 one bedroom suites, 6 two bedroom suites, and 10 studio suites for a total of 64 units. All of the units will have full kitchens. No work is proposed outside of the building, with the exception of additional landscaping.

The majority of the site is zoned B-5. All of the developed portions of the site are located within the B-5 zoning. A tributary to Fishing creek traverses the site from west to east at the north side of the site. This area is zoned R-C and is the flood zone. No work is proposed in the R-C zoning or flood zone area. It will remain in its natural state.

The former hotel is served by public water and sanitary sewer which are adequate for the proposed renovation. No new water or sanitary sewer connections are proposed. Existing landscaping will be supplemented with proposed landscaping as noted on the plan. The existing parking lot also has adequate capacity for the proposed use, even with additional landscaping, because the college dormitory use is less intensive than a hotel use. No new impervious area is proposed with the project (impervious area would be lessened, in fact). The tributary to Fishing Creek adequately conveys the site runoff. The existing dumpster is screened by a fence enclosure.

The proposed dormitory use is similar in nature to the previous hotel use, less intensive, and will not adversely impact the surrounding properties or future development. Liberty University respectfully requests your support of this request.