

The Department of Community Development

City Hall, Lynchburg, VA 24504

434-455-3900

To: Planning Commission
From: Planning Division
Date: October 28, 2015
Re: **Conditional Use Permit (CUP): Randolph College**

I. PETITIONER

Randolph College, 2500 Rivermont Avenue, Lynchburg, Virginia 24503

Representative: John W. Wood, III, Randolph College, 2500 Rivermont Avenue, Lynchburg, Virginia 24503

II. LOCATION

The property is comprised of three (3) tracts totaling one and four hundred eighty-two thousandths (1.482) acres located at 2711, 2715 Rivermont Avenue and 227 Westmoreland Street.

Property Owner: Randolph College, 2500 Rivermont Avenue, Lynchburg, Virginia 24503

III. PURPOSE

The purpose of this petition is to allow the use of the existing structures at 2711 Rivermont Avenue and 227 Westmoreland Street as college offices, use of the existing structures at 2715 Rivermont Avenue as student housing and to allow the construction of an associated parking area.

IV. SUMMARY

- The *Comprehensive Plan 2013-2030* recommends a Traditional Residential use for the subject property.
- The petition agrees with the Zoning Ordinance in that colleges and their associated uses are permitted in R-4, Medium-High Density, Multi-Family Residential Districts upon approval of a Conditional Use Permit 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* recommends a Traditional Residential use for the property. “This land use category, shown light brown, has been applied to the City’s older neighborhoods, generally built before World War II and before the City was zoned. The City’s historic districts are located in the traditional residential area. Consequently, for many of the houses here, lot sizes, setbacks, and/or building heights do not conform to the standards of the City’s residential zoning districts. Most of these neighborhoods are identified as Neighborhood Conservation Areas on the Plan Framework Map and are planned for further study for appropriate zoning changes, public investment, and community building efforts. Infill residential development in these neighborhoods should be designed to complement the style and type of housing there and to utilize comparable setbacks, yards, and building heights. 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)

2. **Zoning.** The subject property was annexed into the City in 1908. The existing R-4, Medium-High Density, Multi-Family Residential District Zoning was established in 1978. The requested CUP would not change the underlying zoning of the property.
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 August 13, 1985, Council approved the CUP request of Rivermont Presbyterian Church to allow a nursery school and play area at 2424-2426 Rivermont Avenue.
 - On May 8, 1990, Council approved the CUP request of Rivermont Presbyterian Church to allow the construction of building additions, parking and play areas at 2424-2426 Rivermont Avenue.
 - On July 10, 1990, Council denied the CUP request of Reginald Barrack to use the existing structure at 2450 Rivermont Avenue as a bed & breakfast.
 - On June 11, 1996, Council approved the CUP request of Vernon & Patty Brewer to allow the use of the existing structure at 2601 Rivermont Avenue as a bed & breakfast for eight (8) guests.
 - On August 12, 1997, Council approved the CUP request of Rivermont Presbyterian Church to allow the construction of two (2) parking areas at 2424 Rivermont Avenue.
 - On March 10, 1998, Council approved the CUP request of George & Joannie Caylor to allow the use of an existing structure at 2460 Rivermont Avenue as a bed & breakfast for six (6) guests.
 - On August 8, 2000, Council approved the CUP request of Randolph College to allow the use of the structure at 2601 Rivermont Avenue as an office.
 - On May 8, 2001, Council approved the CUP request of Randolph College to allow the construction of athletic fields at 2500 Rivermont Avenue.
 - On May 8, 2001, Council approved the CUP request of Rivermont Presbyterian Church to allow the construction of two (2) buildings and a parking area at 2424 Rivermont Avenue.
 - On August 13, 2002, Council approved the CUP request of Randolph College to allow the use of the structure at 2615 Rivermont Avenue as offices and lodging facilities.
 - On November 11, 2006, Council approved the CUP request of Randolph College to allow the construction of a gymnasium, studio theater, pool expansion and parking at 5 Quinlan Street & 136-155 Norfolk Avenue.
5. **Site Description.** The subject property includes three (3) tracts totaling one and four hundred eighty-two thousandths (1.482) acres.

The property located at 2711 Rivermont Avenue contains a two and one-half (2.5) story, five thousand seven hundred (5,700) square foot, wood frame, vinyl sided structure constructed in 1900.

The property located at 2715 Rivermont Avenue contains two (2) three (3)-story, wood frame, masonry sided structures constructed in 1954. These buildings consist of fifteen

thousand five hundred forty-one (15,541) square feet. According to City Assessor records the buildings contain seventeen (17) apartment units.

The property at 277 Westmoreland Street contains a three thousand two hundred eight (3,208) square foot, wood frame and brick veneer structure constructed in 1924.

6. **Proposed Use of Property.** The purpose of the CUP petition is to allow the use of the existing buildings at 2715 Rivermont Avenue as student housing for up to fifty-eight (58) students. The structures located at 2711 Rivermont Avenue & 227 Westmoreland Street are proposed to be used for college offices. A thirty-one (31) space parking area is proposed between the two proposed office buildings.

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 3A, with bus stops immediately adjacent to 2715 Rivermont Avenue.

Section 35.1-25 of the City's Zoning Ordinance states that "for colleges exceeding one hundred (100) on campus and commuting students, the parking need shall be determined by the petitioner and approved as part of a conditional use permit as required by Section 35.1-15. The submitted site plan indicates a total of forty (40) parking spaces on site. Other parking areas are available on the main campus of the college located across Rivermont Avenue.

Of concern is the potential for students to cross Rivermont Avenue midblock instead of at designated pedestrian crossings. A note on the submitted site plan indicates that students have been directed to cross Rivermont Avenue at the pedestrian crossing located at the intersection of Rivermont Avenue and North Princeton Circle.

8. **Stormwater Management.** An Erosion & Sediment Control/Stormwater Management Plan will be required prior to final site plan approval.
9. **Emergency Services.** The City's Fire Marshal had no comments of concern regarding the proposed use of the property.

The City's Crime Prevention Specialist expressed concern with the safety of pedestrians crossing Rivermont Avenue.

10. **Impact.** The proposed conversion of the existing apartments to student housing should have limited impact on the area beyond what currently exists. The construction of the parking area should improve conditions as the existing apartments are currently being used by the college with up to three (3) students per unit as is allowed by the Zoning Ordinance.

The proposed parking area would not connect to Westmoreland Street and would be screened from view with a six (6) foot landscaped berm. Ingress and egress to the parking areas would be from the existing entrances located on Rivermont Avenue and South Princeton Circle.

The Planning Division and, as previously noted, the City's Police Department are concerned with the safety of students crossing Rivermont Avenue "midblock" instead of at the designated crossing at Rivermont Avenue & South/North Princeton Circle.

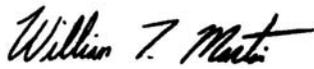
11. **Technical Review Committee.** The TRC reviewed the concept plan on June 16, 2015. Comments related to the proposed use would need to be addressed prior to final site plan approval.

VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Randolph College for a Conditional Use Permit at 2711 and 2715 Rivermont Avenue and 227 Westmoreland Street to allow the use of existing structures for student housing, college offices and the construction of an associated parking area.

- 1. The property will be developed in substantial compliance with the site plan “Randolph College Parking Lot Study” dated October 2, 2015 and received October 5, 2015.**
- 2. All exterior lighting shall be controlled so that no direct illumination will occur beyond any property line.**

This matter is respectfully offered for your consideration.

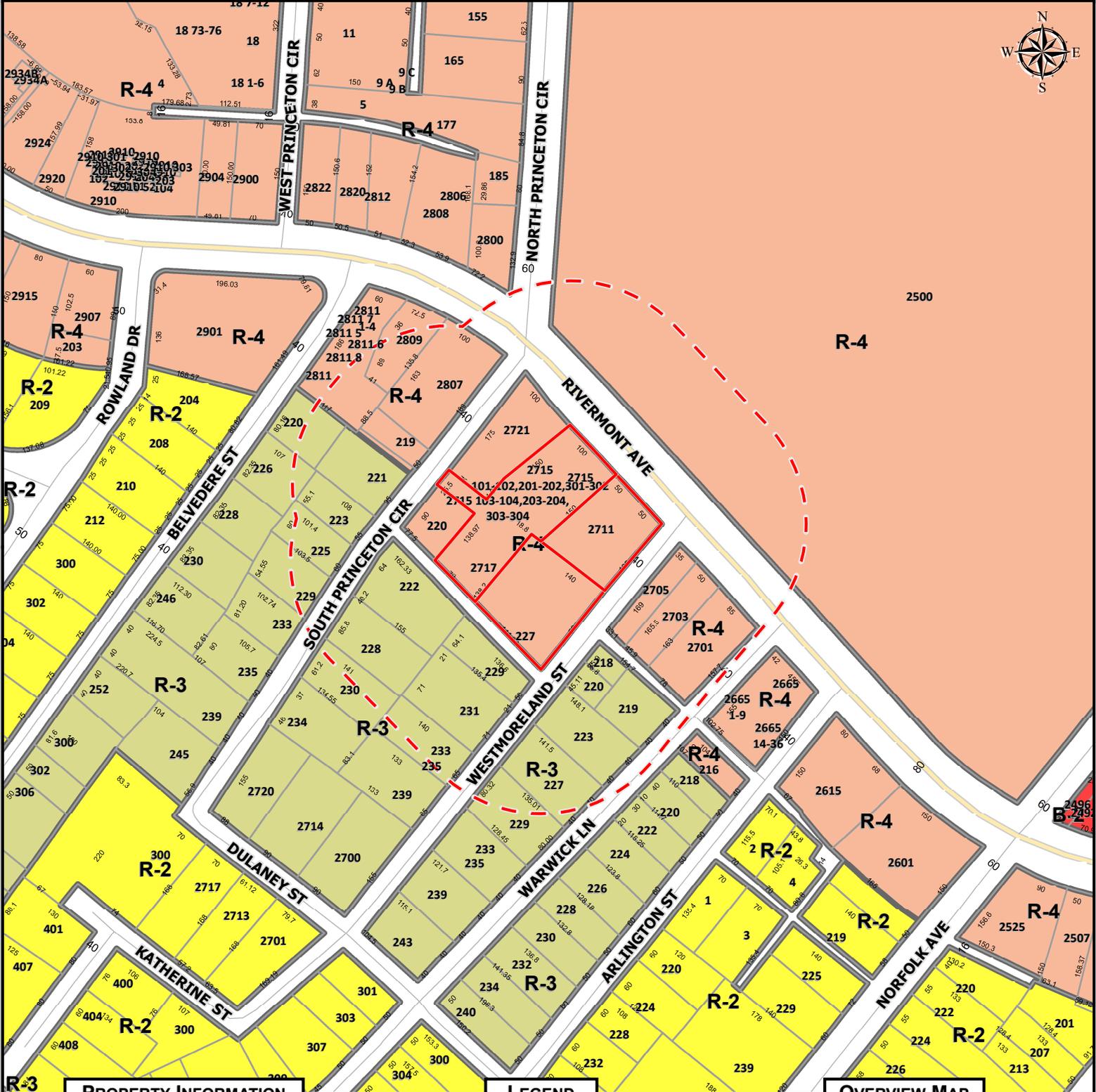


William T. Martin, AICP
City Planner

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. Doug Saunders, Building Commissioner
Mr. Kevin Henry, Zoning Administrator
Mr. Tommy Hammock, P.E., Wiley Wilson
Mr. John Wood, Petitioner

VII. ATTACHMENTS

- 1. Zoning Map**
- 2. FLUM Map**
- 3. Watershed Map**
- 4. Planimetric and Topographic Map**
- 5. Concept Plan and Narrative**
- 6. Property Photographs**



PROPERTY INFORMATION

PARCEL ID	ADDRESS
01902002	2715 RIVERMONT AVE
01902003	2711 RIVERMONT AVE
01902005	227 WESTMORELAND ST

LEGEND

Subject Property

215' Buffer

B-1	B-6	R-2
B-2	I-1	R-3
B-3	I-2	R-4
B-4	I-3	R-5
B-5	R-1	R-C

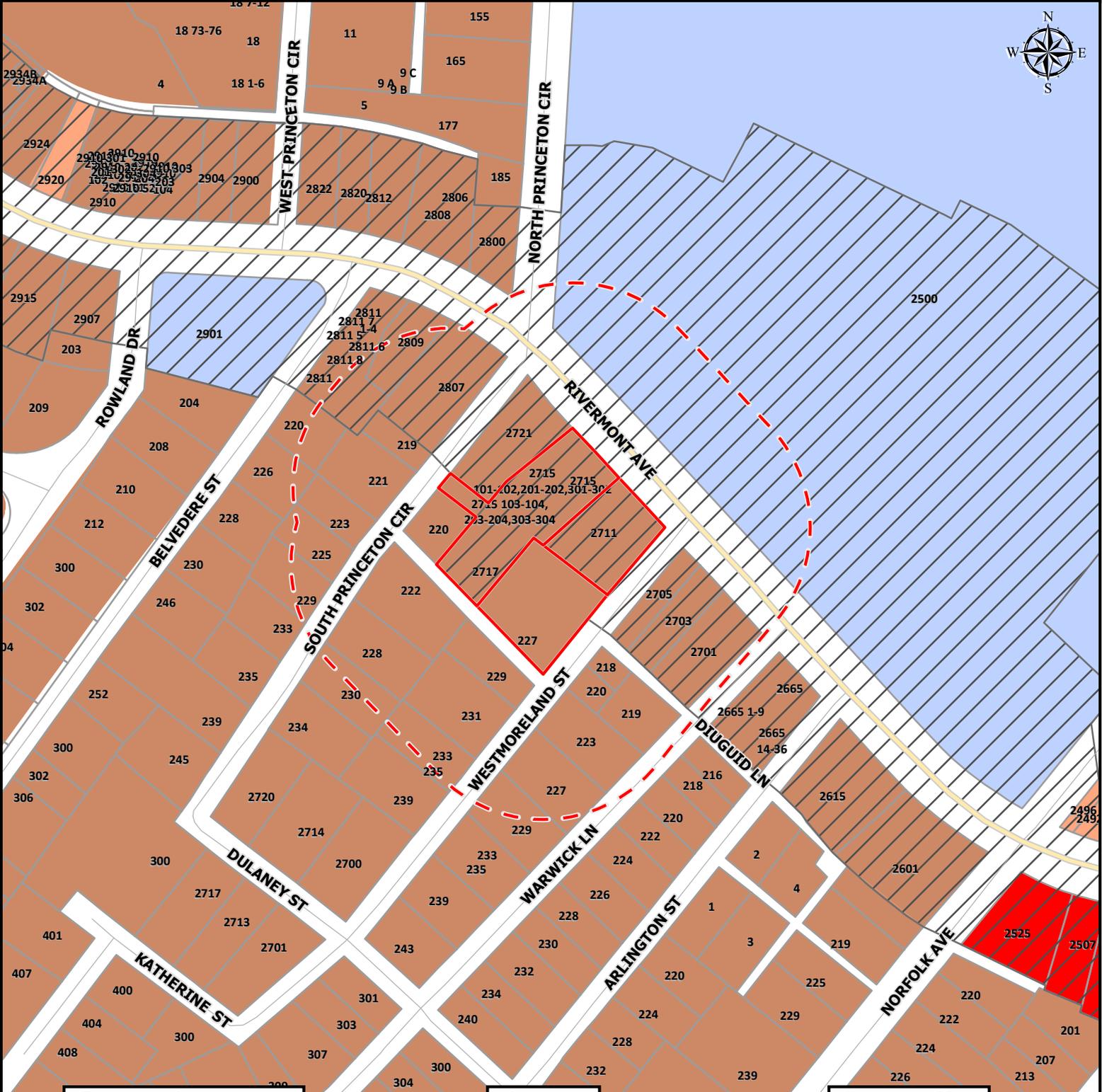
OVERVIEW MAP



MAP SCALE: 1" to 4,000' DATE PRINTED: 10/14/2015

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Parcel ID	Address	Owner
01901024	226 BELVEDERE ST	BERKELEY, THOMAS H
01902011	233 WESTMORELAND ST	CARRELLA, KENNETH P &
01903002	2701 RIVERMONT AVE	CLARK, GEORGE B
01901008	225 SOUTH PRINCETON CIR	EASON, LAWRENCE & ARRINGTON, WENDY
01901011	233 SOUTH PRINCETON CIR	FISCHER, DEBORAH A
01901009	229 SOUTH PRINCETON CIR	FISCHER, DEBORAH A
01902001	2721 RIVERMONT AVE	HAILEY, ROBERT C JR ET AL
01903019	2703 RIVERMONT AVE	HARRISS, FRANCES P
01901002	2809 RIVERMONT AVE	HUGHES, GERALD B
01902009	231 WESTMORELAND ST	HURT, CHARLES K & TERRY W
01902016	220 SOUTH PRINCETON CIR	HURT, CHARLES K & TERRY W
01901007	223 SOUTH PRINCETON CIR	HURT, CHARLES K & TERRY W
01902013	228 SOUTH PRINCETON CIR	IBARRA, ROBERTO A & KAREN J
01901003	2807 RIVERMONT AVE	JONES, ANGIE R
01903003	219 WARWICK LN	JP&L LLC
01902012	230 SOUTH PRINCETON CIR	LATHAM, CHARLES R & TAMARA E
04106007	2800 RIVERMONT AVE	LAWSON, STEVEN E
01901005	221 SOUTH PRINCETON CIR	MULLEN, STEPHEN H & BETH E
01903001	2705 RIVERMONT AVE	NARDI, DAVID A
01902014	222 SOUTH PRINCETON CIR	OVERBEY, W H JR & JOSEPHINE W
01903007	227 WARWICK LN	POSSELT, BARTHOLOMEW &
01903009	229 WARWICK LN	POSSELT, BARTHOLOMEW &
01902005	227 WESTMORELAND ST	RANDOLPH COLLEGE
01902003	2711 RIVERMONT AVE	RANDOLPH COLLEGE
04104005	2500 RIVERMONT AVE	RANDOLPH COLLEGE
01902002	2715 RIVERMONT AVE	RANDOLPH COLLEGE INC
01903017	220 WESTMORELAND ST	RAYMOND, KEVIN W & LAUREL E
01903018	218 WESTMORELAND ST	RAYMOND, KEVIN W & LAUREL E
01901025	220 BELVEDERE ST	ROSKELLEY PROPERTIES LLC
01901001	2811 RIVERMONT AVE	SMITH, ARTHUR G & JUDY B &
01902008	229 WESTMORELAND ST	ST CLAIR, GILBERT J & CHELSEA E
01901004	219 SOUTH PRINCETON CIR	STEPHENS, GRAHAM & TRINA D
01903005	223 WARWICK LN	WILLMAN, FRED E & NARCISSA J



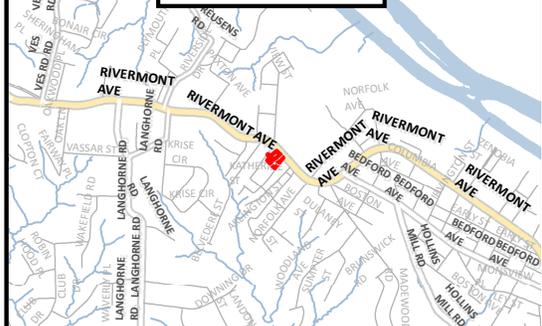
PROPERTY INFORMATION

PARCEL ID	ADDRESS
01902002	2715 RIVERMONT AVE
01902003	2711 RIVERMONT AVE
01902005	227 WESTMORELAND ST

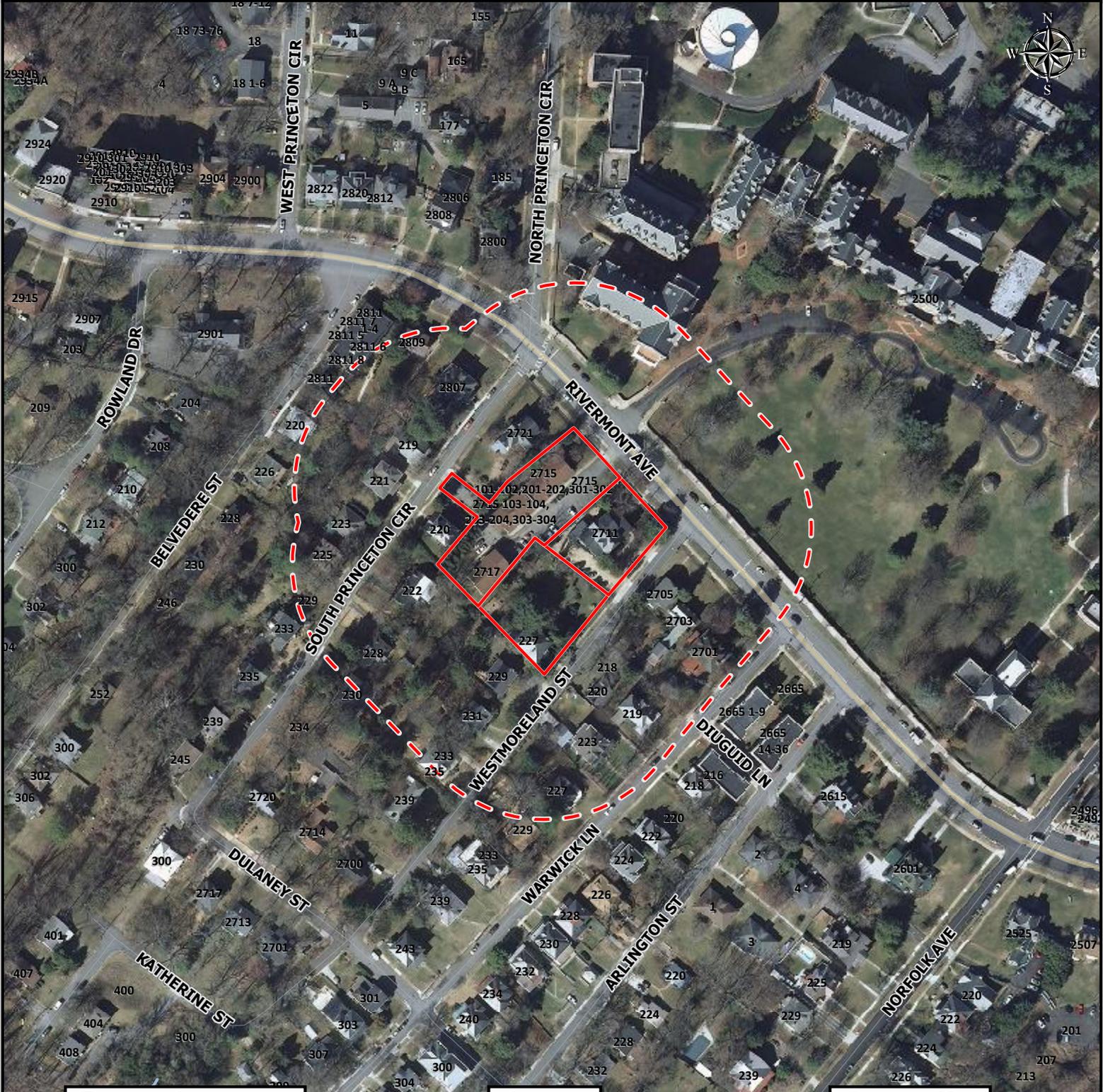
LEGEND

- 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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PROPERTY INFORMATION

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01902003	2711 RIVERMONT AVE
01902005	227 WESTMORELAND ST

LEGEND

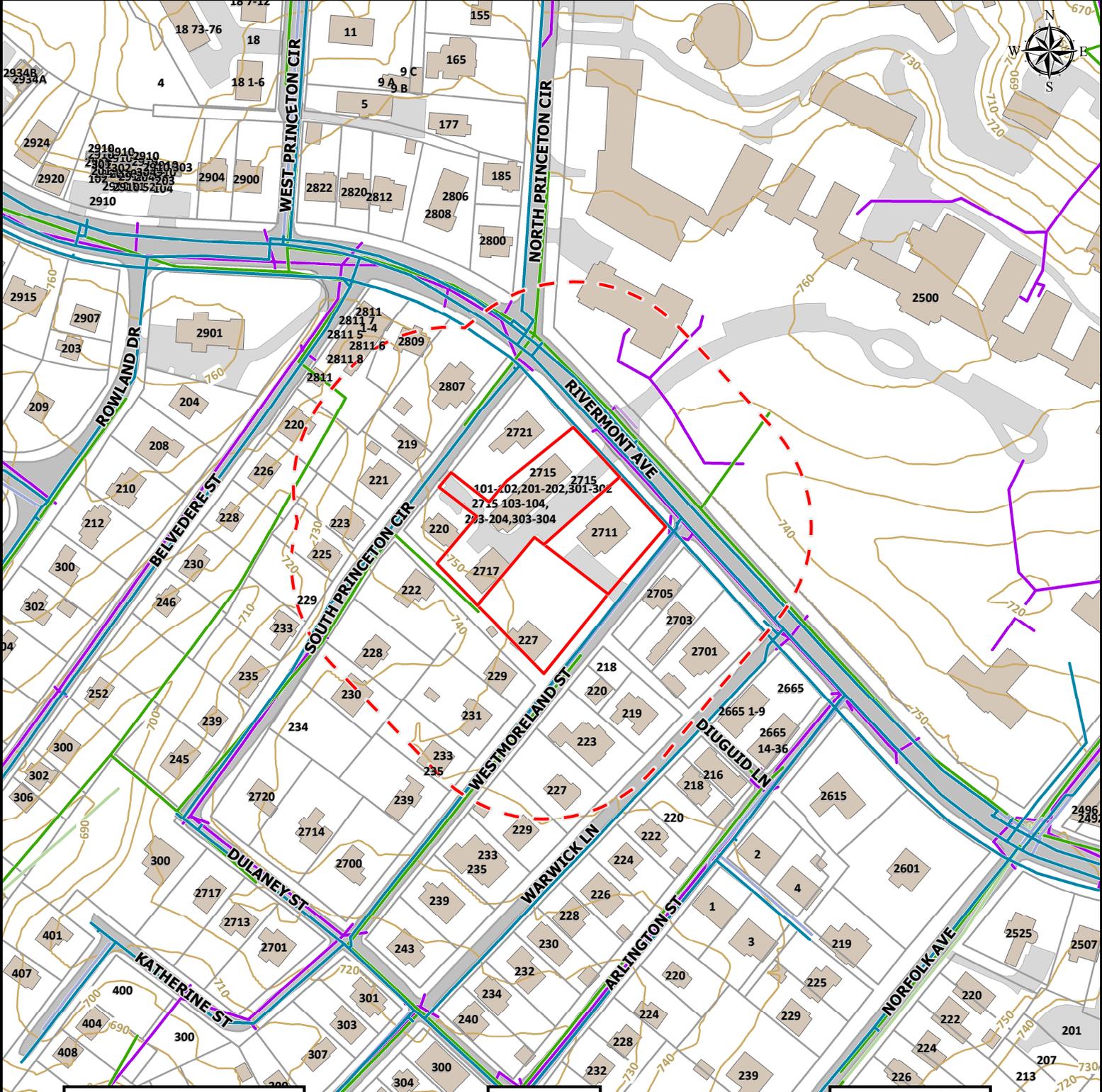
- Subject Property**
- Base Flood Elevation**
- Floodway**
- Floodzone**
- River / Lake / Stream**

OVERVIEW MAP



MAP SCALE: 1" to 33,333 DATE PRINTED: 10/14/2015

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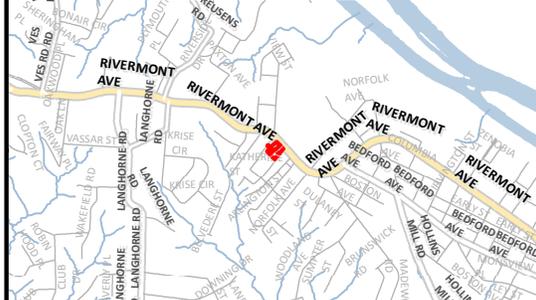
PROPERTY INFORMATION

PARCEL ID	ADDRESS
01902002	2715 RIVERMONT AVE
01902003	2711 RIVERMONT AVE
01902005	227 WESTMORELAND ST

LEGEND

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

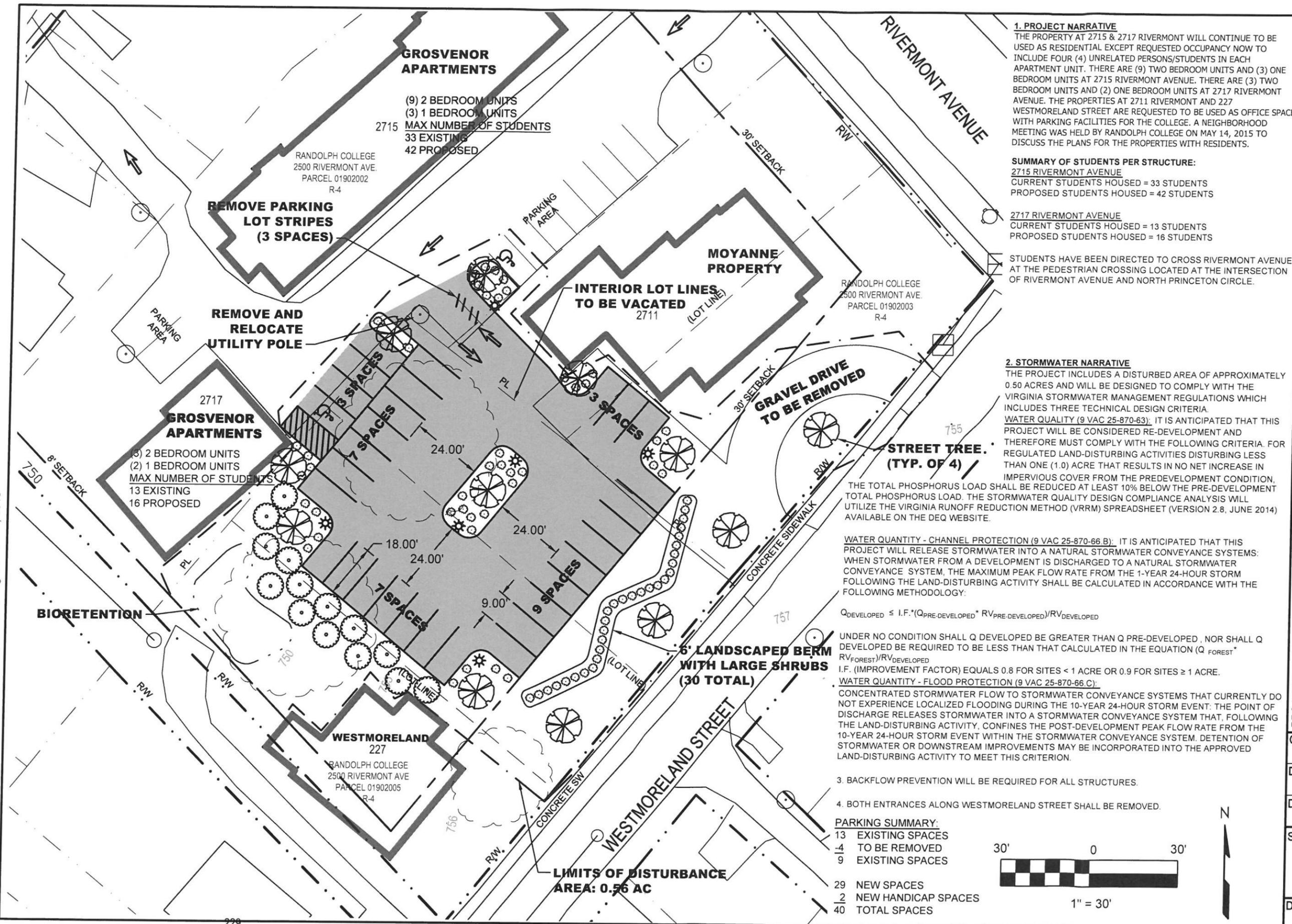
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X:\2014\214195 RC S Campus Parking Study\CAD\214195SK-4.dwg October 5, 2015



1. PROJECT NARRATIVE
 THE PROPERTY AT 2715 & 2717 RIVERMONT WILL CONTINUE TO BE USED AS RESIDENTIAL EXCEPT REQUESTED OCCUPANCY NOW TO INCLUDE FOUR (4) UNRELATED PERSONS/STUDENTS IN EACH APARTMENT UNIT. THERE ARE (9) TWO BEDROOM UNITS AND (3) ONE BEDROOM UNITS AT 2715 RIVERMONT AVENUE. THERE ARE (3) TWO BEDROOM UNITS AND (2) ONE BEDROOM UNITS AT 2717 RIVERMONT AVENUE. THE PROPERTIES AT 2711 RIVERMONT AND 227 WESTMORELAND STREET ARE REQUESTED TO BE USED AS OFFICE SPACE WITH PARKING FACILITIES FOR THE COLLEGE. A NEIGHBORHOOD MEETING WAS HELD BY RANDOLPH COLLEGE ON MAY 14, 2015 TO DISCUSS THE PLANS FOR THE PROPERTIES WITH RESIDENTS.

SUMMARY OF STUDENTS PER STRUCTURE:
2715 RIVERMONT AVENUE
 CURRENT STUDENTS HOUSED = 33 STUDENTS
 PROPOSED STUDENTS HOUSED = 42 STUDENTS

2717 RIVERMONT AVENUE
 CURRENT STUDENTS HOUSED = 13 STUDENTS
 PROPOSED STUDENTS HOUSED = 16 STUDENTS

STUDENTS HAVE BEEN DIRECTED TO CROSS RIVERMONT AVENUE AT THE PEDESTRIAN CROSSING LOCATED AT THE INTERSECTION OF RIVERMONT AVENUE AND NORTH PRINCETON CIRCLE.

2. STORMWATER NARRATIVE
 THE PROJECT INCLUDES A DISTURBED AREA OF APPROXIMATELY 0.50 ACRES AND WILL BE DESIGNED TO COMPLY WITH THE VIRGINIA STORMWATER MANAGEMENT REGULATIONS WHICH INCLUDES THREE TECHNICAL DESIGN CRITERIA.

WATER QUALITY (9 VAC 25-870-63): IT IS ANTICIPATED THAT THIS PROJECT WILL BE CONSIDERED RE-DEVELOPMENT AND THEREFORE MUST COMPLY WITH THE FOLLOWING CRITERIA. FOR REGULATED LAND-DISTURBING ACTIVITIES DISTURBING LESS THAN ONE (1.0) ACRE THAT RESULTS IN NO NET INCREASE IN IMPERVIOUS COVER FROM THE PREDEVELOPMENT CONDITION, THE TOTAL PHOSPHORUS LOAD SHALL BE REDUCED AT LEAST 10% BELOW THE PRE-DEVELOPMENT TOTAL PHOSPHORUS LOAD. THE STORMWATER QUALITY DESIGN COMPLIANCE ANALYSIS WILL UTILIZE THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) SPREADSHEET (VERSION 2.8, JUNE 2014) AVAILABLE ON THE DEQ WEBSITE.

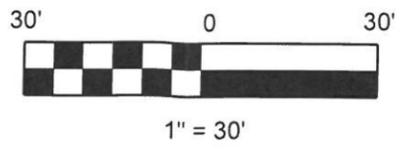
WATER QUANTITY - CHANNEL PROTECTION (9 VAC 25-870-66 B): IT IS ANTICIPATED THAT THIS PROJECT WILL RELEASE STORMWATER INTO A NATURAL STORMWATER CONVEYANCE SYSTEMS: WHEN STORMWATER FROM A DEVELOPMENT IS DISCHARGED TO A NATURAL STORMWATER CONVEYANCE SYSTEM, THE MAXIMUM PEAK FLOW RATE FROM THE 1-YEAR 24-HOUR STORM FOLLOWING THE LAND-DISTURBING ACTIVITY SHALL BE CALCULATED IN ACCORDANCE WITH THE FOLLOWING METHODOLOGY:

$Q_{DEVELOPED} \leq I.F. * (Q_{PRE-DEVELOPED} * RV_{PRE-DEVELOPED}) / RV_{DEVELOPED}$

UNDER NO CONDITION SHALL Q DEVELOPED BE GREATER THAN Q PRE-DEVELOPED, NOR SHALL Q DEVELOPED BE REQUIRED TO BE LESS THAN THAT CALCULATED IN THE EQUATION ($Q_{FOREST} * RV_{FOREST} / RV_{DEVELOPED}$) I.F. (IMPROVEMENT FACTOR) EQUALS 0.8 FOR SITES < 1 ACRE OR 0.9 FOR SITES ≥ 1 ACRE.

WATER QUANTITY - FLOOD PROTECTION (9 VAC 25-870-66 C):
 CONCENTRATED STORMWATER FLOW TO STORMWATER CONVEYANCE SYSTEMS THAT CURRENTLY DO NOT EXPERIENCE LOCALIZED FLOODING DURING THE 10-YEAR 24-HOUR STORM EVENT: THE POINT OF DISCHARGE RELEASES STORMWATER INTO A STORMWATER CONVEYANCE SYSTEM THAT, FOLLOWING THE LAND-DISTURBING ACTIVITY, CONFINES THE POST-DEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT WITHIN THE STORMWATER CONVEYANCE SYSTEM. DETENTION OF STORMWATER OR DOWNSTREAM IMPROVEMENTS MAY BE INCORPORATED INTO THE APPROVED LAND-DISTURBING ACTIVITY TO MEET THIS CRITERION.

3. BACKFLOW PREVENTION WILL BE REQUIRED FOR ALL STRUCTURES.
4. BOTH ENTRANCES ALONG WESTMORELAND STREET SHALL BE REMOVED.
- PARKING SUMMARY:**
 13 EXISTING SPACES
 -4 TO BE REMOVED
 9 EXISTING SPACES
- 29 NEW SPACES
 -2 NEW HANDICAP SPACES
 40 TOTAL SPACES





127 Nationwide Drive
Lynchburg, Virginia 24502-4272

RANDOLPH COLLEGE PARKING LOT STUDY	
SITE PARKING LAYOUT #2	
PROJECT	TITLE
COMM. NO. 214195.00	
DRAWN JLW	CHECKED ETH
DWG. REFERENCE NO. 214195SK-4.DWG	
SKETCH NO. SK-4	
DATE 10/02/15	REV.



2711 Rivermont Avenue



2715 Rivermont Avenue



227 Westmoreland Street