

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

To: Planning Commission
From: Planning Division
Date: January 28, 2015
Re: **Rosedale Farm – 1600 Graves Mill Road**
Rezoning: R-1, Low Density Residential District to B-3C, Community Business District (Conditional)
Conditional Use Permit (CUP): Cluster Commercial Development (CCD)

I. PETITIONER

Rosedale Farm LLC, 1600 Graves Mill Road, Lynchburg, VA 24502 and
Representative: Ron Cox and Bryant Hare, Hopkins Brothers Legacy Planning & Development, P.O. Box 753, Lynchburg, VA

II. LOCATION

The subject property includes sixty-four and seventy nine hundredths (64.79) acres located at 1600 Graves Mill Road. Twenty-six and nine tenths (26.9) acres are to be rezoned and the remainder is part of the amended CCD.

Property Owner: Rosedale Farm LLC

III. PURPOSE

The purpose of this petition is to rezone approximately twenty-six and nine tenths (26.9) acres from R-1, Low Density, Single-Family Residential District to B-3C, Community Business District (Conditional) and to amend the previously approved Cluster Commercial Development (CCD), by incorporating Phases 3 and 4 and adding a second roundabout to the street network.

IV. SUMMARY

- Petition agrees with the *Zoning Ordinance* which permits uses allowed by right in R-3 through B-5 districts in a CCD by approval of a CUP.
- The *Comprehensive Plan 2013-2030's Future Land Use Map* recommends a Mixed Use and a Resource Conservation use for the subject property.
- Phases 3 and 4 would include the construction of a minimum of twenty (20) townhomes, forty-five (45) condominiums, fifty (50) apartments and one hundred thousand (100,000) square feet of office space.
- The site layout follows development principles for connectivity, mixed use, and building placement as called for by the *Comprehensive Plan 2013-2030's Goals and Policies* or *Chapter 6: Land Use Development & Community Design*.
- The property is one of few remaining vacant large tracts of land in the City of Lynchburg.
- The property falls within the Scenic Corridor Overlay District.
- The Design Review Board (DRB) reviewed the sketch plan on January 12, 2015.

The Planning Division recommends approval of the rezoning and CUP petitions.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The property is indicated for Mixed Use and Resource Conservation use on the *Future Land Use Map (FLUM)*.

The *Comprehensive Plan 2013-2030* provides that Mixed Use developments do not fit into any single use category as they are planned for a mix of uses carefully designed so as to mitigate any potential land use conflicts. The mixed use areas generally consist of large undeveloped or greenfield areas that are intended to be developed for a balanced mix of residential, neighborhood commercial, civic uses, parks and open spaces. The mix of uses in these areas is intended to be determined at the time of development review and approval. (pg 76)

Land use decisions made by the City should take into account not only the land uses depicted on the FLUM but also the *Plan Framework Map* and *Goals and Policies* contained within the *Comprehensive Plan*. The *Plan Framework Map* shows the tract of land as within the Graves Mill Business/Technology Area and states that given the size and location of the Graves Mill Area, a mixed use core with higher density residential development and retail uses is appropriate for the area south and west of the interchange of Graves Mill Road and the Lynchburg Expressway (pg 70).

The *Comprehensive Plan* contains *goals* specific to new development and *policies* to follow to achieve those goals. Those applicable from the Land Use and Development section are listed here:

Goal LU-1: Land Availability. Make efficient use of land and resources in the City to serve the needs of the region through new development, redevelopment and infill that accomplishes the Plan's goals. (pg 13)

Goal LU-1.4: Consider the Planning Framework, land availability, existing land use and zoning patterns, site constraints, transportation capacity, utility availability and natural systems when evaluating zoning and Future Land Use Map amendments. (pg 14)

Goal LU-1.6: When the FLUM allows for greater density than allowed by existing zoning, determine whether a zoning change would be appropriate pursuant to policy LU-1.4 or whether the site is appropriate for density bonuses based on community benefits specified in the City's zoning ordinance. (pg 14)

Goal LU-3: Compatibility, Character and Design. Reinforce Lynchburg's unique character through public and private strategies that preserve historic elements, enhance transportation options, use existing infrastructure and improve access between land uses. (pg 15)

LU-3.2 Coordinate site and building design with the design of streets and public facilities. (pg 15)

LU-3.5 Facilitate creative residential, commercial and mixed-use development designs that create vibrant, healthy neighborhoods. (pg 15)

LU-3.6 Ensure that developments and public improvements within Scenic Conservation Areas are designed to protect or enhance the areas' scenic and environmental qualities. (pg 16)

LU-3.7 When addressing compatibility and connectivity between adjacent land uses, ensure that building orientation, building location, parking locations, parking design, lighting, walkways and other building and site design factors provide safe and convenient access to sites for drivers, pedestrians, bicyclists and transit riders. [See design discussion in Chapter 6] (pg 16)

LU-3.10 Encourage the development of built environments that support the integration of healthy and active living in day-to-day life and foster human interaction. (pg 16)

Goal NH-2: Neighborhood Character. Promote well-designed mixed-use residential neighborhoods that incorporate a variety of housing types and densities with pedestrian-oriented streets, small-scale neighborhood oriented services and parks to where residents are able to live, work and play close to home. (pg 25)

The proposed Rosedale Development has a desirable mix of land uses that meet the goals of the *Comprehensive Plan's* FLUM, Framework Map and text by providing a combination of retail, residential and office uses within a single site. Mixed use developments called for by the goals in the *Comprehensive Plan* should follow “Main Street” design conventions. Buildings following this style are pedestrian oriented with facades and main entrances facing streets, human-scale massing and fenestration and contain a mix of uses within individual buildings where lower floors are used for commercial uses and the upper floors are used for residential. Buildings should have unified design characteristics with similar height and massing to create a “street wall,” an essential component of a walkable design. Parking should be accommodated by on street parking and disguised in the rear of buildings rather than having large open parking lots depleting the character from a development. Rosedale’s site plan meets many of the above concepts. The Planning Division sees providing that framework, which involves building a connected street grid with multimodal facilities and creating a context where buildings are human scale and placed close to the streets, as the most crucial goal of site planning. Rosedale meets those goals and it is envisioned that through time, Rosedale will become a hub for this area of the city.

2. **Zoning.** The subject property was annexed into the City in 1976 and the existing R-1, Low-Density Residential zoning was established in 1978 with the adoption of the current *Zoning Ordinance*. A portion of the property was rezoned to B-3C, Community Business District (Conditional) and received approval for a CCD from City Council on April 8, 2014. The current rezoning and CCD petition would allow the remaining twenty-six (26) acres to be incorporated into the sixty-four (64)-acre development.

The proposed B-3, Community Business District and Cluster Commercial Development (CCD) would allow for all uses permitted by right in R-3 through B-5 districts and all uses illustrated on the site plan. The *Zoning Ordinance* characterizes CCD districts with three key features: an increased public amenity, shared parking areas between land uses and a general “clustering” of development on site. The proposed site plan provides for amenity areas but could make better use of the provisions for clustering and sharing parking. “Clustering” refers to placing buildings close together on a single site. Clustering buildings automatically leads various uses to share parking. If the mix of land uses work together, then fewer parking spaces would be necessary on site, a desirable outcome for a number of reasons including stormwater management, maintenance and a general flexibility for future development of the site.

CCDs are permitted in places consistent with the *Comprehensive Plan* and in areas where public services certified to be adequate for the proposed development by the Director of Planning for the City of Lynchburg.

3. **Proffers.** The petitioner has voluntarily submitted the following proffers:
 - The property will be developed as a Cluster Commercial Development (CCD). With regard to setbacks, the front setback from Graves Mill Road will be thirty feet (30'). All other setbacks for front, side and rear yards will be zero feet. Excluding Graves Mill Road, the maximum setback shall be fifteen feet (15') from the public right-of-ways or back of

sidewalk on private streets. Buildings labeled “A,” “B,” “C,” “D,” “E,” and “F” are exempt from the maximum setback.

- The property will be developed with a combination of sidewalks, bike path and walking trails to promote interconnectivity.
- The property will be developed with a park area with a combination of lawns and trees.
- The project will be developed to accommodate bus stops for mass transit.
- The property will be developed such that all exterior lighting will be glare shielded and designed to prevent illumination beyond the external developments property lines.
- Streets will have ornamental street lights.
- Uses shall be as permitted by right in B-3 and lesser intense districts. However, the following uses will not be included within the development of the site: Automobile oriented uses, included automobile, trailer and truck rentals and sales, tire retail sales, painting/body repair shops and service stations, excluding fueling stations, which will be allowed within the development. Billboards, building material and construction or farm equipment sales, contractors’ establishments, exterminators, kennels, storage, warehouses and yards, manufacturing uses.
- The property will be developed in substantial compliance with the approved site plan dated December 29, 2014.

4. Board of Zoning Appeals (BZA). N/A

5. Surrounding Area. There have been several items requiring City Council approval in the immediate area:

- On April 14, 1981, Council approved the petition of Woodrow Iseman and William Milton to rezone approximately eight (8) acres from R-1, Low Density Residential District, to R-2C, Low-Medium Density Residential District (Conditional) to allow the construction of single-family residential homes on smaller lots around the intersection of Omega Drive and Omega Court.
- On August 12, 1986, Council approved the petition of Dreaming Creek Properties to rezone approximately four and half (4.5) acres from I-1, Restricted Industrial District to B-5C, General Business District (Conditional), and for a CUP for a Cluster Commercial Development (CCD) of office, showroom, and warehouse uses at the southwest corner of the intersection of Old Graves Mill and Graves Mill Roads.
- On December 8, 1987, Council approved the petition of Hutter Associates, Inc to rezone approximately thirty and a half (30.5) acres from R-2, Low-Medium Density Residential District to B-5C, General Business District (Conditional) and approximately thirty-two and a half (32.5) acres from R-1, Low Density Residential District to R-4, Medium-High Density Residential District, to allow speculative development with commercial and multi-family uses at the corner of Graves Mill Road and Creekside Drive.
- On December 11, 1990, Council approved the petition of Frank Davidson to amend a previously approved site plan and proffers by rezoning approximately four and a half (4.5) acres from B-5C, General Business District (Conditional), to B-5C, General Business District (Conditional), to allow office, professional, and commercial uses of the property

according to a new site plan at the southwest corner of the intersection of Old Graves Mill and Graves Mill Roads.

- On October 13, 1992, Council rezoned fifty four (54) acres to the west of this site along Graves Mill Road from R-1, Low Density Residential District, and R-3, Medium Density Residential District to B-1, Limited Business District as part of the Graves Mill Road/US 221 Area Land Use Study, Growth Management Program.
 - On January 12, 1999, Council approved the petition of Petrie, Dierman and Kughn to rezone approximately sixty-five (65) acres from R-4, Medium-High Density Residential District, and B-5C, General Business District (Conditional), to B-5C, General Business District (Conditional) and for two (2) Conditional Use Permits (CUP) to fill in a flood plain to allow the construction of a shopping center and parking lot on the properties adjacent to Creekside Drive.
 - On July 13, 1999, Council approved the petition of Paul G. Graves to rezone approximately one (1) acre at 1220 Graves Mill Road from R-C, Resource Conservation District, and R-1, Low Density Residential District, to B-5C, General Business District (Conditional) to allow the reconstruction of the historic Graves Mill and its use for various commercial uses, including consignments, antiques, restaurant, gift shop, and the installation of 33 parking spaces.
 - On September 12, 2000, Council approved the petition of First Assembly of God for a CUP to allow the construction of a church and parking area in a residential district at 1210 Graves Mill Road.
 - On December 12, 2000, Council approved the petition of Lowe's Home Centers for a CUP to allow filling in a flood plain for the construction of a new building and parking lot in a B-5C, General Business District (Conditional), at 1200 Graves Mill Road.
 - On August 13, 2002, Council approved the petition of Miller-Motte Technical College for a CUP for a technical college for up to 250 students in a B-5C, General Business District (Conditional), at 1011 Creekside Drive.
 - On January 11, 2005, Council approved the petition of Millside Development LLC for a CUP to allow the construction of a Cluster Commercial Development (CCD) in a B-1, Limited Business District at the corner of Graves Mill Road and Lillian Lane.
 - On September 13, 2011, Council approved the petition of the Lynchburg Humane Society to amend the FLUM from Resource Conservation and Medium Density Residential to Regional Commercial and to rezone the property from R-2 Low-Medium Density Single Family Residential District to B-5C, General Business District (Conditional) to allow the construction of a new animal shelter and associated parking at 1211 Old Graves Mill Road.
 - On April 8, 2014, Council approved the petition of Rosedale, Farm, LLC to rezone forty-two (42) acres from R-1, Low Density, Single-Family Residential to B-3C, Community Business District (Conditional) and for a conditional use permit to allow a cluster commercial development at 1600 and 1220 Graves Mill Road.
6. **Site Description.** The subject property is one (1) tract of land totaling approximately sixty-four and seventy nine hundredths (64.79) acres located at 1600 Graves Mill Road. Twenty-six (26) acres is being rezoned and is included in the sixty-four and seventy nine hundredths (64.79) acres falls within the amended CCD.

The property is bounded to the north by low density residential and currently underdeveloped land, zoned R-1, Low Density Residential, and B-5C, General Business District (Conditional), to the west by the Millside Development Center, to the east by Tomahawk Creek and vacant property owned by First Assembly of God Church, and to the south by Graves Mill Road. Across Graves Mill, property is largely undeveloped and zoned R-C, Resource Conservation District. The site had significant topographic challenges associated with it, rising over one hundred (100) feet from the east side of the property where Tomahawk Creek lies to the western ridge designated for future development. As you enter the site from Graves Mill Road, the site rises up and follows the contours of the hillside, parallel to Tomahawk Creek.

7. **Proposed Use of Property.** The purpose of these petitions is to rezone the remaining twenty-six (26) acres from R-1, Low Density Residential District to B-3C, Community Business District, and for a CUP to allow the construction of Phases 3 and 4 of the CCD. Phases 3 and 4 would include the construction of a minimum of twenty (20) townhomes, forty-five (45) condominiums, fifty (50) apartments and one hundred thousand (100,000) square feet of office space. The overall sketch plan for the CCD was revised to show the construction of a second roundabout within the development.

8. **Traffic, Parking and Public Transit.**

Expressway: A traffic study was prepared as part of the Phases 1 and 2 approval process and incorporated traffic associated with Phases 3 and 4. The study detailed internal and external trips, internal and external traffic circulation, necessary travel lane requirements and impacts on Graves Mill Road. As the property is adjacent to a major city corridor, Graves Mill Road and approximately a half mile from the Lynchburg Expressway, impacts to these facilities were also considered. The traffic study indicated there are existing operational issues at the Expressway interchange and that improvements will be needed to accommodate natural growth of the city occurring outside of this proposed development. The Rosedale CCD will exacerbate and accelerate issues already projected. All ramp movements currently function at a level of service (LOS) C or better (except for the southbound off ramp right turn which functions at a LOS D). The northbound off ramp will fall to a LOS F in both the a.m. and p.m. peak hours, and the southbound off ramp will fall to a LOS E in the p.m. peak hour. The developer does not intend to address these issues as they will happen naturally over time.

Graves Mill Road: The traffic study also indicated the need for dedicated turn lanes for the Rosedale development on Graves Mill Road. At the build out of the site, two left turn lanes and a right turn lane will be required on Graves Mill Road, which will require widening the road. These turn lanes were proffered as part of the April 8, 2014 rezoning.

Parking: One tenet of Cluster Commercial Zoning (CCD) is that uses within a development should share parking facilities with the intent of reducing the number of total parking spaces needed.

9. **Stormwater Management.** A stormwater management plan addressing both quantity and quality of stormwater related to the entire development of the property will be required at time of individual site plan submittal.
10. **Emergency Services.** The City's Fire Marshal and Police Department had no comments of concern.
11. **Impact.** The submitted rezoning and CCD petitions would allow the construction of a minimum of twenty (20) townhomes, forty-five (45) condominiums, fifty (50) apartments and

one hundred thousand (100,000) square feet of office space. The additional uses would be constructed in two phases shown as Phases 3 and 4.

The proposed land uses agree with the *Comprehensive Plan*, which recommends a mix of uses for the site. The proposed residential uses should help to support the other uses previously approved by Council for Phases 1 and 2.

Traffic from the proposed Phases 3 and 4 were incorporated into the traffic study conducted as part of the previous petition. Phases 3 and 4 are indicated to be connected by a series of private roads, sidewalks and walking trails.

12. Design Review Board. CCDs require review by the Design Review Board (DRB) upon a complete submittal of the sketch plan, however the Design Review Board’s Review shall be restricted to the following elements by Section 35.1-42.5 (3) of the Zoning Ordinance:

- a. Aesthetic and architectural relationships with the surrounding communities;
- b. Conclusions regarding on-site amenities and improvements;
- c. On-site arrangement of improvements and structures;
- d. Consistency with the Housing Assistance Plan for Federal and/or State funded projects. (*The project is not State or Federally Funded*)

The DRB reviewed the sketch plan on January 12, 2015. The DRB determined that Phases 3 and 4 were consistent with the previously approved Phases 1 and 2.

13. Technical Review Committee. The Technical Review Committee (TRC) reviewed the sketch plan on December 9, 2014. Technical comments related to the proposed development have or will be addressed prior to final approval.

VI. PLANNING DIVISION RECOMMENDATION(s)

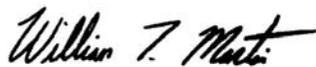
Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Rosedale Farm LLC to:

- 1. Rezone approximately twenty-six and nine tenths (26.9) acres at 1600 Graves Mill Road from R-1, Low Density Residential District to B-3C, Community Business District (Conditional), subject to the following voluntarily submitted proffers:**
 - a. The property will be developed as a Cluster Commercial Development (CCD). With regard to setbacks, the front setback from Graves Mill Road will be thirty feet (30’). All other setbacks for front, side and rear yards will be zero feet. Excluding Graves Mill Road, the maximum setback shall be fifteen feet (15’) from the public right-of-ways or back of sidewalk on private streets. Buildings labeled “A,” “B,” “C,” “D,” “E,” and “F” are exempt from the maximum setback.**

- b. **The property will be developed with a combination of sidewalks, bike path and walking trails to promote interconnectivity.**
 - c. **The property will be developed with a park area with a combination of lawns and trees.**
 - d. **The project will be developed to accommodate bus stops for mass transit.**
 - e. **The property will be developed such that all exterior lighting will be glare shielded and designed to prevent illumination beyond the external developments property lines.**
 - f. **Streets will have ornamental street lights.**
 - g. **Uses shall be as permitted by right in B-3 and lesser intense districts. However, the following uses will not be included within the development of the site: Automobile oriented uses, included automobile, trailer and truck rentals and sales, tire retail sales, painting/body repair shops and service stations, excluding fueling stations, which will be allowed within the development. Billboards, building material and construction or farm equipment sales, contractors' establishments, exterminators, kennels, storage, warehouses and yards, manufacturing uses.**
 - h. **The property will be developed in substantial compliance with the approved site plan dated December 29, 2014.**
2. **Grant a Conditional Use Permit (CUP) to allow the construction of a Cluster Commercial Development (CCD), subject to the following conditions:**
 1. **The property shall be developed in substantial compliance with the submitted rezoning plan entitled Sketch Plan for Rezoning & Conditional Use Permit for Phases 3 & 4, Rosedale, for Rosedale Farm LLC dated December 30, 2014 and prepared by Berkeley-Howell & Associates, P.C., though where in conflict with conditions outlined below, the conditions will take precedence.**
 2. **All conditions approved by Council on April 8, 2014 shall remain in effect for Phases 1, 2 and Bella Rose Plantation, LLC located at 1220 Graves Mill Road.**
 3. **Requirements of the City's Scenic Corridor Overlay District shall apply to the entire development with the exception of setback requirements.**

4. **An overall Stormwater Management Plan addressing both quality and quantity will be submitted prior to individual site plan approval.**
5. **Stormwater management facilities will be integrated into the overall design of the development and design is subject to the approval of the City's Environmental Plan Reviewer.**
6. **Water quality will be addressed through a combination of Best Management Practices (BMPs) and Low Impact Development (LID) standards. Design of water quality measures is subject to approval of the City's Environmental Plan Reviewer.**
7. **Front loading garages will not be permitted within the development.**
8. **Buildings will have entrances on public and private street frontages.**
9. **All amenities in the area designated as a park on the submitted master plan shall be the responsibility of the developer. All park areas shall be connected to the overall development by a series of trails and or sidewalks.**
10. **Crosswalks will connect sidewalks at all significant intersections and driveways and be ten (10) feet wide, high intensity style.**
11. **Streets will have pedestrian oriented lighting, with a maximum height of fifteen (15) feet measured from the sidewalk or street level.**
12. **Architecture of the buildings will be in substantial compliance with the Architectural & Design Elements for Rosedale Phases 3 and 4 dated received November 18, 2014.**
13. **Driveway entrances on public and private roads will be a minimum of one hundred feet (100') apart.**
14. **Subdivision plat must be submitted for the dedication of any public streets and the approval of any street names.**

This matter is respectfully submitted for your consideration.



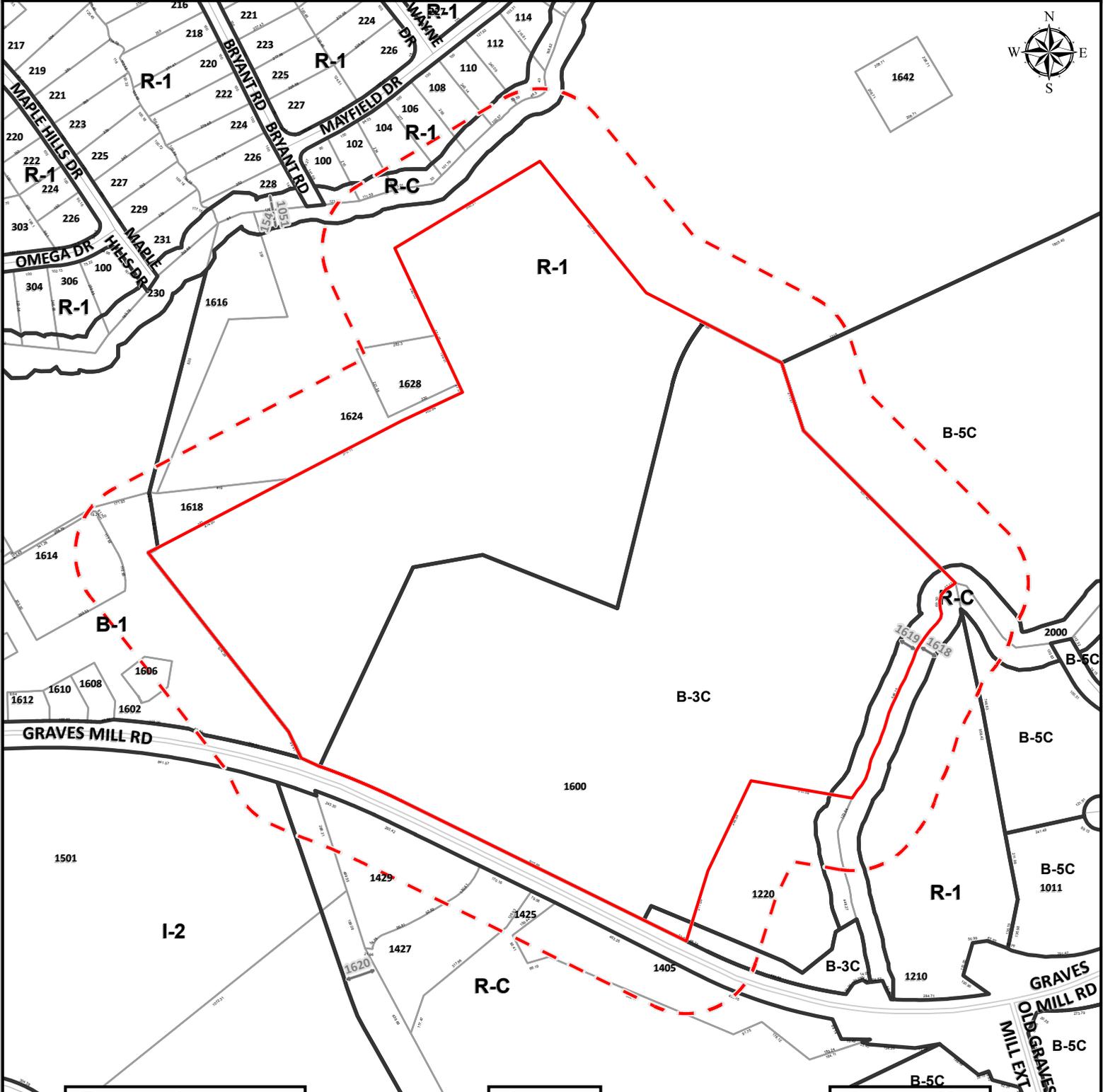
William T. Martin, AICP
City Planner

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
Captain Thomas Mack, Acting Fire Marshal
Mr. Donald DeBerry, Transportation Engineer
Mr. Doug Saunders, Building Commissioner
Mr. Kevin Henry, Zoning Administrator
Mr. Jacob Dorman, Environmental Reviewer
Ms. Marjette Upshur, Director of Economic Development

VII. ATTACHMENTS

- 1. Vicinity Zoning Pattern Map**
- 2. Vicinity Proposed Land Use Map**
- 3. Watershed Location Map**
- 4. Planimetric and Topographic Map**
- 5. Proposed Sketch Plan**
- 6. Project Narrative**
- 7. Architectural and Design Elements**
- 8. Property Photo**



PROPERTY INFORMATION

PARCEL ID	ADDRESS
23904004	1600 GRAVES MILL RD

LEGEND

- Subject Property
- 215' Buffer
- Zoning Boundary

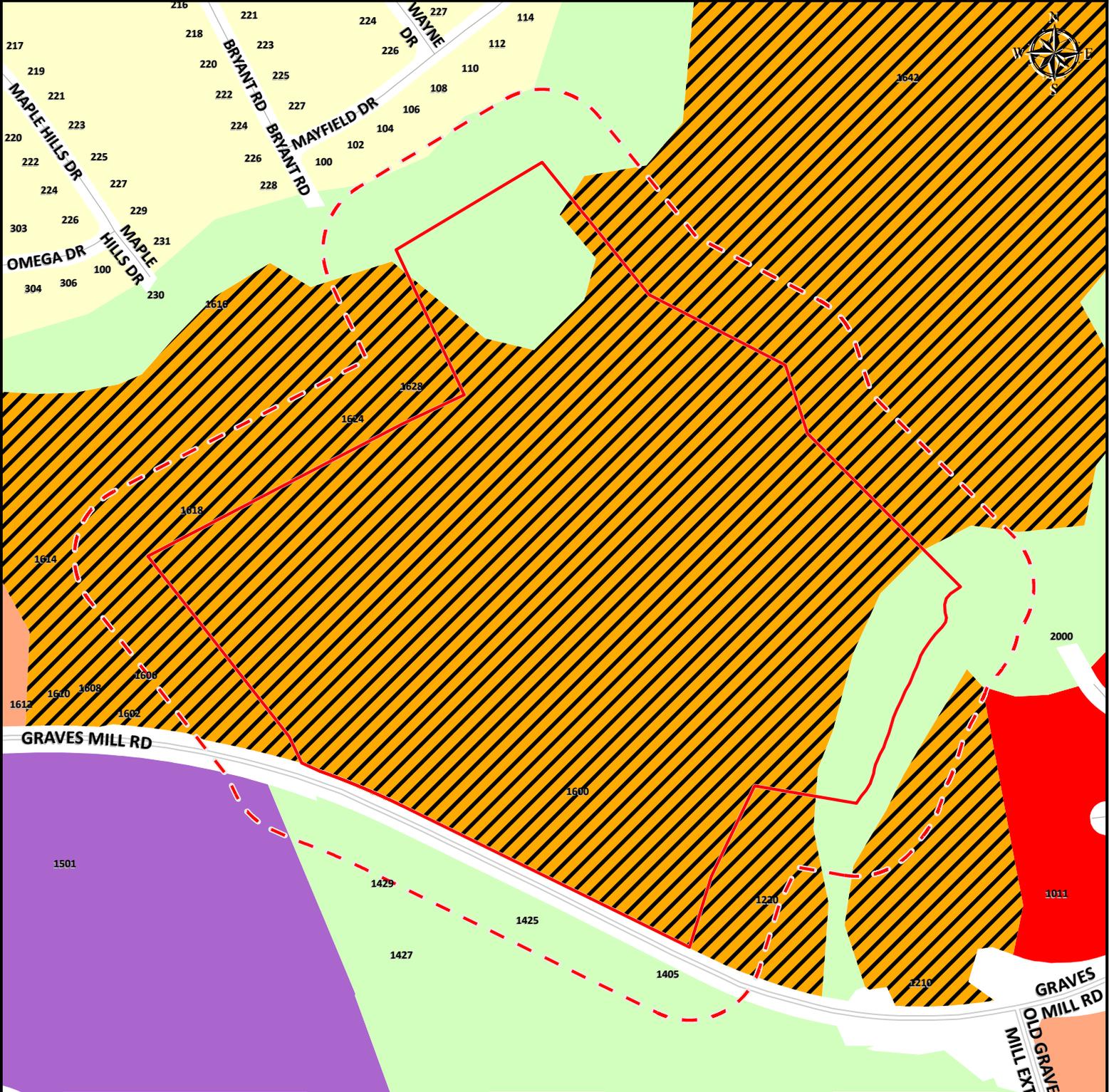
OVERVIEW MAP



MAP SCALE: 1" to 400' DATE PRINTED: 1/23/2015

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Parcel ID	Address	Owner
23904002	1405 GRAVES MILL RD	CITY OF LYNCHBURG
23904003	1425 GRAVES MILL RD	ROSEDALE FARM LLC
24016001	1427 GRAVES MILL RD	GRAVES, EDWARD S III & GRAVES, CATHY
24016002	1429 GRAVES MILL RD	GRAVES, EDWARD S III & GRAVES, CATHY
24010004	1501 GRAVES MILL RD	BAUSCH & LOMB INCORPORATED
23904005	1210 GRAVES MILL RD	BELLA ROSE PLANTATION LLC
23902004	1000 CREEKSIDE LN	CREEKSIDE OF LYNCHBURG
23905001	1628 GRAVES MILL RD	BREWSTER, RICHARD C & PHYLLIS
24001005	100 MAYFIELD DR	BLANKS, LARRY E & ALYCE C
24001006	102 MAYFIELD DR	GERBRACHT, G ROBERT
24001007	104 MAYFIELD DR	STAHL, BEN H & AGNES J D
23902005	2000 CREEKSIDE DR	CREEKSIDE OF LYNCHBURG
24001008	106 MAYFIELD DR	HARRIS, JOHN R & ELIZABETH J
23407001	108 MAYFIELD DR	WATSON, RODGER J & NANCY P
23407002	110 MAYFIELD DR	BRITTON, HAGON & JANE
23407003	112 MAYFIELD DR	BARKER, MICHAEL E & HEATHER L
24010013	1606 GRAVES MILL RD	MILLSIDE DEVELOPMENT CENTER
24010008	1614 GRAVES MILL RD	1604 GRAVES MILL ROAD LLC
24009002	1618 GRAVES MILL RD	STANBERY, FRED W JR
24010002	1602 GRAVES MILL RD	MILLSIDE DEVELOPMENT CENTER
24009001	1616 GRAVES MILL RD	GOFF, DARRIN E
24008001	230 MAPLE HILLS DR	JAMERSON REAL ESTATE INC
23405002	1624 GRAVES MILL RD	HUTCHINSON, CAROLYN S &
23904001	1220 GRAVES MILL RD	BELLA ROSE PLANTATION LLC
23904004	1600 GRAVES MILL RD	ROSEDALE FARM LLC



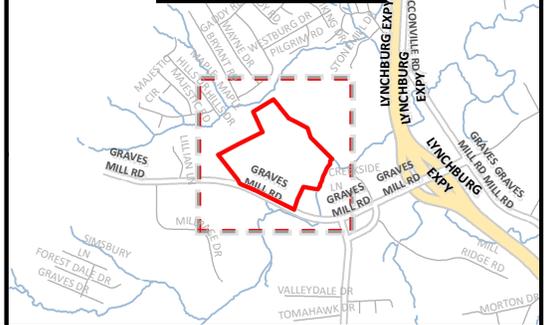
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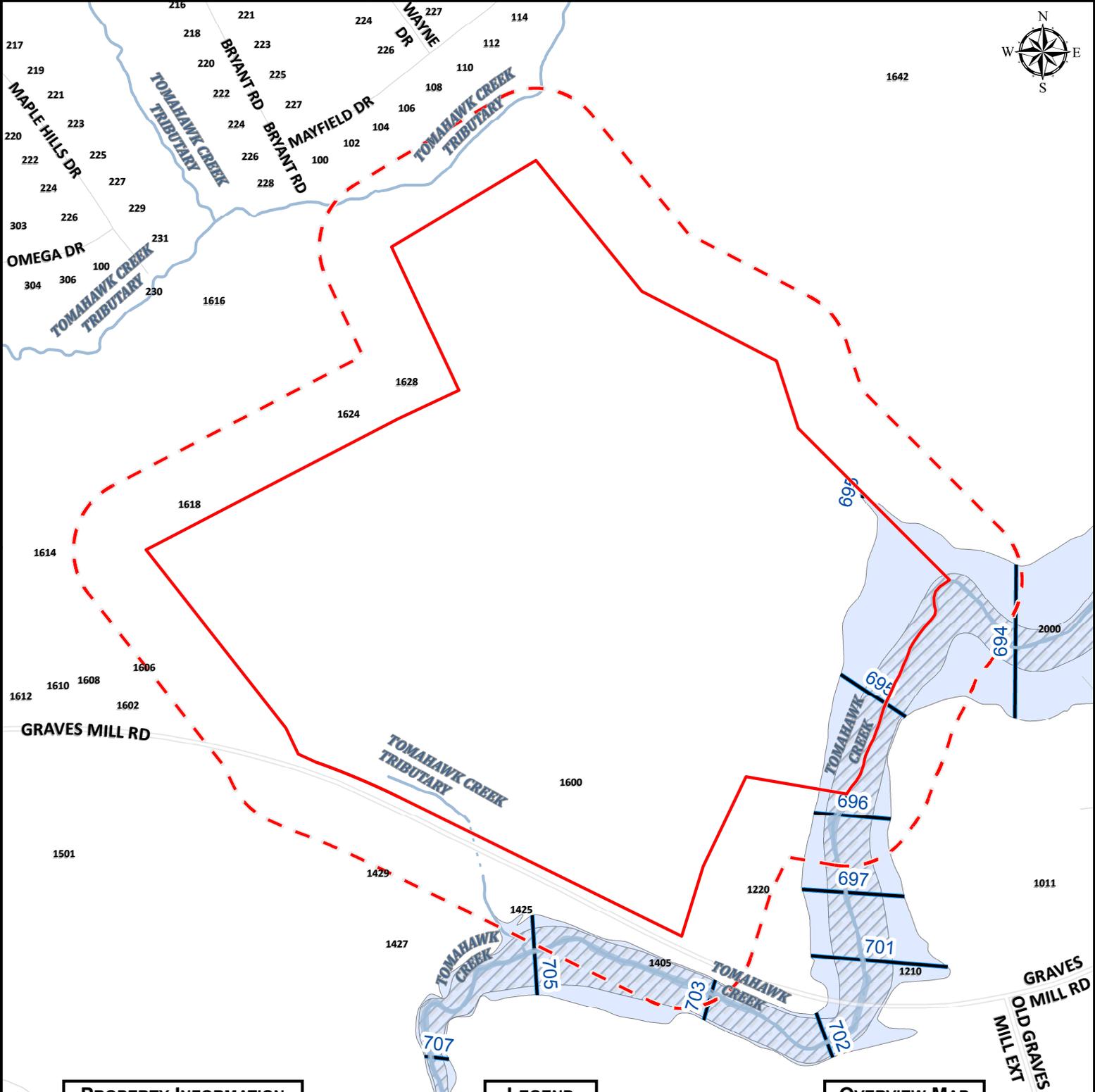
- Local Historic District
- Traditional Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Employment 1
- Employment 2
- Downtown
- Institution
- Public Use
- Public Parks
- Resource Conservation
- Mixed Use

OVERVIEW MAP



MAP SCALE: 1" to 400' DATE PRINTED: 1/23/2015

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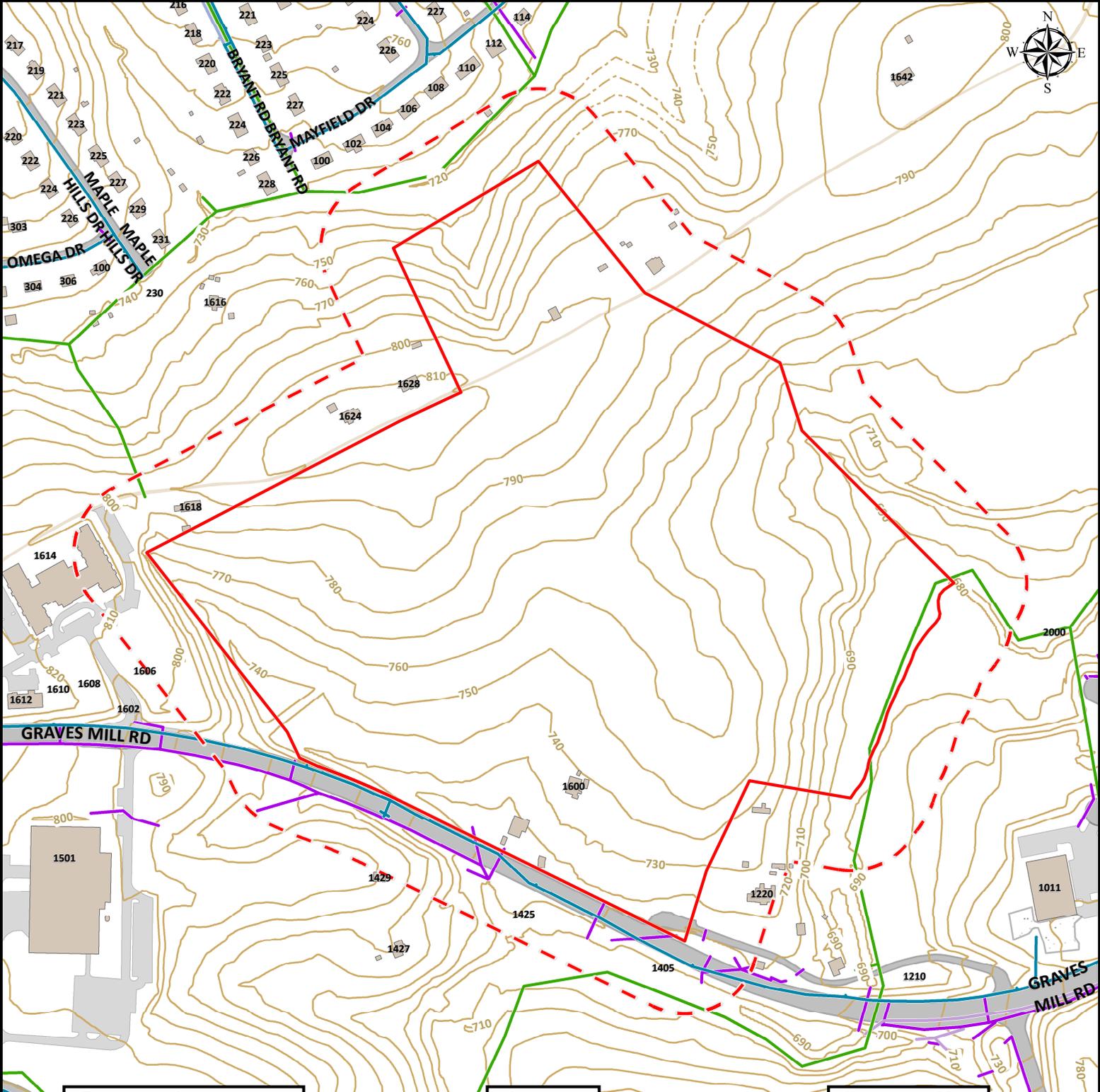
- Subject Property**
- Base Flood Elevation**
- Floodway**
- Floodzone**
- River / Lake / Stream**

OVERVIEW MAP



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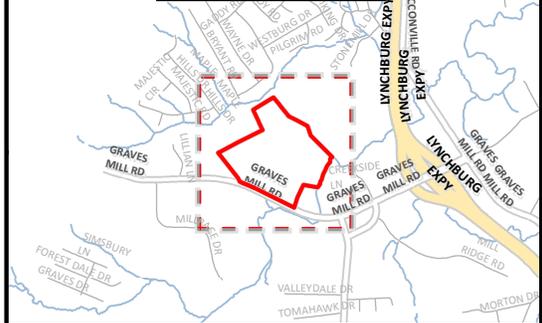
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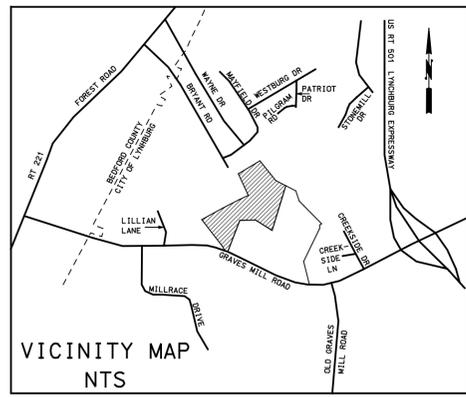
	Active	Proposed	Abandoned
Utilities	Water (solid blue)	Sanitary (dashed green)	Storm (dashed purple)
Structure	Paved (solid grey)	Unpaved (dashed tan)	Other (solid brown)
Planimetrics	Roadway (solid grey)	Parking (dashed grey)	Sidewalk (dashed grey)
Topography	Contour (solid tan)	10' Obs (dashed tan)	

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NOTES:

- THIS PLAN HAS BEEN PREPARED IN ORDER TO DEVELOP THE PROPERTY AS A CCD-CLUSTER COMMERCIAL DEVELOPMENT. THE USES AND LAYOUT SHOWN ARE FOR CONCEPT ONLY AND ARE SUBJECT TO CHANGE BASED ON THE FUTURE NEEDS FOR BOTH RESIDENTIAL AND COMMERCIAL USES IN THE LYNCHBURG AREA. AS PORTIONS OF THE PROPERTY ARE DEVELOPED, INDIVIDUAL SITE PLANS WILL BE SUBMITTED TO THE CITY OF LYNCHBURG FOR CODE COMPLIANCE AND APPROVAL.
- THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.
- BY GRAPHIC SCALING ONLY, THIS PROPERTY (PHASE 3 AND 4) DOES NOT FALL IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF LYNCHBURG, VIRGINIA (#5100930038D) DATED JUNE 3, 2008. NO FIELD SURVEYING WAS PERFORMED TO MAKE THIS DETERMINATION.
- THIS PLAN DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.
- PRIOR TO THE DEMOLITION OF ANY BUILDING, UTILITY DISCONNECT FOR ALL SERVICES MUST BE FURNISHED TO THE CITY OF LYNCHBURG INSPECTION DIVISION. BEFORE ISSUING A DEMOLITION PERMIT, AN ASBESTOS SURVEY IN ACCORDANCE WITH SECTION 36-99.7 OF THE CODE OF VIRGINIA IS REQUIRED.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY CITY OF LYNCHBURG WATER AND SANITARY SEWER CONNECTIONS.
- STORMWATER MANAGEMENT WILL MEET STATE AND LOCAL CODES.
- VERTICAL DATUM - NGVD29

FRED W. STANBERRY, JR. & SUSAN P. STANBERRY
D.B. 1011, PG. 97
PIN: 24009002
USE: RESIDENTIAL
ZONED: R-1

CAROLYN S. HUTCHINSON & PHYLLIS S. BREWSTER
INSTR #080005488
PIN: 23405002
USE: RESIDENTIAL
ZONED: R-1 & R-C

MILLSIDE DEVELOPMENT CENTER
INSTR #040008059
PIN: 24010002
USE: COMMERCIAL-COMMON AREA
ZONED: B-1

RICHARD C. & PHYLLIS S. BREWSTER
D.B. 499, PG. 513
(CAMPBELL CO.)
PIN: 23905001
USE: RESIDENTIAL
ZONED: R-1

CAROLYN S. HUTCHINSON & PHYLLIS S. BREWSTER
INSTR #080005488
PIN: 23405002
USE: RESIDENTIAL
ZONED: R-1 & R-C

CREEKSIDE OF LYNCHBURG
D.B. 819, PG. 748
PIN: 23902005
USE: VACANT
ZONED: B-5C & R-C

TOMAHAWK MILL DEVELOPMENT, LLC
INST #130001342
PIN: 23904001
16.224 AC.

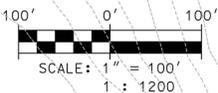
BELLA ROSE PLANTATION, LLC
5.282 AC.
INST. #140008359

FIRST ASSEMBLY OF GOD CHURCH
INSTR #110004676
PIN: 23904005
USE: VACANT
ZONED: R-1 & R-C

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHD BEARING
C1	017°47'23"	1393.13'	432.55'	430.81'	N72°46'39"W
C2	007°50'35"	2320.92'	317.70'	317.45'	N67°46'52"W

SLOPE & DRAINAGE EASEMENT FOR REGIONAL STORMWATER MANAGEMENT POND

GRAVES MILL ROAD (70' R/W)



- ADDED TRAIL
- REVISED ENTRANCE TO RIGHT-IN, RIGHT-OUT

PROJECT SCOPE: REZONE RESIDUE OF 26.8 ACRES TO B3-C WITH CCD - CLUSTER COMMERCIAL DEVELOPMENT

OWNER/DEVELOPERS: NAME: ROSEDALE FARM, LLC
ADDRESS: 1600 GRAVES MILL ROAD LYNCHBURG, VA 24502

CONTACT: RON COX
PHONE: 904-868-5126

PLANNER: WILLARD T. SIGLER, LS
306C ENTERPRISE DRIVE FOREST, VA 24551

PHONE: 434-385-7548
EMAIL: WSIGLER@BERKLEYHOWELL.COM

PARCEL ID NO.: 23909004

PROPERTY ADDRESS: 1600 GRAVES MILL ROAD

TOTAL PROPERTY AREA: 64.795 ACRES
EXISTING ZONING: R-1, B-3C w CCD, R-C, Scenic Corridor

TOTAL AREA TO BE REZONED: 26.838 ACRES
EXISTING ZONING: R-1
PROPOSED ZONING: B-3C w CCD - CLUSTER COMMERCIAL DEVELOPMENT

PROPOSED USES: MIXED COMMERCIAL / RESIDENTIAL

USE / ACREAGE/DENSITY INFO (Phase 3 and 4 only)

USE CHART	Units
Townhouses:	20 units
Condominiums:	48 units*
Apartments (excludes loft apts):	52 units*

Total Commercial:	97,800 sf
Commercial only:	78,800 sf
Mixed Use Commercial:	19,000 sf

Mixed Use Residential Loft Apartments:	15 units*
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*Counts are subject to change based on actual floor plans

USE ACREAGE CHART

Total CCD Acreage:	26.838 acres
Townhouses:	3.4
Condominiums:	2.7
Apartments (Hotel option):	3.8
Mixed Use:	2.8
Commercial:	4.5
Open Space:	9.6

RESIDENTIAL PERCENT AND DENSITY CHART

Type	Market	Units	Percent	Acreage	Density
Townhouse:	Luxury	20 units	34%	3.4	5.9 units/ac
Condos:	Luxury	48 units	27%	2.7	17.8 units/ac
Apartments:	Luxury	52 units	39%	3.8	13.7 units/ac

MIXED USE RESIDENTIAL

Type	Market	Units	Percent	Acreage	Density
Apartments (Loft)	Luxury	15 units	100%	2.8	5.4 units/ac

Acreages are approximate.
The density calculation is a contrived number since based on an arbitrary division line, does not include open space, and is not related to the total project acreage.

BERKLEY HOWELL & ASSOC., P.C.
ENGINEERS • SURVEYORS • PLANNERS
306 ENTERPRISE DRIVE, SUITE C
FOREST, VIRGINIA 24551
PHONE: (434) 385-7548 FAX: (434) 385-6178



SKETCH PLAN FOR
REZONING & CONDITIONAL USE PERMIT
PHASES 3 & 4, ROSEDALE
FOR ROSEDALE FARM, LLC
CITY OF LYNCHBURG, VIRGINIA

DATE:	10-30-14
DRAWN:	
CHECKED:	
REVISIONS	
NO.	DATE
1	11-12-14
2	12-29-14

SCALES
HORIZ: AS SHOWN
VERT: AS SHOWN

COMM. NO.
120012

SHEET NO.
OF 1

REZONING AND DESIGN REVIEW BOARD NARRATIVE

FOR

PHASES 3 & 4
ROSEDALE FARM, LLC
1600 GRAVES MILL ROAD
LYNCHBURG, VIRGINIA

PREPARED FOR:

ROSEDALE FARM, LLC
1600 GRAVES MILL ROAD
LYNCHBURG, VIRGINIA
(C/O RON COX)

BY

BERKLEY-HOWELL & ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS

306 ENTERPRISE DRIVE, SUITE C.
FOREST, VIRGINIA 24551
(434) 385-7548

COMM. NO. 120012

OCTOBER 27, 2014
NOVEMBER 12, 2014

PROJECT SCOPE

Request Rezoning from R-1, with Scenic Corridor to B-3C to allow for CCD, Commercial Cluster Development. The expanded CCD will encompass an additional 26.8 acres for a total 64.8 acre Commercial Cluster Development. 38.0 acres was previously rezoned to CCD. The subject area is currently substantially undeveloped. The proposed Commercial Cluster Development will be multi use with a combination of commercial and residential development. Below are narratives specifically requested by the City of Lynchburg for the Rezoning application and Design Review Board application.

PROJECT DESCRIPTION

Rosedale is a mixed-use development located on Graves Mill Road. The site is currently a partially wooded farm tract. The concept for Rosedale incorporates the modern trends of mixed-use developments that will be attractive to families, young professionals, older residents, and businesses that are expanding or considering relocating to the Region 2000 area. It's residential, commercial, and recreational areas will be connected by a shared lawn and attractive, pedestrian-oriented streets, corridors, and walkways.

As per the City of Lynchburg 2030 Comprehensive Plan, this area of Graves Mill Road is listed appropriate for a mixed use core of higher density residential and retail uses. The current development plan has evolved after numerous meetings with City planning staff to insure that the project is on target to satisfy Lynchburg's general plan by utilizing a mix of appropriate residential and commercial uses to meet the predicted needs of the area.

The proposed restaurant, retail, grocery, gas, and convenience sites, etc. in the commercial area are designed to enhance the quality of life for residents and employees of businesses located within the development, as well as the surrounding community. The expanded CCD includes additional retail, hotel, restaurants and office space.

The proposed buildings in the business and technology center are designed to establish Rosedale's identity as Region 2000's premium location for professional and corporate office space.

The commercial areas provide for upper level residential living. The mixed use concept provides for an urban living experience and allows for efficient use of space and parking.

The residential areas of the expanded CCD include Upscale Townhomes, Condominiums, and Loft Apartments.

The expanded CCD will offer shared open spaces, walking trails, bike paths, and lawn-side commercial establishments that create the social hub of the development. The non vehicular routes promote travel between uses. The user may benefit from healthy exercise while enjoying a walk down a landscaped urban street, across the lawn or through the woods beside a creek. Public walks will be concrete, shared bike paths will be paved, and natural trails will be mulched. The lawn which adjoins the commercial area will provide green space for a Frisbee, or blanket and a good book. A minimum of three lawn benches will offer a moments rest.

Common areas will be owned and maintained by property owners associations.

With regards to community facilities, the project is centrally located and nearby to many schools, fire station, and cultural facilities. Heritage High School, CVCC, Liberty University, and Lynchburg College range from two to four miles away. With a combination of upscale apartments, townhomes, and condominiums the development will provide possible residential housing for the administrative and faculty personnel associated with the growing college and university community. The Lynchburg Fire Station number 7 is approximately 2 miles away on Lakeside Drive and is available for timely emergency response. To experience local history or to

enjoy a day outside, with a drive of less than 4 miles, a resident can visit Poplar Forest or Peaks View Park.

The development is planned as an upscale mixed use residential and commercial community. Located on a side slope, the proposed buildings are planned with a scenic combination of landscaping, lawn, open space and wooded areas with connecting roadways, sidewalks, trails, and paths. The buildings architecture will be stylish and upscale. With such a large project scope of buildings a varying palette of materials and colors will be required to produce a unique but tasteful appearance. While the developer is providing several architectural renderings and samples of building materials and colors, the submittal is not intended to limit architectural style and creativity. Architectural integrity will be facilitated and enforced by a diligent Architectural Review Committee.

Hopkins Brothers LP&D sees a potential in this property and the proposed Rosedale development to establish a business and technology center that will attract quality businesses, and the jobs they bring to Lynchburg, Region 2000, and the Lynchburg 2030 vision for many years to come.

WATER/SEWER CAPACITY NARRATIVE:

The property is served by an existing City of Lynchburg Public water via 16" line along Graves Mill Road. The 16" water line will adequately serve the development.

The property is served by an existing 24" sanitary sewer line along Tomahawk Creek. The 24" sanitary sewer line will adequately serve the development.

STORMWATER NARRATIVE FOR ADEQUATE CHANNEL AND STORMWATER MEASURES

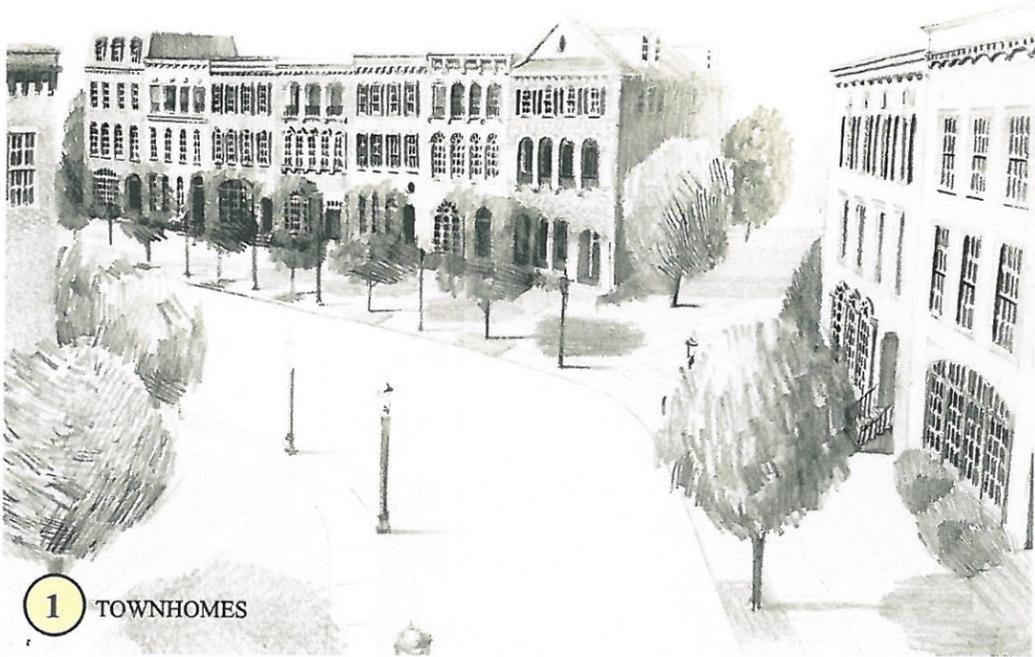
The proposed development will require storm water management for both water quality and quantity. Due to the vast size of the project, a variety of storm water management measures will be utilized throughout the project in a combination of both local and regional treatment. The project will be designed to meet state and local codes. During development of individual sites, specific designs will be submitted for City review and approval.

Water quality will be handled by a combination of measures such as Rooftop Disconnection, Rainwater Harvesting, Soil Amendments, Permeable Pavement, Grass Channel, Bio-retention, Infiltration, Dry Swale, Wet Swale, Sheet Flow to Filter/Open Space, Extended Detention Pond, Filtering Practice, and Constructed Wetlands.

In regards to storm water quantity, the development discharges to Tomahawk Creek which is a listed FEMA flood zone. To provide channel protection, the project will satisfy the equation $Q_{dev} \leq I.F.* (Q_{predev} * RV_{predev}) / RV_{dev}$ since discharging to an existing natural storm water conveyance. In regards to flood protection, no additional storm water management is required since the project discharges to Tomahawk Creek which is a mapped flood plain.

PARKING

As the end users are defined, parking will be designed to meet the specific needs and exceed the City required minimum. When practical, overflow parking will be designed as "green" parking. Shared parking will be utilized for mixed use areas.



1 TOWNHOMES



2 LUXURY CONDOS

RESIDENTIAL

DESIGNED TO MEET THE DEMANDS OF AN INCREASINGLY DIVERSE HOUSING MARKET AND

PROVIDE RESIDENTS WITH A HEALTHY, INTERACTIVE ENVIRONMENT WHERE FAMILIES, YOUNG PROFESSIONALS, STUDENTS AND OLDER RESIDENTS CAN *LIVE, WORK, AND PLAY*

65+ UPSCALE TOWNHOMES & CONDOMINIUMS

50+ LOFT APARTMENTS

ADDITIONAL RESIDENCES MAY ALSO BE AVAILABLE IN THE COMMERCIAL AND BUSINESS AREAS

BICYCLE AND PEDESTRIAN-FRIENDLY WALKWAYS CONNECTING COMMERCIAL & RECREATIONAL AREAS

ACCESSIBLE TO PUBLIC TRANSIT, EMPLOYMENT OPPORTUNITIES, QUALITY SCHOOLS & HOSPITALS

NEARBY SHOPS, RESTAURANTS, GAS & CONVENIENCE, GROCERY, AND SHARED RECREATIONAL AREAS

RECEIVED

NOV 18 2014

COMMUNITY DEVELOPMENT

ARCHITECTURE & DESIGN ELEMENTS

TOWNHOMES & LUXURY CONDOS

STACKED-STONE FOUNDATION

PAINTED AND LIME-COATED BRICK EXTERIORS

ARCHITECTURAL GRADE SHINGLES (SLATE LOOK)

INTERIOR EXPOSED BEAMS

19th CENTURY FEDERAL-STYLE ARCHITECTURAL ELEMENTS IN ENTRY WAYS, WINDOWS, PORCHES AND ROOF LINE TRIM

OPEN FLOOR PLANS

APARTMENTS

THE ARCHITECTURAL DESIGN STYLE REMAINS UNDEFINED

THESE BUILDINGS WILL LIKELY HAVE A CONTEMPORARY, MINIMALIST DESIGN AESTHETIC

PROFESSIONAL OFFICE SPACE

STREET-SIDE FACADE IS DESIGNED TO OFFER MODERN ARCHITECTURAL FEATURES WITH OVERARCHING CHARACTERISTICS OF RETRO WAREHOUSE ARCHITECTURE

INTERIOR FACADE, FACING PARKING AREA, IS DESIGNED TO REFLECT A BOUTIQUE COMMERCIAL AESTHETIC IN KEEPING WITH THE ARCHITECTURAL STYLE OF DEVELOPMENT TOWNHOMES



1

TOWNHOMES

20+ TOWNHOMES

2

LUXURY CONDOS

45+ LUXURY CONDOS

3

APARTMENTS

50+ APARTMENTS

4

PROFESSIONAL OFFICE SPACE

100,000 SQ. FT.



APARTMENTS

APARTMENTS



HOPKINS
brothers

Legacy Planning & Development



NOTICE
REQUEST FOR RECORDING AND CONDITIONAL USE PERMIT
NAME OF APPLICANT TO: TOWER RECORDS & PERMITS, LLC
TELEPHONE NUMBER: 800-465-4708
ADDRESS OF PROPERTY: 880 GRAVES HILL ROAD
PROPERTY ID NUMBER: 8-4
PROPOSED ZONING: R-2C WITH CDD
PROPOSED USE OF PROPERTY: COMMERCIAL DEVELOPMENT
FOR ADDITIONAL INFO CALL PLANNING DIVISION, DEPARTMENT OF
COMMUNITY DEVELOPMENT AT 401-260-5800. FORMS TO BE FILLED IN
MAY BE DOWNLOADED AT: www.maryland.gov