

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

To: Planning Commission
From: Planning Division
Date: January 10, 2018
Re: **Conditional Use Permit (CUP) – Wood Road Townhomes – 1002 Wood Road and 8129 Timberlake Road**

I. PETITIONER

Danny Tyree, 1542 Fox Ridge Road, Forest, VA 24551

Representative: Mr. Norman B. Walton, Jr., P.E., Perkins & Orrison, 27 Green Hill Drive, Forest, VA 24551

II. LOCATION

The subject property is a tract of approximately four and forty-six hundredths (4.46) acres located at 1002 Wood Road and 8129 Timberlake Road.

Property Owner(s): Jane T. Kiger, 739 Chinook Place, Lynchburg, VA 24502

III. PURPOSE

The purpose of the petition is to allow the construction of a forty-three (43)-unit townhouse development at 1002 Wood Road and 8129 Timberlake Road.

IV. SUMMARY

- The *Comprehensive Plan 2013-2030's Future Land Use Map (FLUM)* recommends a Medium Density Residential and a Community Commercial use for the property.
- Townhouse Developments are a use permitted in R-3, Medium Density Residential District, and B-3, Community Business District, upon approval of a conditional use permit by Council.
- The proposed unit density is nine and sixty-four hundredths (9.46) units per acre.
- The development will increase traffic and is not located where *Comprehensive Plan 2013-2030's* goals for a high quality of life can be provided, yet is in an area recommended for higher density. Considerable improvements, such as sidewalks, transit and road improvements are needed in this area. The need for these improvements already exists and is beyond what could be directly attributable to any single development.

The Planning Division recommends approval of the CUP petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Comprehensive Plan 2013-2030* recommends a Medium Density Residential use for front portion of the property and a Community Commercial use for the rear portion on 8129 Timberlake Road.

Medium Density Residential areas are characterized by “small-lot single-family detached housing, duplexes and townhouses at densities up to 12 units per acre. Where neighborhoods already exist, infill development should be at a compatible density and housing type. In addition to residential uses, they may include public and institutional uses compatible in scale with single family residential homes.” (pg. 72)

Community Commercial areas “contain retail, personal service, entertainment, and restaurant uses that draw customers from at least several neighborhoods, the entire City or the region. Community Commercial areas contain clusters of businesses, often at major intersections, and shopping centers. Most community shopping centers range from 100,000 to 200,000 square feet and serve 40,000 to 70,000 people. Regional shopping centers would be at least as large as Community Commercial ones, 100,000 to 200,000 square feet, possibly larger, if parcels of sufficient size can be found or assembled. They are intended to serve 70,000 to 100,000 people. Office, research and development, and technology development uses may be permitted in Community Commercial areas as long as traffic and other impacts to the community are mitigated. In particular, conversion of existing vacant retail space to these uses may be appropriate in areas where there is sufficient retail to serve the community and space for employment uses is needed. Residential uses may be established on the upper floors of commercial structures or as transitional structures between residential and commercial buildings. (pgs. 75-76)

The density of the proposed development is under the recommended threshold for Medium Density Residential and the Community Commercial area being used for residential uses. The development would serve as a transition from the more intense uses along Timberlake Road to the residential neighborhood behind.

2. **Zoning.** The subject property was annexed into the City in 1976. The existing zoning was established in 1979. The front portion of the property is zoned R-3, Medium Density Residential District, and the rear portion of the property is zoned B-3, Community Business District.
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 Council approval in the immediate area:
 - On May 22, 1979 City Council approved the Timberlake Road Land Use Study, rezoning a number of properties in the area. One of the subject properties, 8129 Timberlake Road was rezoned to B-3, Community Business District along with adjacent properties: 8123 to the City limits.
 - On September 11, 1984, City Council approved the petition of D.W.B. Associates to rezone four (4) acres 8117 Timberlake Road from R-1, Low Density, Single-Family Residential District and B-3, Community Business District to B-5C, General Business District (Conditional) to allow the use of the property as a mini-storage facility.
 - On April 13, 1982, City Council approved the CUP petition of Ronnie D. Vaughan to operate a commercial recreation center at 8131 Timberlake Road.
 - On November 13, 2007, City Council denied the petition of S.W. Neal Development Group for a planned unit development consisting of single-household detached homes and townhouses at 1200 and 1202 Wood Road.
5. **Site Description.** The subject property is two (2) tracts containing approximately four and forty-six (4.46) acres. Each property contains one (1) residential structure. The structures will be demolished during the construction of the proposed townhome development.

With the exception of the existing residential structures, the property is undeveloped and covered in woods and meadows. The highest elevation of the property is located on the southern property line and the property slopes from this area in a northeast direction.

The property is bound to the west by existing single-household residences, to the south by Wood Road and single-household residences, to the east by single household residences and commercial development fronting Timberlake Road, and the north by vacant land extending behind Timberlake Road businesses.

6. **Proposed Use of Property.** The site will be used for a forty-three (43)-unit townhouse development and associated parking as illustrated on the concept plan.
7. **Transportation & Parking.** No traffic study was required as the project is under the threshold of 50 peak hour or 500 daily trips. Both Wood Road and Mountain View Drive are approximately eighteen (18) feet wide, narrower than the City's standard twenty-four (24) foot minimum pavement width. There is an identified crash problem on Timberlake Road, currently under study by the Virginia Department of Transportation (VDOT). Funding will need to be identified based on the recommendations.

The site is not well connected to public transportation. GLTC Route 7 runs once an hour at a stop five hundred (500) feet away on Timberlake Road. The stop is not connected by pedestrian facilities.

The *Zoning Ordinance* requires one (1) parking space per unit; forty-three (43) parking spaces for the development are required. The concept plan indicates a total of one hundred two (102) parking spaces.

8. **Stormwater Management.** A stormwater management plan will be required prior to final site plan approval. The submitted narrative proposes to treat stormwater quality with off-site nutrient credits and stormwater quantity with a detention facility. The onsite facility is located on the northeastern property boundary. The site generally drains north and east as sheet flow onto an adjacent property and is eventually channelized into a tributary of Tomahawk Creek. No channel adequacy is required if the development meets the energy balance equation.
9. **Emergency Services:** The City Fire Marshal provided comments on the original plan pertaining to Site Design Requirements that will be addressed at final site plan review. The City's Police Department had no comments of concern with the petition.
10. **Impact.** Townhouses are permitted by conditional use permit (CUP) in the R-3, Medium Density Residential, and B-3, Community Business, districts. The purpose of this process is to determine whether specific R-3 zoned properties are well suited for such development. The proposed development meets the Future Land Use Map recommendation and abuts commercial development that fronts on Timberlake Road, working as a transition into a neighborhood comprised primarily of single-household residences. While the development is in close proximity to retail areas, Timberlake Road has been designed and built primarily for automobile travel and does not provide the environment for the high quality of life called for in the *Comprehensive Plan*. The lack of pedestrian facilities and limited transit service will make access to goods and services difficult without a car.

The main impact of this development will be an increase in traffic. The development was not large enough to trigger a traffic study and the increase will be minor relative to the volume of traffic currently on Timberlake Road. Wood Road is narrower than the City's

standard, but this condition extends far beyond the development’s frontage. Access to a traffic signal on Timberlake Road is available via Mountain View Road to Laxton Road. The concept plan does show sidewalks per the *Zoning Ordinance*, improving safety for pedestrians. The nearby intersection with Timberlake Road is currently under study by Virginia Department of Transportation (VDOT), but funding will need to be identified based on what the study recommends.

While the Planning Division does have concerns about traffic and meeting quality of life goals of the *Comprehensive Plan*, these issues need to be addressed outside of this site. Timberlake and Wood Road need considerable improvements to mitigate these, more than any one development should be held responsible. The development is within density levels allowed by the *Zoning Ordinance* and recommended by the *Comprehensive Plan* and provides a transition from Timberlake Road to the adjacent neighborhood.

- 11. Technical Review Committee.** The Technical Review Committee (TRC) reviewed the conditional use permit on October 31, 2017. Comments have or will be addressed by the petitioner 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 Danny Tyree for a conditional use permit at 1002 Wood Road and 8129 Timberlake Road to allow the construction of a forty-three (43) unit townhouse development subject to the following conditions:

- 1. The property shall be developed in substantial compliance with the concept plan entitled “Wood Road Townhomes Conditional Use Plan” as prepared by Perkins & Orrison and received by the Department of Community Development on January 2, 2018.**

This matter is respectfully offered for your consideration.



William T. Martin, AICP
City Planner

- pc: Ms. Bonnie M. Svrcek, City Manager
Mr. Charles Hartgrove, Deputy City Manager
Mr. Walter C. Erwin, City Attorney
Mr. Kent L. White, Director of Community Development
Mr. J. Lee Newland, City Engineer
Mr. Don Deberry, Transportation Engineer
Ms. Cynthia Kozerow, Lynchburg Police Department
Captain Thomas Goode, Fire Marshal
Mr. Doug Saunders, Building Commissioner
Mr. Kevin Henry, Zoning Administrator
Mr. Danny Tyree, Petitioner
Mr. Norman Walton, Representative

VII. ATTACHMENTS

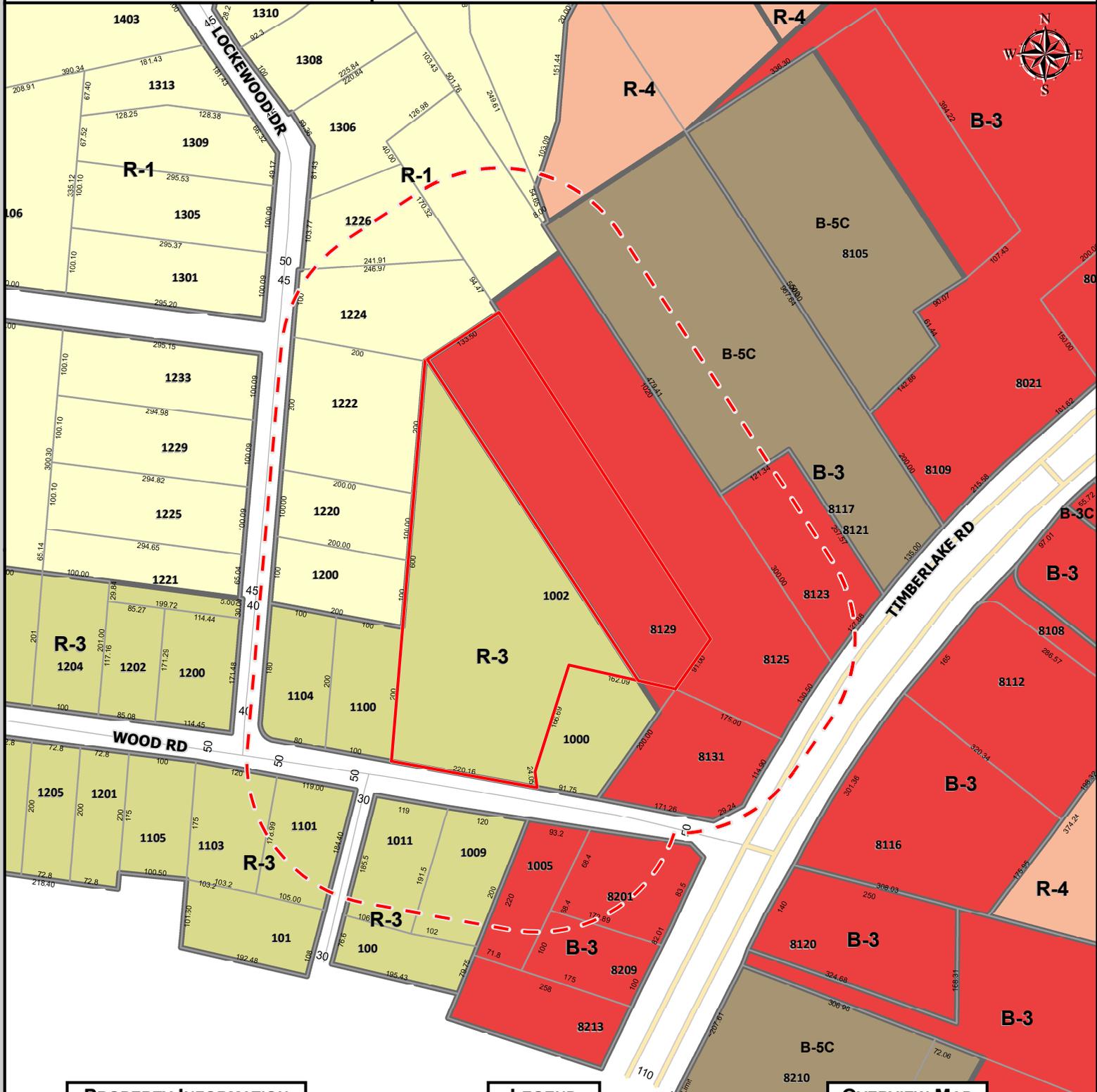
- 1. Zoning Map**
- 2. Future Land Use Map**
- 3. Watershed Map**
- 4. Planimetric and Topographic Map**
- 5. Concept Plan**
- 6. Narrative**
- 7. Property Photograph**

Zoning Map

WOOD ROAD TOWNHOMES

Conditional Use Permit Request

Danny Tyree



PROPERTY INFORMATION

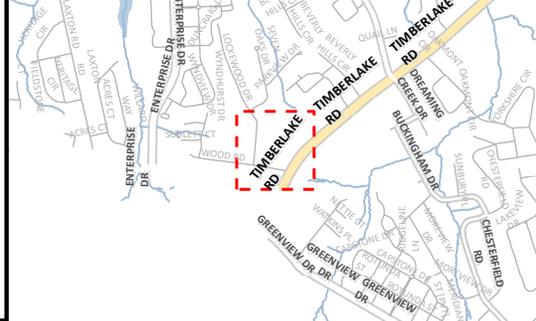
PARCEL ID	ADDRESS
25303001	1002 WOOD RD
25303003	8129 TIMBERLAKE RD

LEGEND

- Subject Property
- 215' Buffer

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

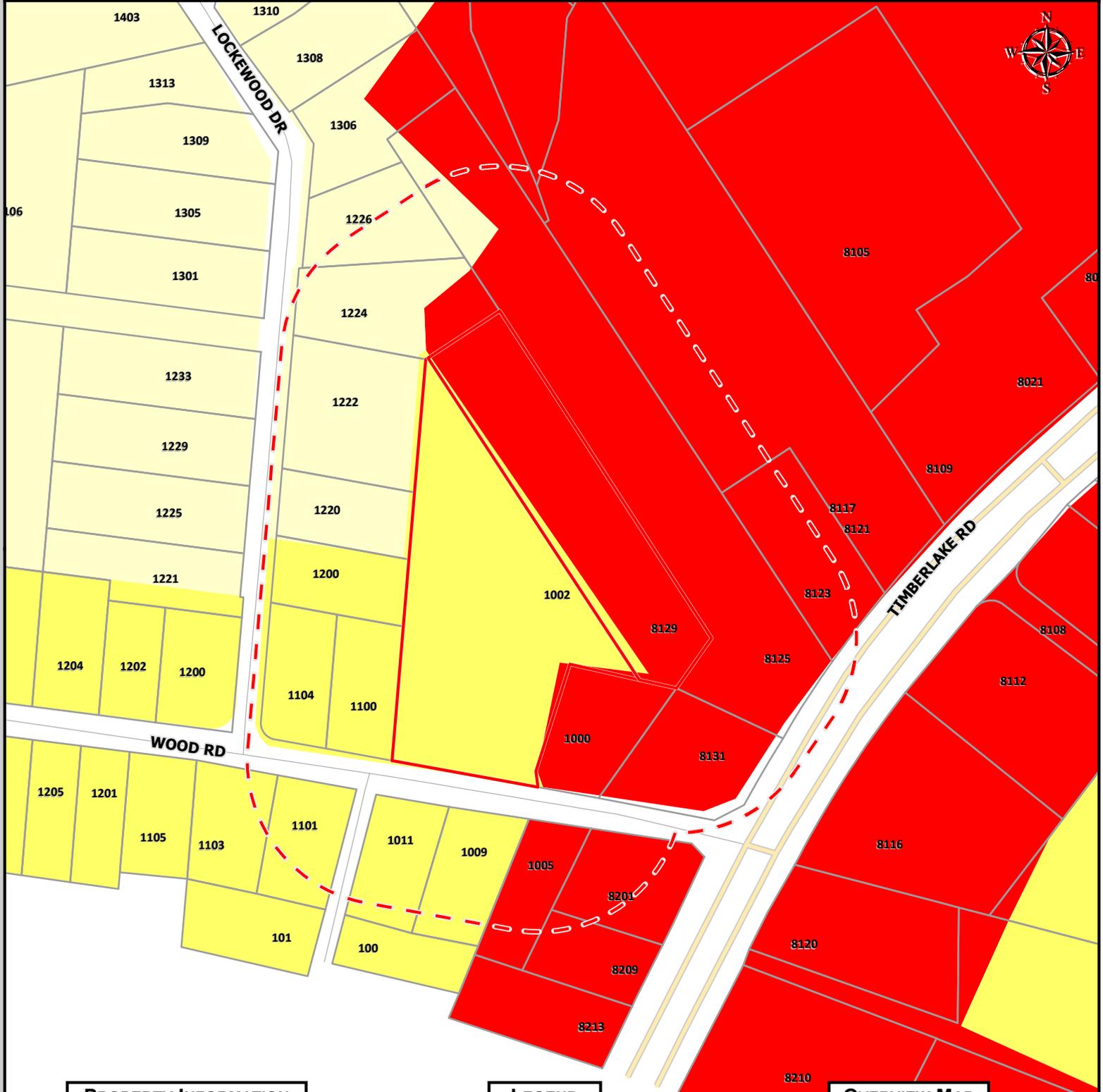
OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 1/3/2018

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.

Parcel ID	Address	Owner
25303005	8125 TIMBERLAKE RD	ARTHURS FLOWER CART INC
25304006	1220 LOCKEWOOD DR	BASS, NATHAN D & BASS, ELISABETH A
25302003	8123 TIMBERLAKE RD	BV 151 LLC
25304003	1226 LOCKEWOOD DR	CASADIDIO, DOLLY L
25304009	1100 WOOD RD	COLLINS, LINDA W & TRAVIS G
25304007	1200 LOCKEWOOD DR	DAUGHERTY, HARVEY L JR & JUANITA R
25311003	1103 WOOD RD	GOUGH, DAVID G & LEIGH C
25310002	8209 TIMBERLAKE RD	HARTLESS, KAYE M
25304005	1222 LOCKEWOOD DR	HARTMAN, RUSSELL B JR & PAULA M
25302005	103 SEVEN OAKS DR	HUTCHERSON, HUGH P & KARYN B
25303003	8129 TIMBERLAKE RD	KIGER, JANE T
25303001	1002 WOOD RD	KIGER, JANE T
25311002	1101 WOOD RD	LACY, DAVID M
25310005	1009 WOOD RD	LLOYD, CHRISTOPHER L SR
25304004	1224 LOCKEWOOD DR	LOCKEWOOD INVESTMENT TRUST
25310006	1011 WOOD RD	MIKLAS, GEORGE W & JODI L
25310001	8201 TIMBERLAKE RD	SPIRIT SPE PORTFOLIO CA C-STORES LLC
25302002	8117 TIMBERLAKE RD	SS 8117 TIMBERLAKE ROAD LLC
25303004	8131 TIMBERLAKE RD	TACOMA INC
25310004	1005 WOOD RD	VEST, DIANE S
25303002	1000 WOOD RD	VIA, ANN W
25302004	101 SEVEN OAKS DR	WEST, FELICIA D
25304008	1104 WOOD RD	WRIGHT, DANA V



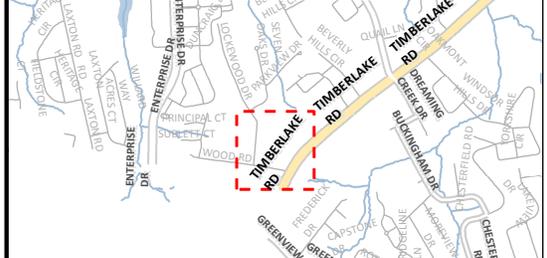
PROPERTY INFORMATION

PARCEL ID	ADDRESS
25303001	1002 WOOD RD
25303003	8129 TIMBERLAKE RD

LEGEND

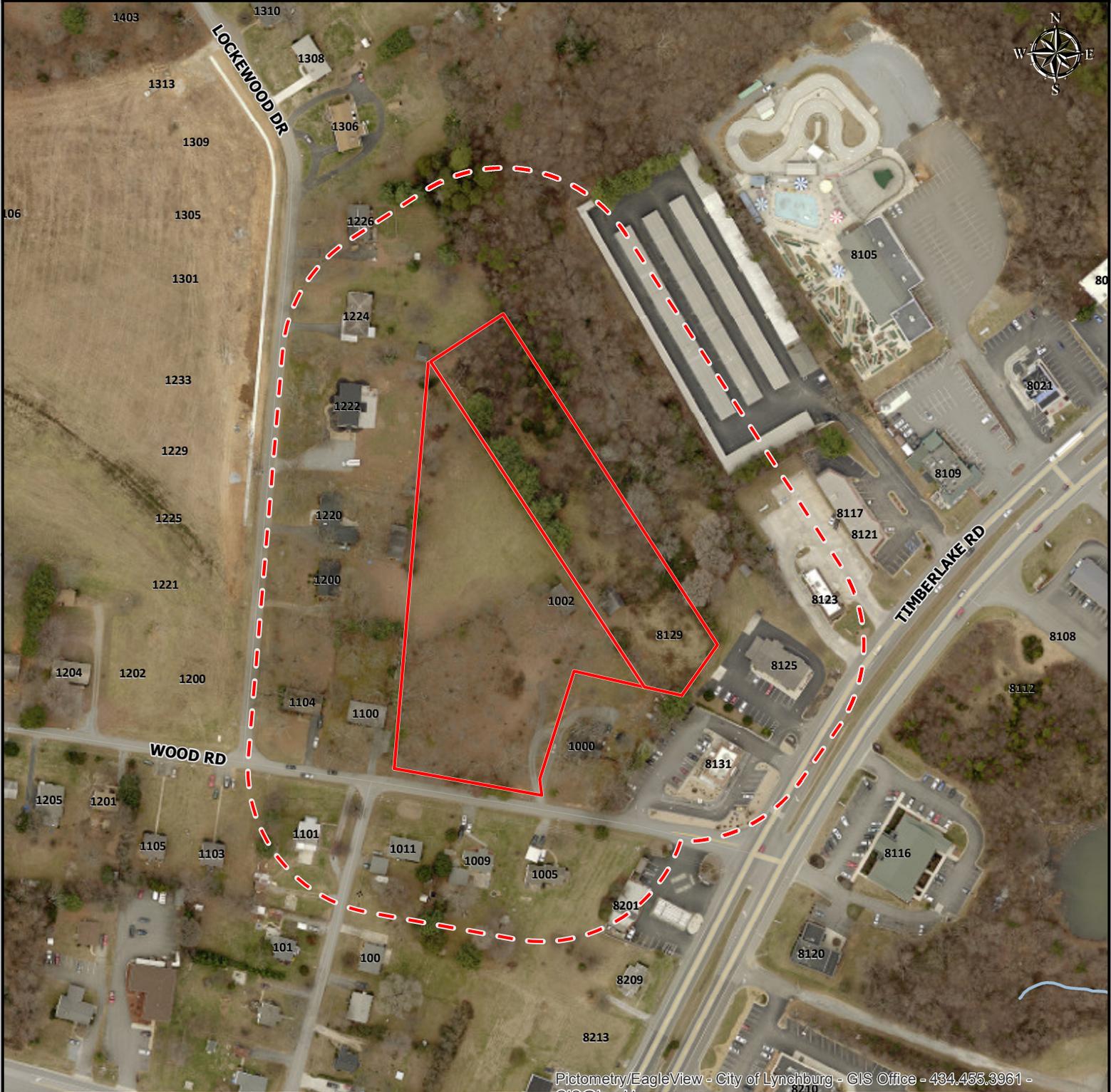
- Local Historic District
- Traditional Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Employment 1
- Employment 2
- Downtown
- Public Use
- Public Parks
- Resource Conservation
- Mixed Use

OVERVIEW MAP



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Pictometry/EagleView - City of Lynchburg - GIS Office - 434.455.3961 - [lynchburgva.gov](http://www.cityoflynchburgva.gov)

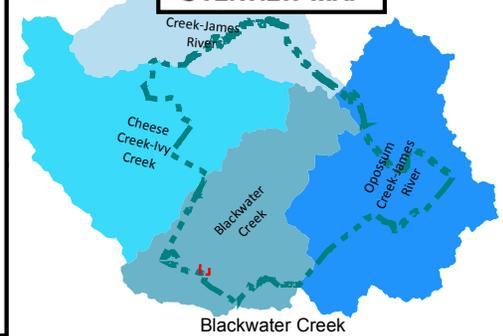
PROPERTY INFORMATION

PARCEL ID	ADDRESS
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LEGEND

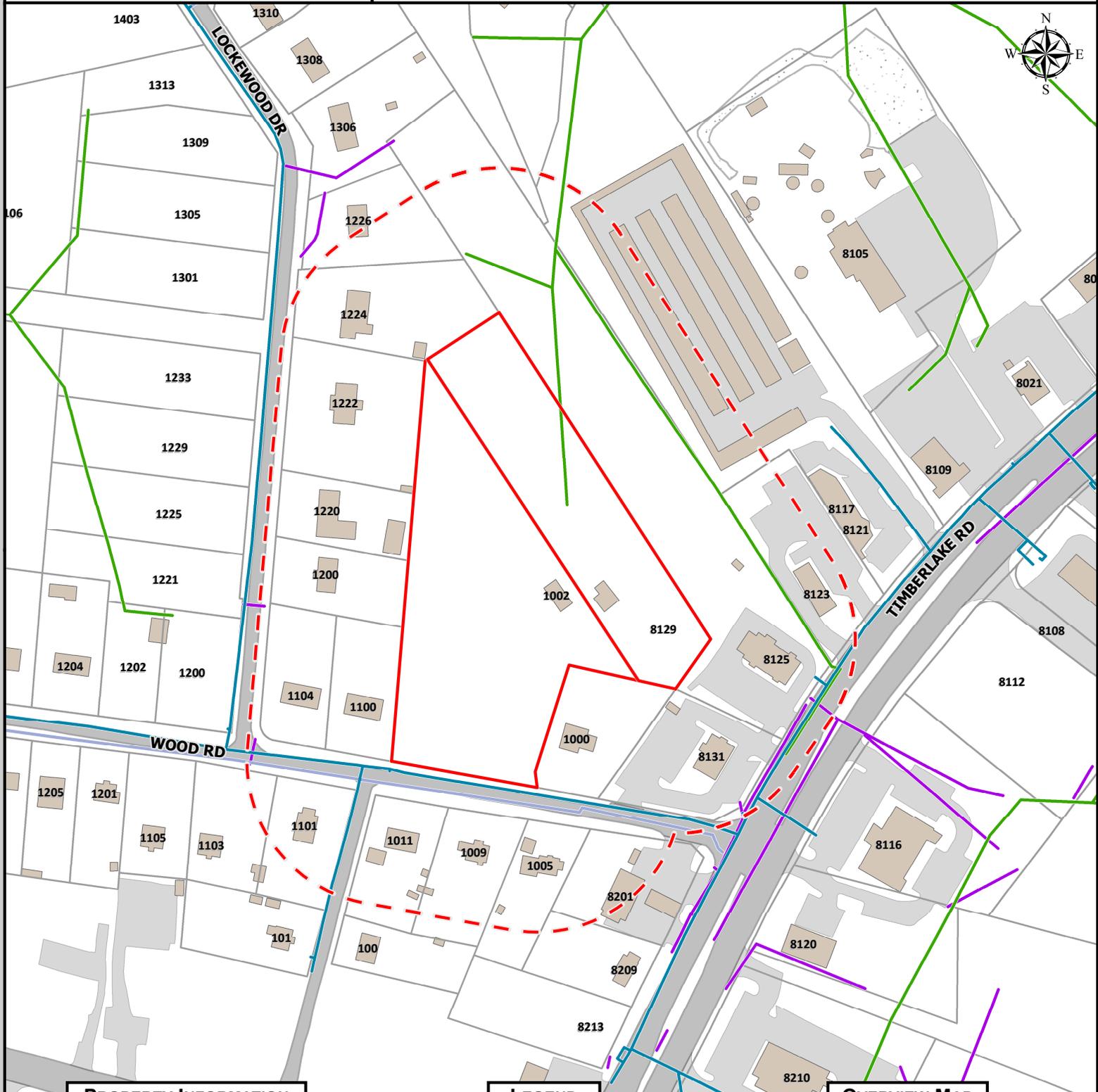
- Subject Property**
- Base Flood Elevation**
- Floodway**
- Floodzone**
- River / Lake / Stream**

OVERVIEW MAP



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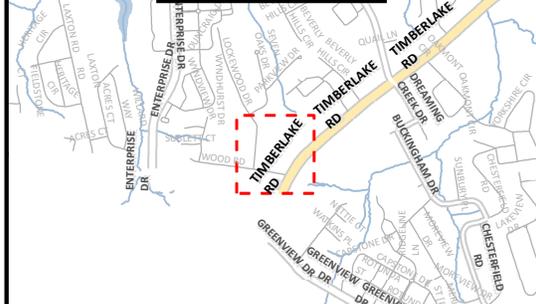
PROPERTY INFORMATION

PARCEL ID	ADDRESS
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LEGEND

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

OVERVIEW MAP



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DEVELOPER
DANNY TYREE
1542 FOX RIDGE ROAD
FOREST VA, 24551
434-665-7050

TM# 253-03-001 & 253-03-003
1002 WOOD ROAD & 8129 TIMBERLAKE ROAD
ZONING: R-3 & B-3

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A PRELIMINARY LAYOUT FOR A CONDITIONAL USE PERMIT. THIS CONDITIONAL USE PERMIT IS TO ALLOW TOWNHOMES ON PARCELS ZONED R-3 & B-3. NO REVISION TO THE FLUM IS REQUESTED. THE ACTUAL LAYOUT MAY CHANGE WHEN ACTUAL CONSTRUCTION PLANS ARE SUBMITTED TO THE CITY FOR REVIEW, BUT SHALL REMAIN IN GENERAL CONFORMANCE TO THIS PLAN.
2. ANY INCREASE IN IMPERVIOUS AREA WILL BE ATTENUATED VIA THE STORMWATER MANAGEMENT POND PROPOSED ON THIS SITE. QUALITY REQUIREMENTS WILL BE MET BY THE PURCHASE OF CREDITS, AND QUANTITY WILL BE MET BY THE USE OF A DETENTION POND. QUALITY AND QUANTITY WILL BE ANALYZED BY PART IIB CRITERIA.
3. THE PROPERTY SHOWN HEREON IS NOT WITHIN A FEMA 100 YEAR FLOOD PLAIN. SEE PANEL# 5100930101D, UNSHADED ZONE "X", DATED JUNE 3, 2008.
4. LANDSCAPING WILL BE PROPOSED PER THE CITY OF LYNCHBURG'S LANDSCAPE ORDINANCE. LANDSCAPING SHOWN HEREIN IS SHOWN TO BE IN CONFORMANCE WITH THE LANDSCAPING ORDINANCE.
5. EROSION AND SEDIMENT CONTROL MEASURES WILL BE USED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. E&S MEASURES ARE NOT SHOWN ON THIS PLAN, BUT WILL BE INCLUDED WITH THE ACTUAL SITE PLAN WHEN SUBMITTED.
6. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY STATE, FEDERAL, AND LOCAL PERMITS REQUIRED FOR THE DEVELOPMENT OF THIS SITE.
7. THIS SITE WILL BE SERVED BY PUBLIC WATER & SANITARY SEWER.
8. ACREAGE IS 4.46± AC.
9. SITE DENSITY IS CALCULATED TO BE 9.64 UNITS PER AC (43 UNITS / 4.46 AC)
10. BEARINGS AND DISTANCES PER PLAT ENTITLED "PLAT SHOWING RE-SURVEY FOR AVERILLE B. TEMPLES CITY OF LYNCHBURG, VIRGINIA" DATED 01/10/2011 BY PERKINS & ORRISON.
11. TOWNHOUSES SHALL BE SERVED BY PUBLIC WATER AND SEWER AND SHALL HAVE INDIVIDUAL CONNECTIONS TO EACH PARCEL. APPROXIMATELY 3.3 AC SHALL BE DISTURBED. A VSPM IS REQUIRED.
12. BUILDINGS ARE TO BE 2 STORY WITH A MAXIMUM HEIGHT OF 27'.
13. EXISTING BUILDINGS ARE TO BE DEMOLISHED.

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.85'	N55°04'57"E
L2	24.10'	S08°23'47"E

SITE NOTES:

1. SETBACKS:
R-3 SEMI-DETACHED DWELLINGS
FRONT: 30'
SIDE: 8'
REAR: 30'
MIN LOT SIZE: 4,000 SF
MIN STREET FRONTAGE: 30'
MIN LOT WIDTH AT BUILDING LINE: 30'

TOWNHOMES
10'
16' AT ENDS
25'
1,200 SF
16'
16'

PARKING CALCS:

REQ'D:
1 SPACE PER UNIT

REQUIRED:
42 SPACES

PROVIDED:
102 SPACES INCLUDING 5 HC

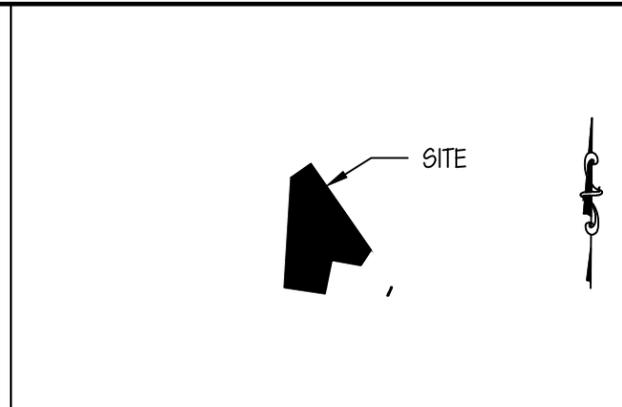
SHEET INDEX:

SHEET	SHEET NO.	SHEET TITLE
C-100	1 OF 5	COVER SHEET
C-101	2 OF 5	SITE LAYOUT
C-102	3 OF 5	GRADING PLAN
C-103	4 OF 5	LANDSCAPE PLAN

WOOD ROAD TOWNHOMES CONDITIONAL USE PLAN

CITY OF LYNCHBURG, VIRGINIA

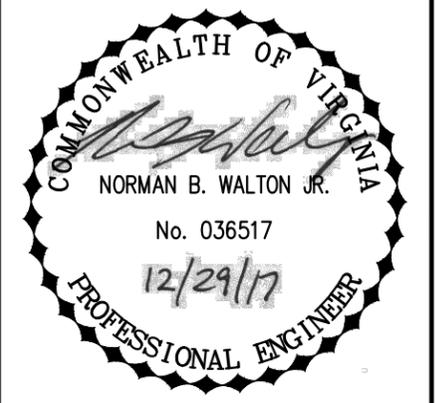
43 UNITS



PERKINS & ORRISON
ENGINEERS ▲ PLANNERS ▲ SURVEYORS

PO BOX 1567 17 W. NELSON STREET
LEXINGTON, VIRGINIA 24450
PHONE: 540-464-9001 FAX: 540-464-5009
EMAIL: PNO@PERKINS-ORRISON.COM

27 GREEN HILL DRIVE
FOREST, VIRGINIA 24551
PHONE: 434-525-5985 FAX: 434-525-5986



JOB:
**WOOD ROAD TOWNHOMES
CONDITIONAL USE PLAN**

LYNCHBURG, VA

CLIENT:
DANNY TYREE

MARK	DATE	DESCRIPTION
2	12/28/17	PER CITY COMMENTS
1	12/05/17	PER CITY COMMENTS

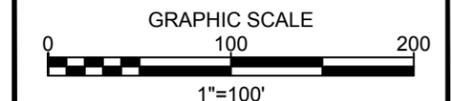
ISSUE: 10/17/17

CONTOUR INTERVAL: 2'

DRAWN BY: RTM/MJD

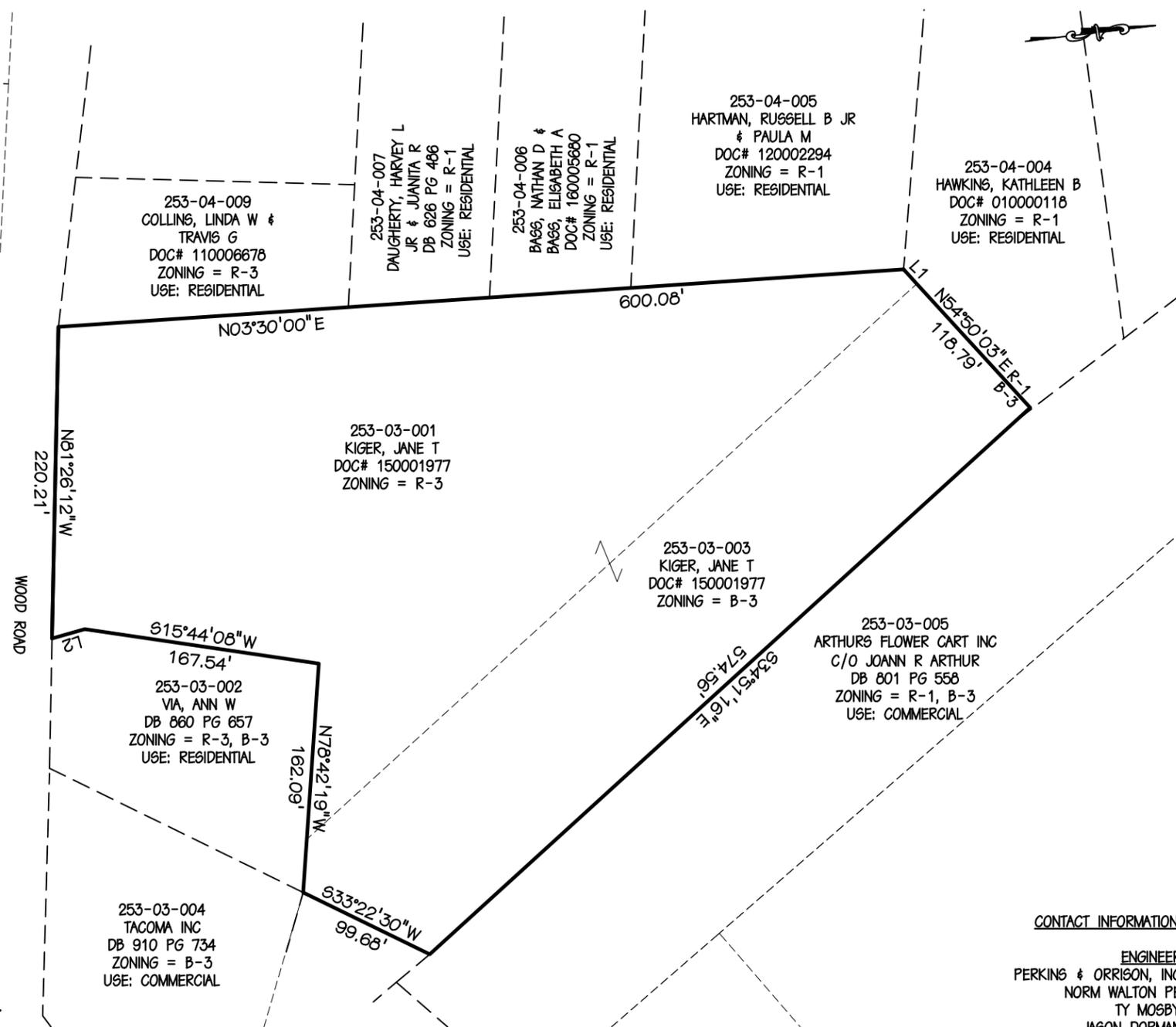
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COVER SHEET

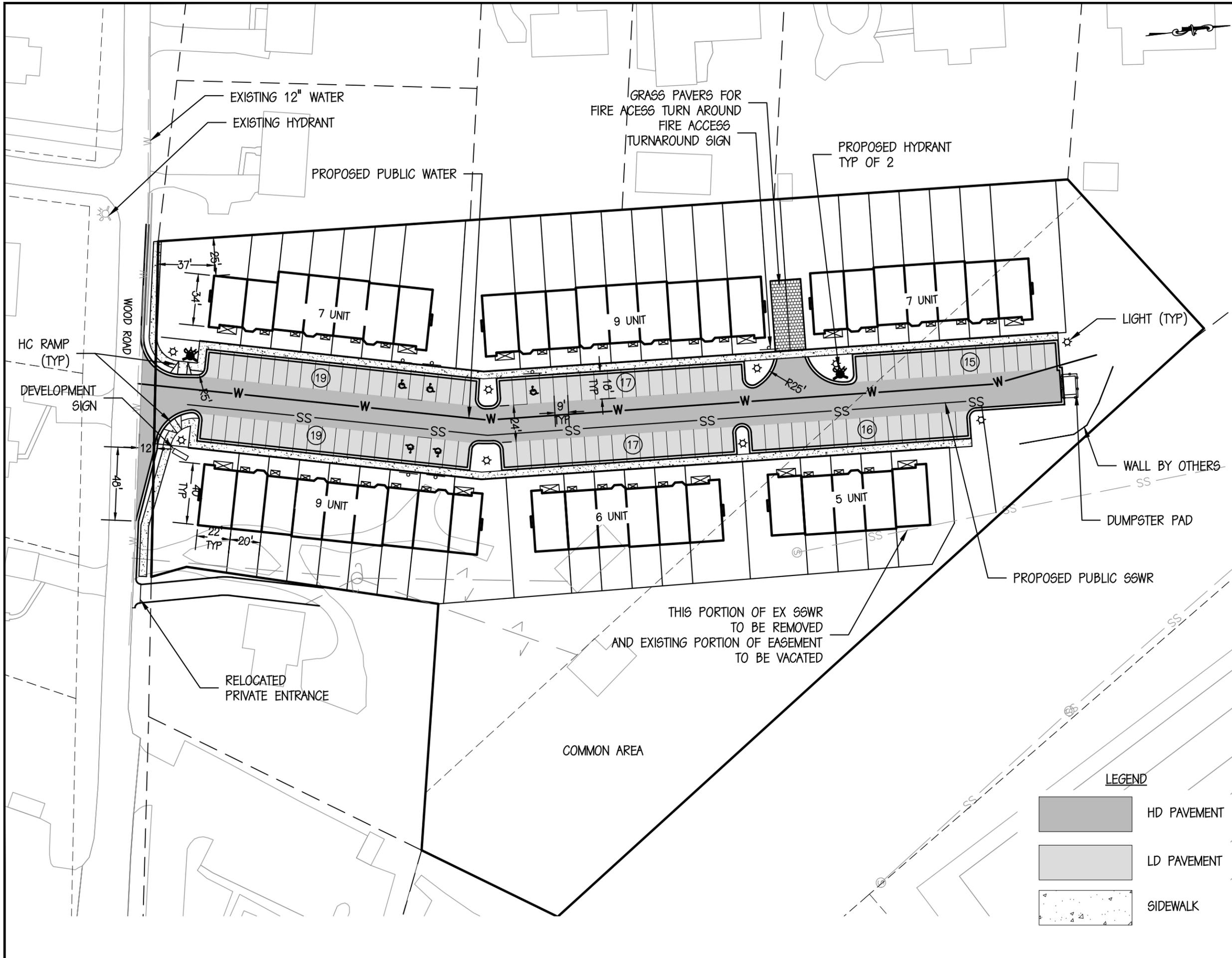


CONTACT INFORMATION:

ENGINEER
PERKINS & ORRISON, INC
NORM WALTON PE
TY MOSBY
JAGON DORMAN
434-525-5985
NWALTON@PERKINS-ORRISON.COM
TMOsBY@PERKINS-ORRISON.COM
JDORMAN@PERKINS-ORRISON.COM

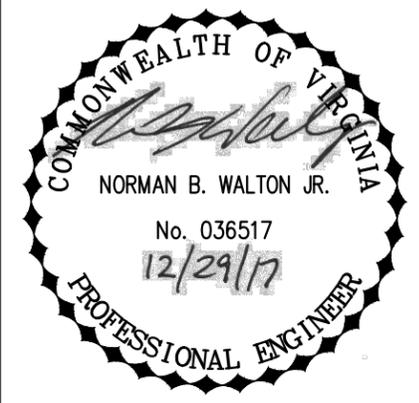


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JOB:
**WOOD ROAD TOWNHOMES
 CONDITIONAL USE PLAN**

LYNCHBURG, VA

CLIENT:
DANNY TYREE

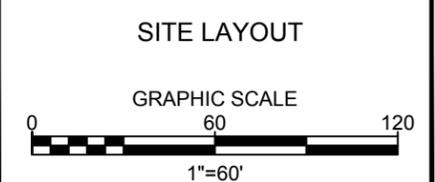
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2	12/28/17	PER CITY COMMENTS
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ISSUE: 10/17/17

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CHECKED BY: RTM/NBW

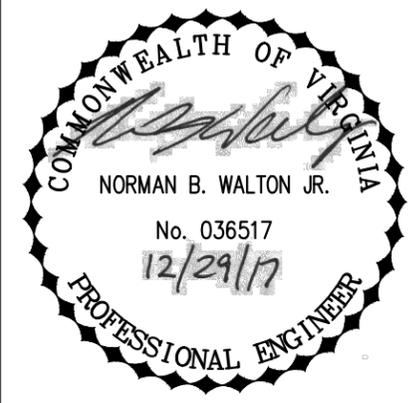


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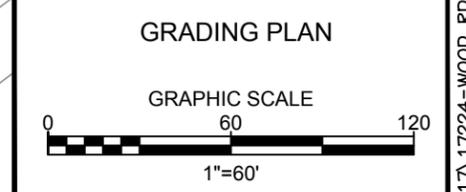
JOB:
**WOOD ROAD TOWNHOMES
 CONDITIONAL USE PLAN**

LYNCHBURG, VA

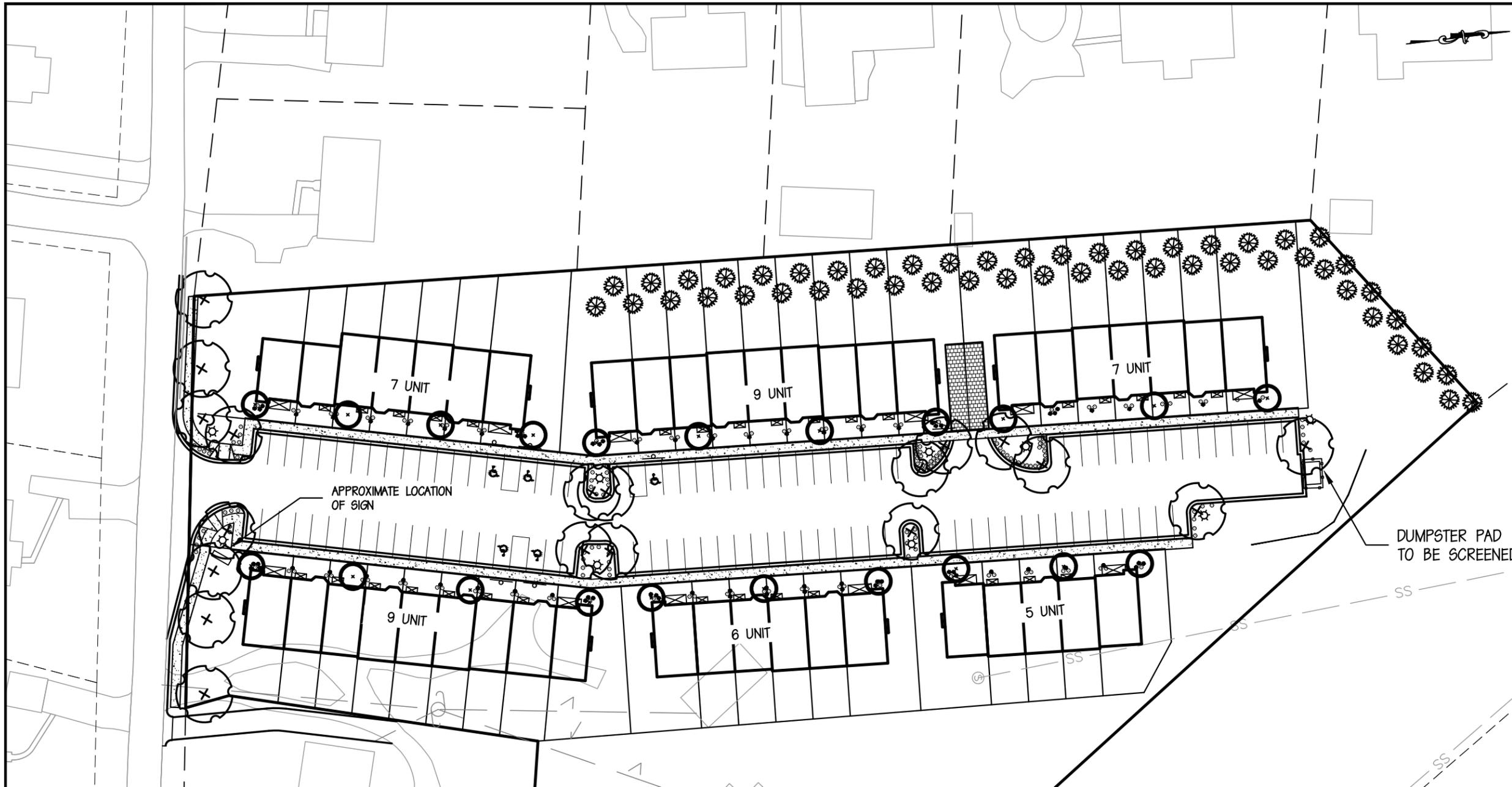
CLIENT:
DANNY TYREE

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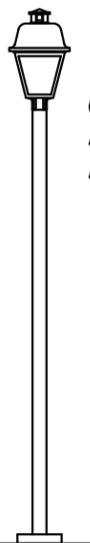


PARKING AREA LANDSCAPING: 103 PROPOSED SPACES
 1 SHADE TREE / 8 SPACES = 13 TREE REQUIRED / 13 TREES PROVIDED
 1 MEDIUM SHRUB / 1 PARKING SPACE = 103 SHRUBS REQUIRED / 106 SHRUBS PROVIDED

STREET TREES:
 WOOD RD - 220 LF FRONTAGE / 40 = 6 TREES REQUIRED
 6 EXISTING TREES PROVIDED

FOUNDATION PLANTINGS:
 740 LF OF FRONTAGE
 1 TREE PER 50 LF = 15 TREES REQUIRED
 21 TREES PROVIDED
 1 MEDIUM SHRUB PER 10 LF = 74 MEDIUM SHRUBS REQUIRED
 83 MEDIUM SHRUBS PROVIDED
 1 SMALL SHRUB PER 10 LF = 74 SMALL SHRUBS REQUIRED
 74 SMALL SHRUBS PROVIDED

UTILITY SCREENING:
 FENCING PROVIDED FOR DUMPSTER PAD



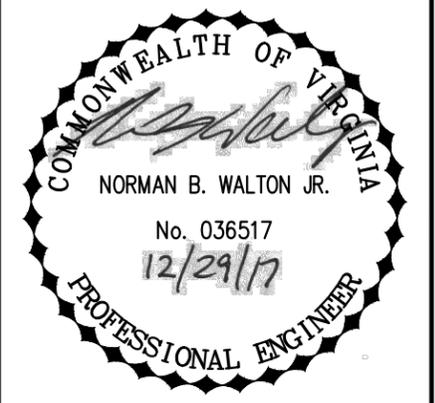
LIGHT FIXTURE
NTS

ORNAMENTAL LIGHT FIXTURE
 AS AVAILABLE THROUGH
 APCO/AEP OR EQUAL.

LANDSCAPE LEGEND

	SYM	QUANTITY	BOTANIC NAME	COMMON NAME	PLANTING SIZE	REMARKS
A	⊗	19	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	1 1/2" CAL. MIN	SHADE TREE
B	⊙	21	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA GRAPE MYRTLE	8'-10' HT.	ORNAMENTAL TREE
C	⊘	189	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	3 GAL, 2' MIN HT.	MED SHRUB
D	⊛	74	AZALEA 'GUMPO WHITE'	GUMPO WHITE AZALEA	3 GAL, 1' MIN HT.	SMALL SHRUB
E	⊚	52	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	4-5' MIN HT.	L. EVERGREEN

PERKINS & ORRISON
 ENGINEERS ▲ PLANNERS ▲ SURVEYORS
 PO BOX 1567 17 W. NELSON STREET
 LEXINGTON, VIRGINIA 24450
 PHONE: 540-464-9001 FAX: 540-464-5009
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 27 GREEN HILL DRIVE
 FOREST, VIRGINIA 24551
 PHONE: 434-525-5985 FAX: 434-525-5986



JOB:
**WOOD ROAD TOWNHOMES
 CONDITIONAL USE PLAN**
 LYNCHBURG, VA
 CLIENT:
DANNY TYREE

MARK	DATE	DESCRIPTION
2	12/28/17	PER CITY COMMENTS
1	12/05/17	PER CITY COMMENTS

ISSUE: 10/17/17
 CONTOUR INTERVAL: 2'
 DRAWN BY: RTM/MJD
 CHECKED BY: RTM/NBW

LANDSCAPE PLAN

GRAPHIC SCALE
 0 60 120
 1"=60'

JOB NO 17224 SHEET NO 4 OF 4

P:\2017\17224-WOOD RD TOWNHOMES.dwg\C-CUP-17224.dwg 12/29/2017 8:37 AM

Lexington

Wes Perkins, LS
Russ Orrison, PE, LS

Pierson Hotchkiss, LS
Gavin Worley, PE



Lynchburg

Kenneth Knott, LS
Norman Walton, PE

Aaron Dooley, LS

October 16, 2017

Tom Martin
City of Lynchburg
900 Church Street
Lynchburg, VA 24502

RE: Conditional Use Permit Request Narrative
Woods Road Townhomes
1002 Wood Road, 8129 Timberlake Road
Lynchburg, Va.

Dear Mr. Martin

On behalf of the owner/developer, I offer this letter as a narrative or description of the project.

The proposed development is a 44 unit Townhome project. The property is zoned R-3 and B-3. Townhomes are allowed in both R-3 and B-3 with a conditional use permit. The CUP is for 4.46 Acres. The Future Land Use Map shows the area as Medium Density Residential and Community Commercial. Townhomes are allowed in Medium Density Residential. Residential uses are allowed as transitions between residential and commercial. No revision to the Future Land Use Map is requested.

Currently the development plan is to develop 4.46 acres, with 44 townhouse units, yielding 9.87 units per acre. The R-3 zoning allows for 10.89 units per acre. The comprehensive plan and the Future Land Use Map show this area to be Medium Density Residential, allowing for 12 units per acre.

An entrance is proposed at Wood Road. Due to the small nature of the project, a traffic study is not required. Per discussion with the City Traffic Engineer, a right turn taper will be provided. This taper is shown on the plans.

The water system for the townhouse development will connect to the existing 12" City of Lynchburg public water line located in Wood Road. A public water line will be extended into the project. Individual meters will be set for each townhome.

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Forest, Virginia 24551

The sanitary sewer system will connect to the existing 8" public City of Lynchburg public sewer main located at the rear of the project. A public sewer line will be extended into the project. Individual clean outs will be set for each townhome.

Water Quantity will be handled by a stormwater detention facility designed per the stormwater regulations releasing the 1 year storm via the energy balance, and releasing the 10 year storm at or below the pre-development rates. With this design, no downstream adequacy study is required. Water quality will be handled by the purchase of nutrient credits.

The owner/developer currently offers no proffers with this request.

Should you have any questions regarding this information, please let me know.

Sincerely,



Norman B. Walton, Jr., P.E.
Perkins & Orrison, Inc.

PERKINS & ORRISON

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02/01/2017

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