



# Memorandum

*Planning Division • Community Development*

900 Church Street  
Lynchburg, Virginia 24504  
P 434-455-3900

**To:** Planning Commission

**From:** Tom Martin, AICP, City Planner

**CC:** Ms. Kristin Osborne, Petitioner

**Date:** November 12, 2014

**Re:** Future Land Use Map Amendment (FLUM) – Institutional to Traditional Residential and Rezoning R-4, Medium-High Density, Multi-Family Residential District to B-6C, Riverfront Business District (Conditional) – 434 Rivermont Avenue

The Planning Commission conducted a public hearing on October 8, 2014, concerning the request of Buffalo Creek Land Company, LLC to amend the FLUM from Institutional to Traditional Residential and to rezone approximately one and thirty-nine hundredths (1.39) acres located at 434 Rivermont Avenue from R-4, Medium-High Density, Multi-Family Residential District to B-6C, Riverfront Business District (Conditional). The purpose of the FLUM amendment and rezoning is to allow the use of the existing building for event, office and educational uses.

After closing the public hearing, the Planning Commission postponed action until the petitioner could clarify proffers and address parking issues related to the development of the property as proposed.

The petitioner has proffered that twenty (20) parking spaces will be leased at 311 Rivermont Avenue and ten (10) parking spaces will be leased at 401 Rivermont Avenue. Other parking areas planned to be utilized by the petitioner are the paid deck at the Holiday Inn and the free public parking area at 351 Court Street. The petitioner has proffered to provide a shuttle service from these parking areas to the event center.