

The Department of Community Development

City Hall, Lynchburg, VA 24504

434-455-3900

To: Planning Commission
From: Planning Division
Date: April 11, 2018
Re: **Future Land Use Map Amendment – Institutional to Traditional Residential Rezoning: R-3, Medium Density Residential District to R-4, High Density Residential District**

I. PETITIONER

Anna Chytla, Willoughby Properties, 2310 Walnut Ridge Lane, Charlottesville, Virginia 22911

Representative: Todd Dykshorn, Architecture Design Office, 105 E. Broad Street, Richmond, Virginia 23219

II. LOCATION

The subject property includes two (2) parcels totaling approximately one and fifty five hundredths (1.55) acres located at 2001 Rivermont Avenue and 211 Hawes Street.

Property Owners:

Willoughby Properties, 2310 Walnut Ridge Lane, Charlottesville, VA 22911.

III. PURPOSE

The purpose of the petition is to amend the *Future Land Use Map (FLUM)* and to rezone the property to facilitate the conversion of an existing building into twenty-two (22) apartments with associated parking.

IV. SUMMARY

- The *Future Land Use Map (FLUM)* recommends an Institutional use for the subject property; however, the proposed Traditional Residential land use designation would be in keeping with the area.
- The development of the property would include twenty-two (22) off-street parking spaces. Eight (8) on-street spaces are also available in the immediate vicinity.
- The developer plans to utilize state and federal historic tax preservation credits and will comply with US Department of the Interior's Standards for Rehabilitation of historic buildings.
- The City's Historic Preservation Commission (HPC) approved a Certificate of Appropriateness (COA) for the property on February 26, 2018.
- The petition would provide for the restoration and adaptive reuse of a historic building.

The Planning Division recommends approval of the *FLUM* Amendment and rezoning petitions.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *FLUM* of the *Comprehensive Plan 2013-2030* recommends an Institutional use for this property. The petition proposes to amend the *FLUM* to Traditional Residential to allow for the adaptive reuse of the building as apartments.

Although the property is currently proposed as an Institutional use on the *FLUM*, it is currently zoned R-3, Medium Density Residential District. The Institutional *FLUM* land use

category currently assigned to the property was appropriate while the facility was used as a school. The property is situated in a Revitalization Zone and the Rivermont Local Historic District.

The proposed Traditional Residential land use category is 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. Within Traditional Residential neighborhoods, small retail, personal service, office, and restaurant uses are often found. These uses may continue, although expansion is not recommended unless supported by a recommendation in a Neighborhood Conservation Area Plan. (*pg. 75*)

2. **Zoning.** The subject property was annexed into the City in 1908. The existing R-3, Medium Density Residential District was established in 1978.
3. **Proffers.** No proffers were submitted with this application.
4. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances would be needed for the development of the property as proposed.
5. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
 - On May 8, 1984, Council approved the petition of Rivermont Baptist Church for a CUP at 400 Fauquier Street for a building addition.
 - On May 13, 1986, Council approved the petition of Seven Hills School for a conditional use permit (CUP) at 1917 Rivermont Avenue to allow the use of existing dwelling for classrooms and faculty offices.
 - On February 13, 1990, Council approved the petition of Virginia School of the Arts for a CUP at 2131 Rivermont Avenue to allow the reuse of a student dormitory in an existing apartment building.
 - On June 10, 2009, Council approved the petition of Allen Ward for a CUP at 2144 Rivermont Avenue to allow the operation of bed and breakfast in an existing residence.
6. **Site Description.** The subject property includes two (2) parcels totaling approximately one and fifty five hundredths (1.55) acres located at 2001 Rivermont Avenue and 211 Hawes Street. The property contains a seventeen thousand six hundred ninety-seven (17,697) square foot building. The original portion of the building was constructed in 1909.

The property is bordered to the north, south, east & west by single-family residential uses.

7. **Proposed Use of Property.** If the *FLUM* amendment and rezoning are approved, the property would be redeveloped into twenty-two (22) apartment units with associated parking.
8. **Traffic, Parking and Public Transit.** The City’s Engineering Division commented that the standard width for this type of use is twenty-four (24) feet. The entrance improvement has been indicated on the submitted concept plan.

The Zoning Ordinance would require a total of twenty-two (22) parking spaces for the development as proposed. Twenty-two (22) spaces are indicated in an off-street parking area and eight (8) parking spaces are available on-street.

The development would be served by Greater Lynchburg Transit Company (GLTC) Route 3B. Bus stops are located across Rivermont Avenue and on the same side of Rivermont Avenue as the development at the intersection of Rivermont Avenue and Loudon Street.

9. **Stormwater Management.** An Erosion & Sediment Control/Stormwater Management Plan would be required for the development as proposed. The submitted narrative indicates that water quantity would be addressed by the use of underground detention an outlet to an existing ditch line at Dandridge Drive. Water quality would be addressed by the purchase of off-site nutrient credits.
10. **Emergency Services.** The City Fire Marshal and Police Department had no comments of concern with the petitions as proposed.
11. **Impact.** The petition would allow the rehabilitation and adaptive reuse of an historic structure as an apartment building with twenty-two (22) units. Adaptive reuse saves historic structures that give urban areas their character. The current *FLUM* designation and zoning impedes the viable reuse of the property.

The property is within the Rivermont Historic District and the adaptive reuse should be encouraged as it is currently neglected, seen as blight and occasionally attracts vagrants. Although currently listed as institutional on the *FLUM*, it is no longer serving as a school, and thus the property is able to serve as a residential property.

The applicant plans to utilize state and federal historic tax preservation credits and comply with the US Department of Interior’s standards of rehabilitation of a historic building. The use of tax credits will ensure that significant features of the building will be preserved and that the building will continue to have historic character. A Certificate of Appropriateness (COA) for the proposed exterior improvements has been approved by the City’s Historic Preservation Commission (HPC).

12. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary rezoning plan on March 20, 2018. Comments related to the proposed use have or will be addressed by the petitioner prior to final site plan approval.

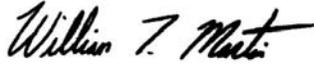
VI. PLANNING DIVISION RECOMMENDED MOTION:

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Willoughby Properties at 2100 Rivermont Avenue and 211 Hawes Street to:

Amend the *Future Land Use Map* from Institutional use to Traditional Residential use.

Rezone the property from R-3, Medium Density Residential District to R-4, High Density Residential District.

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
Ms. Cynthia Kozerow, Lynchburg Police Department
Battalion Chief Thomas Goode, Fire Marshal
Mr. Don DeBerry, Transportation Engineer
Mr. Doug Saunders, Building Commissioner
Mr. Kevin Henry, Zoning Administrator
Ms. Anna Chytla, Petitioner / Property Owner
Mr. Todd Dykshorn, Representative
Mr. Roy Gallier, Berkley-Howell & Associates, P.C.

VII. ATTACHMENTS

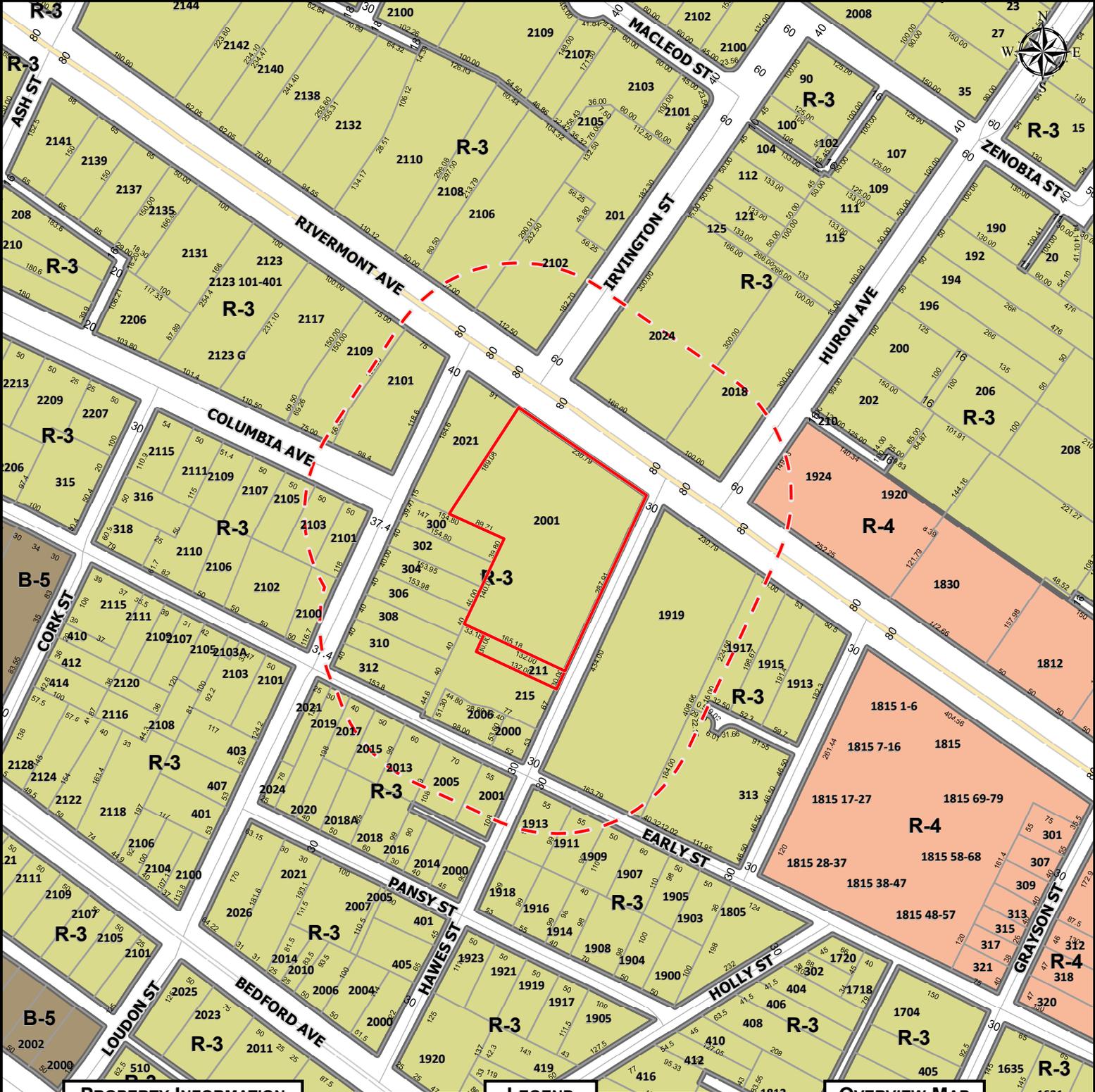
- 1. Zoning Map with Adjoining Owners**
- 2. FLUM Map**
- 3. Watershed Map**
- 4. Planimetric and Topographic Map**
- 5. Concept Plan**
- 6. Narrative**
- 7. Property Photograph**

Zoning Map

REZONING FROM R-3 TO R-4

Zoning Request

Willoughby Properties, LLC



PROPERTY INFORMATION

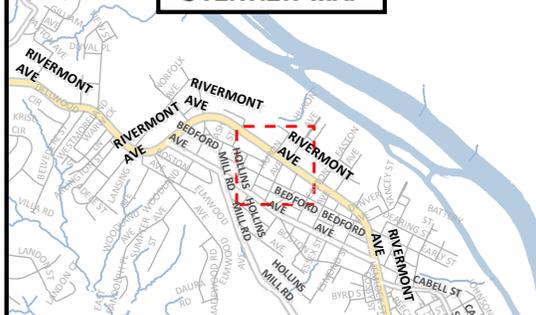
PARCEL ID	ADDRESS
02109002	2001 RIVERMONT AVE
02109004	211 HAWES ST

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 4,000' DATE PRINTED: 3/28/2018

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.

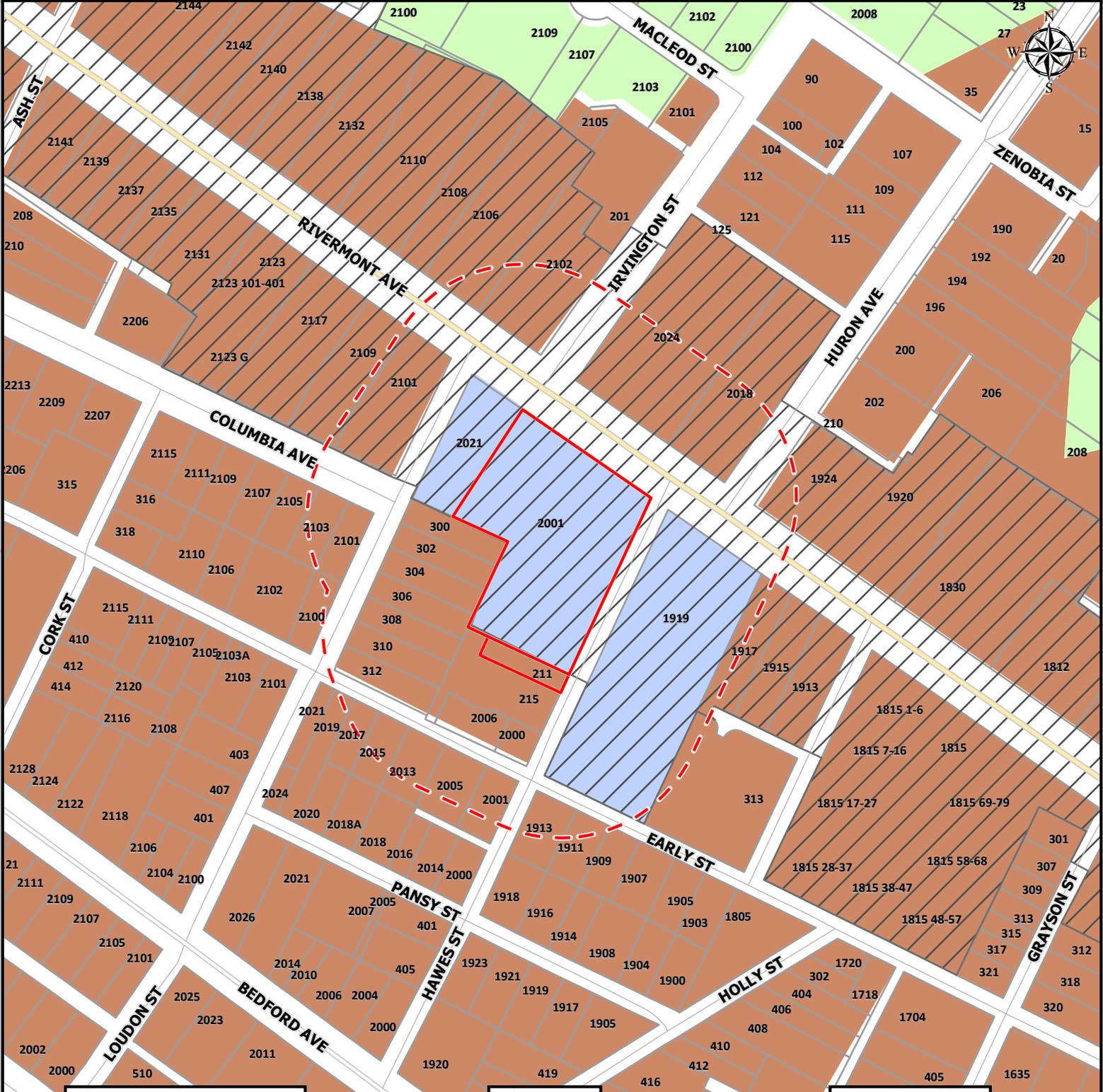
Parcel ID	Address	Owner
02109008	308 LOUDON ST	ADAMS, JERRY L & BRENDA W
02110001	1919 RIVERMONT AVE	BOHN, WILLIAM M & WOOFER, JENNIFER
02007007	2109 RIVERMONT AVE	BOZOIAN, MICHAEL & KAY C
02109001	2021 RIVERMONT AVE	BRANDT, KEVIN D & NANCY S
02109006	312 LOUDON ST	BROWN, CHARLES H JR &
02109010	304 LOUDON ST	BSMITH PROPERTIES LLC
02121011	2013 EARLY ST	CAMPBELL, WESSELL & JANETTE M
02002008	2106 RIVERMONT AVE	CASEY, THOMAS H III & JEAN L
02108008	2024 RIVERMONT AVE	CHESTER, STEPHEN EARNEST & BOBBI LEE
02121003	2017 EARLY ST	GLOVER, HARMON A III
02109007	310 LOUDON ST	JACKSON, VIRGINIA W LIFE ESTATE
02121005	2005 EARLY ST	JEFFERSON, THOMAS D
02120002	1909 EARLY ST	JOHNSON, WILLIAM A JR
02120012	1911 EARLY ST	JONES, TERESA L
02121004	2015 EARLY ST	LANDRUM, VIRGIE
02007008	2101 RIVERMONT AVE	MANFIELD, CARL D & JOYCE L
02008007	2101 COLUMBIA AVE	MARSHALL, RALPH A
02108007	2018 RIVERMONT AVE	MCLEROY, MICHAEL P & JENNIFER L
02109011	302 LOUDON ST	MINOR, VERONICA S & SAUNDERS, DEIDRE
02110002	1917 RIVERMONT AVE	MYERS-RAMIREZ, AMANDA & MYERS, BRIAN
02102034	1924 RIVERMONT AVE	NELSON, THOMAS P & VIRGINIA A
02109005	2000 EARLY ST	OTEY, RONNIE E & JOE ANN TRS
02109013	215 HAWES ST	OTEY, RONNIE E & JOE ANN TRS
02109014	2006 EARLY ST	OTEY, RONNIE E & JOE ANN TRS
02121006	2001 EARLY ST	PHELPS, DONALD S & ADELLE J
02120001	1913 EARLY ST	RICHESON, KENNETH P
02008006	2103 COLUMBIA AVE	RICHIE, K HENARY
02008005	2105 COLUMBIA AVE	RICHIE, K HENARY
02121002	2019 EARLY ST	ROBERTSON, TINA RENEE
02110005	313 HOLLY ST	ROGERS, THOMAS A & MICHELLE B
02109009	306 LOUDON ST	SIMMONS, CHRISTOPHER L
02002007	2102 RIVERMONT AVE	SMITH, C STEWART
02008008	2100 EARLY ST	WARNER, RICHARD C
02109012	300 LOUDON ST	WILLIAMS, PRISCILLA V
02109004	211 HAWES ST	WILLOUGHBY PROPERTIES LLC
02109002	2001 RIVERMONT AVE	WILLOUGHBY PROPERTIES LLC

FLUM Map

REZONING FROM R-3 TO R-4

Zoning Request

Willoughby Properties, LLC



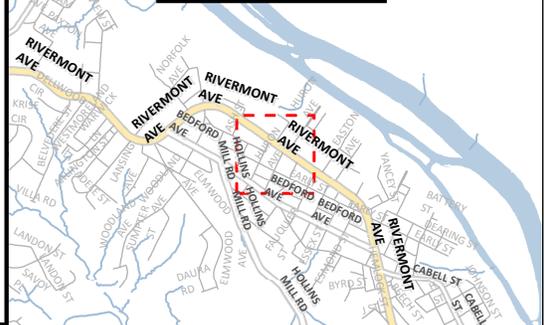
PROPERTY INFORMATION

PARCEL ID	ADDRESS
02109002	2001 RIVERMONT AVE
02109004	211 HAWES 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
- Institution
- Public Use
- Public Parks
- Resource Conservation
- Mixed Use

OVERVIEW MAP



MAP SCALE: 1" to 4,000' DATE PRINTED: 3/28/2018

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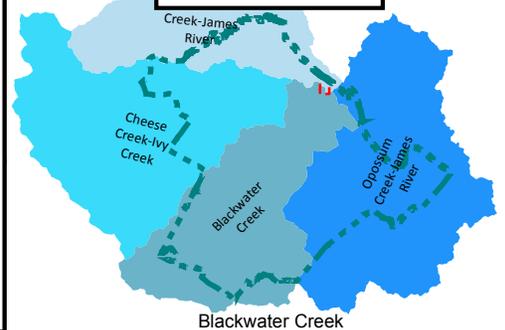
PROPERTY INFORMATION

PARCEL ID	ADDRESS
02109002	2001 RIVERMONT AVE
02109004	211 HAWES ST

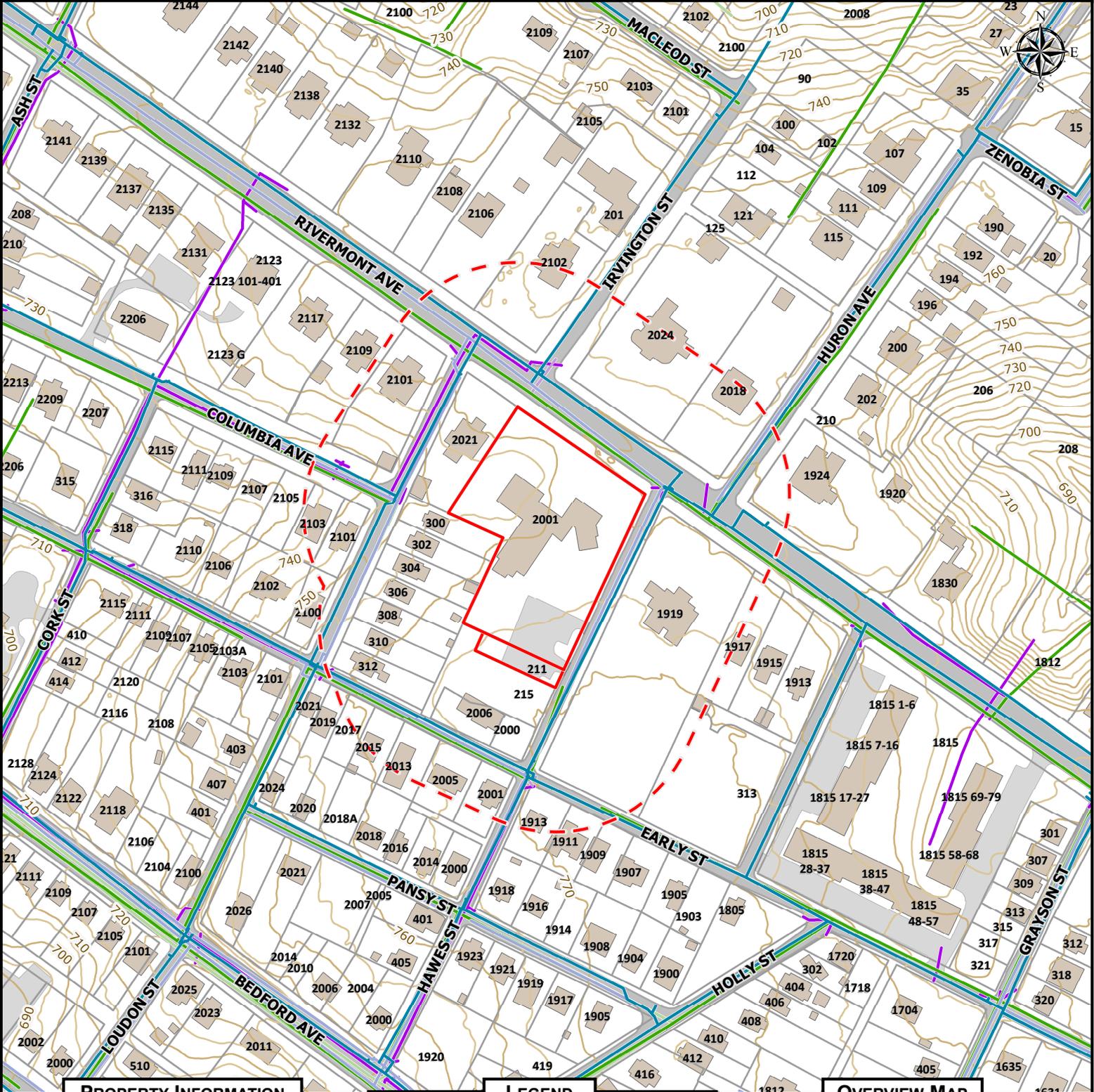
LEGEND

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

OVERVIEW MAP



MAP SCALE: 1" to 33,333' DATE PRINTED: 3/28/2018



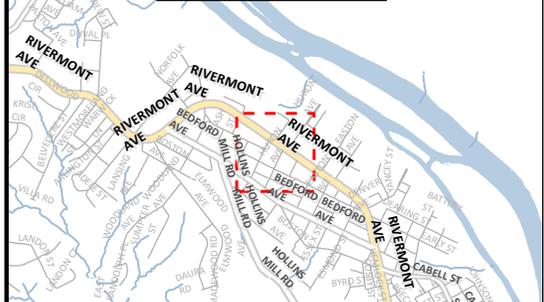
PROPERTY INFORMATION

PARCEL ID	ADDRESS
02109002	2001 RIVERMONT AVE
02109004	211 HAWES ST

LEGEND

	Active	Proposed	Abandoned
Utilities	Water (solid blue)	Sanitary (dashed blue)	Storm (dotted blue)
Planimetrics	Structure (solid gray)	Roadway (dashed gray)	Parking (dotted gray)
Topography	Contour 100'	Contour 50'	Contour 20'

OVERVIEW MAP



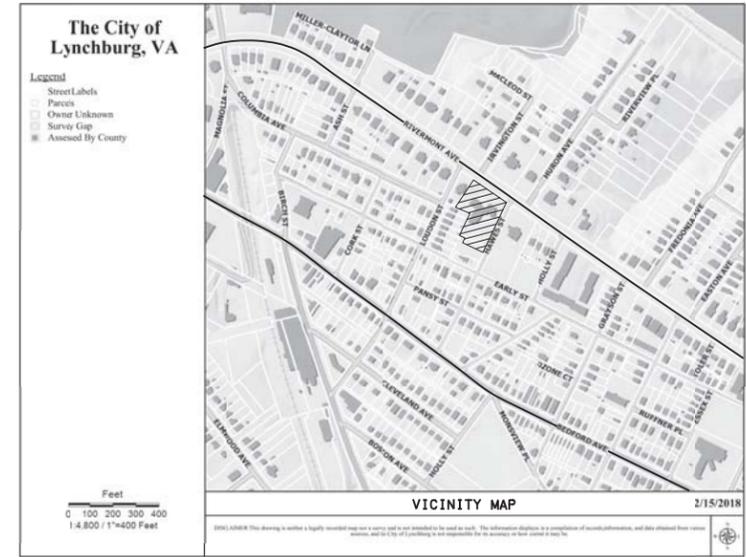
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SOURCE OF TITLE: INSTR # 170008118
WILLOUGHBY PROPERTIES, LLC

OWNER / DEVELOPER

WILLOUGHBY PROPERTIES, LLC
2310 WALNUT RIDGE LN
CHARLOTTESVILLE, VA 22911
C/O ANNA CHYTLA
PHONE: (434)872-3015



THIS SITE PLAN HAS BEEN PREPARED FOR:

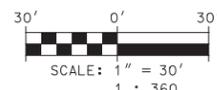
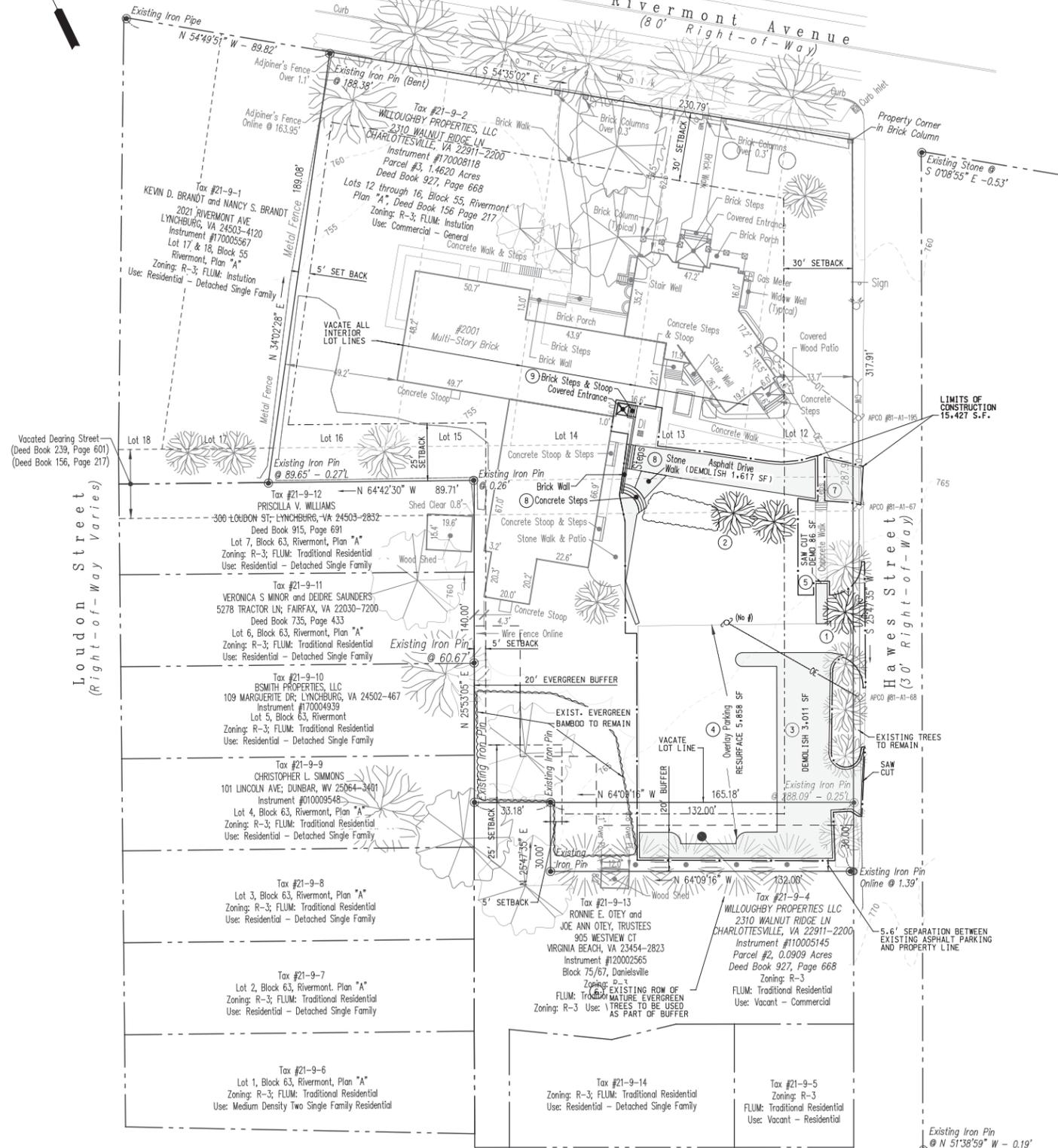
1. CONCEPTUAL REVIEW OF THE SITE PLAN, PARKING, LANDSCAPING, LIGHTING, AND DUMPSTER LOCATIONS BY THE HISTORICAL PRESERVATION COMMISSION AS PART OF THE INITIAL APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
2. THE REZONING OF PIN: 02109002 & 02109004 FROM R-3 TO R-4 TO ALLOW FOR THE CONSTRUCTION OF 22 APARTMENT UNITS
3. THE AMENDMENT OF THE FUTURE LAND USE MAP FROM INSTITUTIONAL TO TRADITIONAL RESIDENTIAL

NOTES:

1. THIS SITE PLAN IS NOT BASED ON A CURRENT FIELD SURVEY. IT IS BASED ON A PLAT OF THE PROPERTY PREPARED BY LUMSDEN ASSOCIATES DESCRIBED AS "PLAT SHOWING PARCEL #2 AND PARCEL #3 DEED BOOK 927, PAGE 668 PROPERTY OF ANDREW S. NAMROW (INSTRUMENT #110005045) PREPARED FOR WILLOUGHBY PROPERTIES, LLC SITUATED AS #2001 RIVERMONT AVENUE CITY OF LYNCHBURG, VIRGINIA" WHICH IS RECORDED AS INSTR # 170008118 DATED 12-18-07 MADE BY LARRY THOMAS OGLE, JR., LAND SURVEYOR, THIS PLAN IS SUBJECT TO ALL INFORMATION WHICH MIGHT BE DISCLOSED BY A CURRENT FIELD SURVEY. AS PART OF THIS DEVELOPMENT, ALL INTERIOR LOT LINES SHALL BE VACATED.
2. THE BUILDING IS CURRENTLY SERVED BY CITY OF LYNCHBURG WATER AND SANITARY SEWER CONNECTIONS.
3. BY GRAPHIC SCALING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (NOT IN A SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF LYNCHBURG, VIRGINIA (# 5100930041D), DATED JUNE 3, 2008. NO FIELD SURVEYING WAS PERFORMED TO MAKE THIS DETERMINATION.
4. ELECTRIC, TELEPHONE, & CABLE SERVICE WILL BE UNDERGROUND ON THE SITE.
5. PRIOR TO THE DEMOLITION WITHIN 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 VA. IS REQUIRED.
6. ALL EXTERIOR LIGHTING SHALL BE NON-DIRECTIONAL OR GLARE SHIELDED AND DIRECTED AWAY FROM ADJACENT ROADS AND PROPERTY.
7. A SIGN PERMIT MUST BE OBTAINED PRIOR TO THE PLACEMENT OF ANY SIGNS.
8. HANDICAP RAMPS AND SIGNAGE MUST BE INSTALLED PER CODE.
9. ALL LANDSCAPING AS SHOWN IS FOR SCHEMATIC PURPOSES ONLY. A LANDSCAPING PLAN SHALL BE PREPARED IN ACCORDANCE WITH LANDSCAPING SECTION OF THE CURRENT LYNCHBURG ZONING ORDINANCE.
10. ALL LOADING AREAS, REFUSE AREAS, STORAGE YARDS, STORMWATER MANAGEMENT PONDS, HVAC EQUIPMENT, WATER VAULTS, RPZ DEVICES OR OTHER OBJECTIONABLE ITEMS MUST BE SCREENED FROM VIEW OF ANY PUBLIC OR PRIVATE STREET OR RESIDENTIAL. SCREENING MAY BE ACCOMPLISHED BY A COMBINATION OF EXISTING VEGETATION, WALLS, FENCES EARTHEN BERMS AND NEW EVERGREEN VEGETATION APPROPRIATE AND OF SUFFICIENT HEIGHT TO SCREEN THE EQUIPMENT OR ACTIVITY.
11. ANY WALLS VISIBLE FROM ANY PUBLIC OR PRIVATE STREET OR RESIDENTIAL DISTRICT SHALL BE CONSTRUCTED OF SEGMENTAL BLOCK, BRICK, TREATED WOOD, STONE OR STAMPED OR COLORED CONCRETE THAT GIVES THE APPEARANCE OF BRICK OR STONE. RETAINING WALLS OF ANY OTHER MATERIAL MUST BE SUPPLEMENTED WITH LANDSCAPING AT A RATE AS FOLLOWS: WALLS LESS THAN 8 FEET IN HEIGHT, REQUIRE 1 EVERGREEN SHRUB PER 3 LINEAR FEET OF WALL; WALLS 8 FEET IN HEIGHT OR GREATER, REQUIRE 1 EVERGREEN SHRUB PER 3 LINEAR FEET OF WALL AND 1 ORNAMENTAL TREE PER 20 LINEAR FEET OF WALL.
12. TRASH PICK-UP WILL BE MANAGED BY ONSITE DUMPSTER WITH PRIVATE PICK-UP.
13. GREENSPACE CALCULATION: 0.95 AC / 1.55 AC = 61%. THEREFORE THE SITE CAN BE LANDSCAPED TO MEET THE 10% MINIMUM CANOPY REQUIREMENTS.
14. STORMWATER MANAGEMENT TO MEET STATE AND LOCAL REGULATIONS.
15. AN EXISTING BUS STOP IS LOCATED ON THE SOUTHERN CORNER OF THE INTERSECTION OF RIVERMONT AVE. AND HAWES ST.

MATERIALS AND CONSTRUCTION NOTES:

- 1 EXISTING TREE TO BE REMOVED
- 2 EXISTING TREES AND SHRUBS TO BE REMOVED
- 3 DEMOLISH EXISTING ASPHALT OUTSIDE THE LIMITS OF SURFACE OVERLAYMENT
- 4 ASPHALT PARKING AREA - THE PROPOSED PARKING LOT REPLACES AN EXISTING ASPHALT LOT; 2" SURFACE OVERLAYMENT OVER EXISTING EXISTING ASPHALT PARKING LOT
- 5 EXISTING SIDEWALK TO BE DEMOLISHED
- 6 THE EXISTING ROW OF MATURE EVERGREEN TREES SHALL REMAIN
- 7 REMOVE EXISTING ASPHALT DRIVEWAY
- 8 DEMOLISH STONE WALK AND CONCRETE STAIRS
- 9 DEMOLISH BRICK STEPS AND CONCRETE STOOP



PROJECT DESCRIPTION

REHABILITATION OF AND CHANGE OF USE TO 2001 RIVERMONT AVENUE

TAX CREDIT FOR HISTORIC STRUCTURES DIRECTIVE AND INFORMATION

THE PROJECT OUTLINED IN THESE DOCUMENTS IS BEING UNDERTAKEN AS A TAX-ABATEMENT-ELIGIBLE REHABILITATION AND ADAPTIVE RE-USE OF AN HISTORIC STRUCTURE. SPECIFIC DOCUMENTATION OF THE WORK PROPOSED WITHIN THIS PROJECT HAS BEEN SUBMITTED TO THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR) AND THE NATIONAL PARK SERVICE (NPS). IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND UNDERSTAND THIS DOCUMENTATION AS WELL AS GENERAL GUIDELINES PUBLISHED BY THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES AND THE NATIONAL PARK SERVICE AND TO WARRANT AND ASSURE THAT ALL WORK BY THE CONTRACTOR'S OWN PEOPLE, SUBCONTRACTORS, MATERIAL AND EQUIPMENT SUPPLIERS, AND ANY AND ALL OTHERS WHO PERFORM WITHIN THE SCOPE OF THE WORK BE FAMILIAR WITH, UNDERSTAND, AND EXECUTE THEIR PORTION OF THE WORK ACCORDING TO THESE MATERIALS. THIS INCLUDES BUT IS NOT LIMITED TO THE ITEMS EXPRESSLY IDENTIFIED IN THIS DRAWING SET. IF AT ANY TIME, THERE IS A QUESTION PERTAINING TO THE APPROPRIATE EXECUTION OF THE WORK TO MAINTAIN THE PARAMETERS OF THE GUIDELINES, IT IS IMPERATIVE THAT THE CONTRACTOR OR OTHER PARTY CONTACT THE ARCHITECT PRIOR TO COMMENCING THE WORK IN QUESTION OR ORDERING/DELIVERING MATERIALS IN QUESTION. ALL PUBLISHED GUIDELINES ARE AVAILABLE FOR REVIEW AT:

HTTP://WWW.NPS.GOV/TPS/HOW-TO-PRESERVE/BRIEFS/HTM

- AND ESPECIALLY THOSE PERTAINING TO THIS PROJECT:
- BRIEF #01: ASSESSING CLEANING AND WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS
 - BRIEF #02: REPORTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS
 - BRIEF #04: ROOFING FOR HISTORIC BUILDINGS
 - BRIEF #06: DANGERS OF ABRASIVE CLEANING TO HISTORIC BUILDINGS
 - BRIEF #09: THE REPAIR OF HISTORIC WOODEN WINDOWS
 - BRIEF #10: EXTERIOR PAINT PROBLEMS ON HISTORIC WOODWORK
 - BRIEF #16: THE USE OF SUBSTITUTE MATERIALS ON HISTORIC BUILDING EXTERIORS
 - BRIEF #18: REHABILITATING INTERIORS IN HISTORIC BUILDINGS: IDENTIFYING AND PRESERVING CHARACTER-DEFINING ELEMENTS
 - BRIEF #24: HEATING, VENTILATING, AND COOLING HISTORIC BUILDINGS: PROBLEMS AND RECOMMENDED APPROACHES
 - BRIEF #28: PAINTING HISTORIC INTERIORS
 - BRIEF #32: MAKING HISTORIC PROPERTIES ACCESSIBLE
 - BRIEF #39: HOLDING THE LINE: CONTROLLING UNWANTED MOISTURE IN HISTORIC BUILDINGS

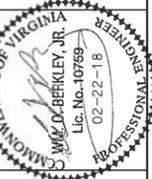
CODE INFORMATION

APPLICABLE CODES:	VIRGINIA REHABILITATION CODE (VRC) 2012 - WORK AREA COMPLIANCE METHOD (VRC SECTION 301.1,2 AND CHAPTERS 5 THROUGH 13) REFERENCING INTERNATIONAL BUILDING CODE (IBC) 2012
CONSTRUCTION TYPE:	V-B
USE GROUP:	R-2
FIRE SUPPRESSION:	FULLY SPRINKLERED PER NFPA 13-R (SECTION 903.3.1.2)
ALLOWED HEIGHT:	60' / 3 STORIES ABOVE GRADE PLANE (BASED ON R-2, PER SECTION 504.2)
BUILDING HEIGHT:	±35'-0" / 2.5 STORIES ABOVE GRADE PLANE
ALLOWED AREAS:	$A_n = (A_1 + [A_2 \times I_2] + [A_3 \times I_3])$ = 7000 + 7000*2 (SECTION 506.3, SPRINKLER INCREASE) = 21,000 SF
ACTUAL AREAS:	TOTAL 18,050 SF (BASEMENT 4,555 SF; 1ST FLOOR 9,860 SF; 2ND FLOOR 2,250 SF; ATTIC 1,385 SF)

ZONING INFORMATION

ZONING DISTRICT:	CURRENT - R-3 PROPOSED REZONING TO R-4
LOT AREA:	67,643 SQUARE FEET / 1.55 ACRES
ALLOWED DENSITY (PER R-4 ZONING):	1 DWELLING UNIT PER 2,000 SQUARE FEET OF LOT AREA 21.78 DWELLING UNITS PER ACRE = 33 DWELLING UNITS ALLOWED
PROPOSED DENSITY:	14.19 DWELLING UNITS PER ACRE 1 DWELLING UNIT PER 3,075 SQUARE FEET OF LOT AREA
SETBACKS:	NO CHANGE, 30' FRONT AND EXTERIOR LOT SIDE SETBACKS 5' INTERIOR SIDE YARD (EXISTING BUILDING ENCROACHES ON THIS SETBACK) 25' REAR YARD SETBACK
HEIGHT:	NO CHANGE / 40 FEET ALLOWED
ECONOMIC ZONES:	RIVERMONT AVENUE NATIONAL HISTORIC DISTRICT MIDDLE RIVERMONT CITY OF LYNCHBURG HISTORIC DISTRICT
PARKING SPACES:	REQUIRED: TOTAL 22 - 1 PER DWELLING UNIT PROPOSED: 30 TOTAL SPACES PROVIDED - 22 OFF-STREET & 8 ON-STREET

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



2001 RIVERMONT AVENUE

EXISTING CONDITIONS AND DEMOLITION

DATE: 02-19-18

DRAWN:

CHECKED:

REVISIONS

NO.	DATE
1	02-22-18
2	03-01-18
3	03-30-18

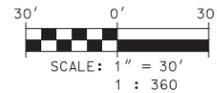
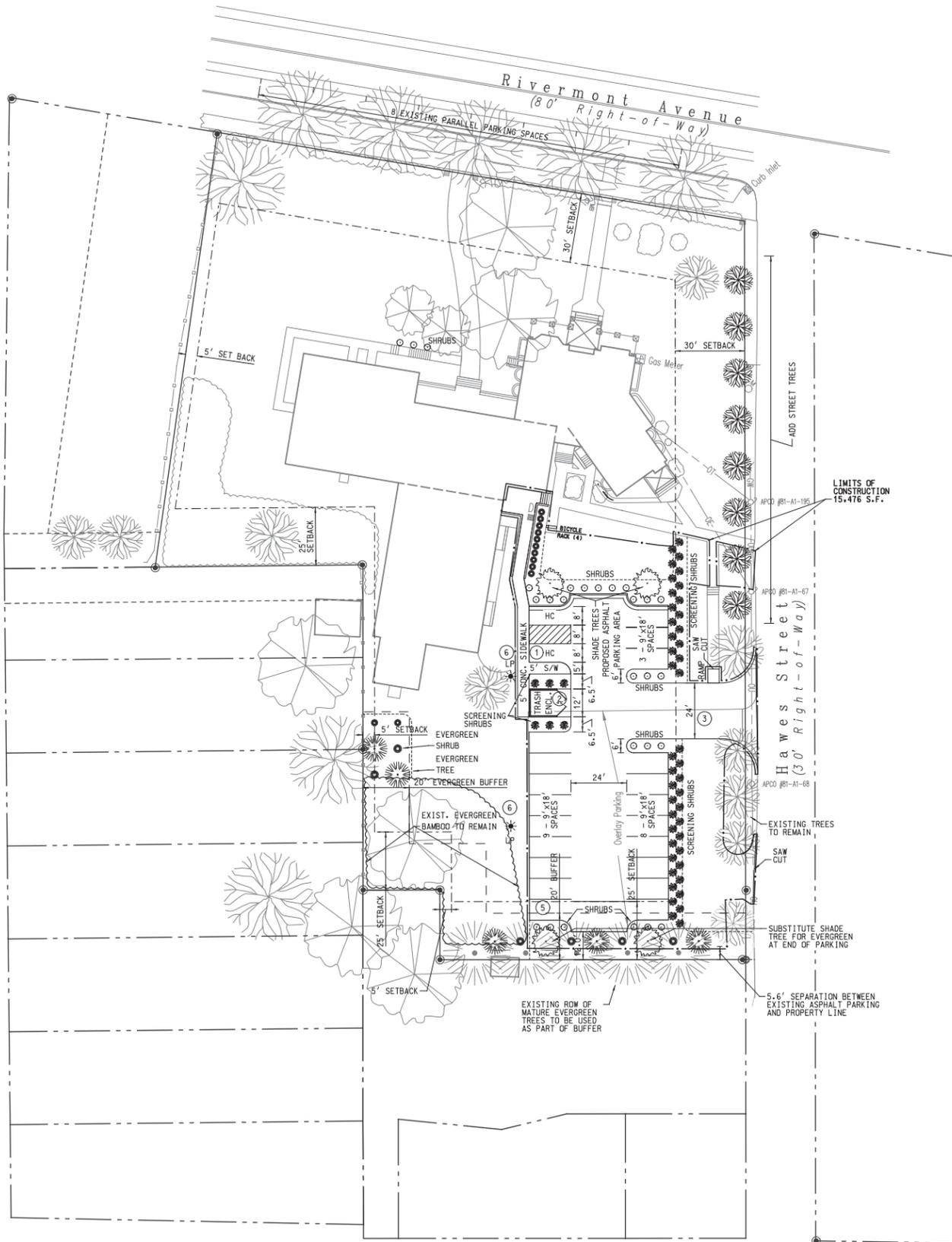
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COMM. NO.
180015

SHEET NO.
1 OF 3



Loudon Street
(Right-of-Way Varies)



Early Street
(30' Right-of-Way)

Calculation for Development Threshold Requiring Additional Street Sidewalk:

(Sec. 35.2-67.1)	
Rivermont Ave Road Frontage	230.79
15000 SF/ 100 LF of frontage	34,619

City of Lynchburg VA - GIS

Parcel ID	2109002
Property Address	2001 RIVERMONT AVE

Feature	SF	SF
School - 2 Stories	17,697	17,697
Open Masonry Porch	130	
Brick Patio	110	
Brick Patio	139	
Masonry Stoop	440	
Open Masonry Porch	87	
Porches Total	906	906
Paving	5,500	5,500
Total Developed Area	24,103	
Development Threshold for Disturbed Area Requiring Sidewalk		10,516

Proposed Development: New Buildings, Parking Areas, Land Disturbance

Feature	SF	SF
Limits of Construction		15,427
Existing Parking Overlay		(5,858)
Total New Developed Disturbed Area		9,569

PROPOSED UNIT SCHEDULE

UNIT #	BR	BA	AREA (CSF)	LOWER AREA	UPPER AREA
BASEMENT LEVEL - HOUSE					
1	B101	1	651 SF		
2	B102	1	620 SF		
3	B103	1	683 SF		
BASEMENT LEVEL - SCHOOL					
4	B104	2	896 SF		
5	B105	2	982 SF		
1ST/GROUND LEVEL - HOUSE					
6	101	1	743 SF		
7	102	1	923 SF		
1ST/GROUND LEVEL - SCHOOL					
8	103	1	730 SF		
9	104	1	565 SF		
10	105	1	562 SF		
11	106	1	739 SF		
12	107	1	581 SF		
13	108	1	827 SF	343 SF	484 SF
14	109	1	827 SF	343 SF	484 SF
15	110	1	917 SF	433 SF	484 SF
16	111	1	917 SF	433 SF	484 SF
17	112	1	958 SF	474 SF	484 SF
18	113	1	958 SF	474 SF	484 SF
2ND LEVEL - HOUSE					
19	202	1	570 SF		
20	203	1	665 SF		
21	301	1	585 SF		
3RD/ATTIC LEVEL - HOUSE					
22	122	1	661 SF		

MATERIALS AND CONSTRUCTION NOTES:

- ACCESSIBLE PARKING - PARKING TO INCLUDE SIGNS AND WHEEL STOPS; GRADE FLUSH WITH ADJACENT 5' CONCRETE WALKWAY; TAPER 6" CONCRETE CURB FROM FULL HEIGHT AT CURB AND GUTTER TO FLUSH AT SIDEWALK
- DUMPSTER ENCLOSURE - ENCLOSURE'S FINAL DESIGN AND MATERIALS TO BE DETERMINED; 12'x12' SCREENED ENCLOSURE AND 12'x18' CONCRETE PAD; SEE DETAIL OTHER SHEET
- 24' WIDE ASPHALT ENTRANCE - THE PROPOSED ENTRANCE REPLACES AN EXISTING 14' ENTRANCE AT THE SAME LOCATION
- ASPHALT PARKING AREA - THE PROPOSED PARKING LOT REPLACES AN EXISTING ASPHALT LOT; EXISTING ASPHALT TO BE EVALUATED DURING CONSTRUCTION TO DETERMINE IF IT CAN BE OVERLAID; SEE OTHER SHEET FOR PAVEMENT SECTION
- PARKING BUFFER INFRACTION - THE EXISTING PARKING LOT IS 5.6' FROM THE PROPERTY LINE; THE PROPOSED PARKING IS 12.0' FROM THE PROPERTY LINE; THE EXISTING ROW OF MATURE EVERGREEN TREES SHALL REMAIN AND STAGGERED ROW OF NEW EVERGREEN TREES IS PROPOSED
- APPROXIMATE LOCATION OF LIGHT POLES; FINAL FIXTURE AND LOCATION TO BE DETERMINED; SEE OTHER SHEET FOR LIGHTING FIXTURE DETAILS

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306 ENTERPRISE DRIVE, SUITE C
FOREST, VIRGINIA 24551
PHONE: (434) 385-7548 FAX: (434) 385-6178



2001 RIVERMONT AVENUE
CITY OF LYNCHBURG, VIRGINIA

CONCEPTUAL SITE PLAN

DATE: 02-19-18

DRAWN:

CHECKED:

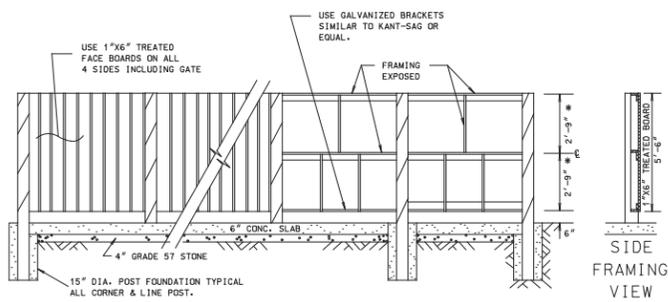
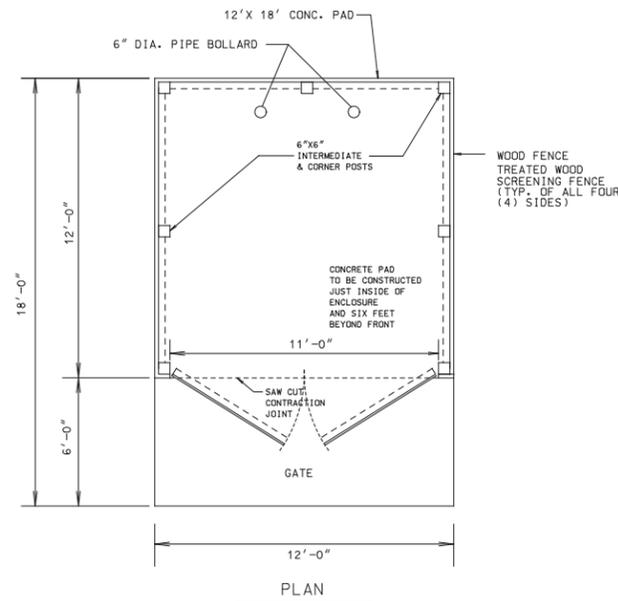
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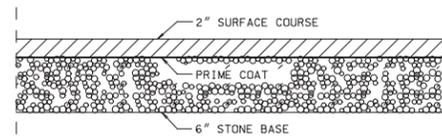
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2 OF 3



DUMPSTER ENCLOSURE DETAIL
SCALE: N.T.S.



BASE COAT: 6" VDOT TYPE 1; 21A OR 21B.
PRIME COAT: RC-250 @ 0.4. GAL. PER SQ.YD.
COVER STONE: 15 LBS. PER SQ.YD. # 8 COVER STONE.
SURFACE COURSE: 2" BITUMINOUS CONCRETE
VDOT TYPE SM-9.5A.

PARKING PAVEMENT SECTION
SCALE: N.T.S.

PAVEMENT DESIGN BASED ON ASSUMED CBR VALUES OF 10.
IF ACTUAL CBR TESTS RESULTS SHOW VALUES LESS THAN 10,
THEN CONTACT ENGINEER FOR PAVEMENT REDESIGN.



FIXTURE TYPE SL1
NOT TO SCALE

MRP LED Area Luminaire

Specifications:

- EPA: 1.125 ft²
- Luminaire Height: 6'-3/8"
- Overall Height: 32"
- Diameter: 18"
- Weight (max): 37.5 lbs

Ordering Information:

EXAMPLE: MRP LED 42C 700 40K SR5 MVOLT DD8XD

Order	Qty	Color	Temp	Beam	Mount	Notes
MRP LED	10	40K	4000	30°	18"	10x10' pad

Notes:

- See ordering tree for details.
- All Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to ROAM: Link to DTL, DLL.

NOTES:

- NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE ZONING ADMINISTRATOR.
- THE PROPOSED LIGHTING COMPLIES WITH THE LIGHTING STANDARDS OF THE ZONING ORDINANCE.

Note

- FIXTURES MOUNTED AT 15' AFF.
- THE VALUES SHOWN ARE MAINTAINED FOOTCANDLES MEASURED AT GRADE AND ARE VALID ONLY FOR THE MFG'S CATALOG NUMBERS SHOWN IN THIS FIXTURE SCHEDULE.
- FINAL FIXTURE LOCATIONS SHALL BE DETERMINED BY THE ARCHITECTURAL BUILDING AND CIVIL SITE PLANS AND COORDINATED WITH LOCAL LIGHTING ORDINANCE AND UTILITY EASEMENTS.

GENERAL REQUIREMENTS

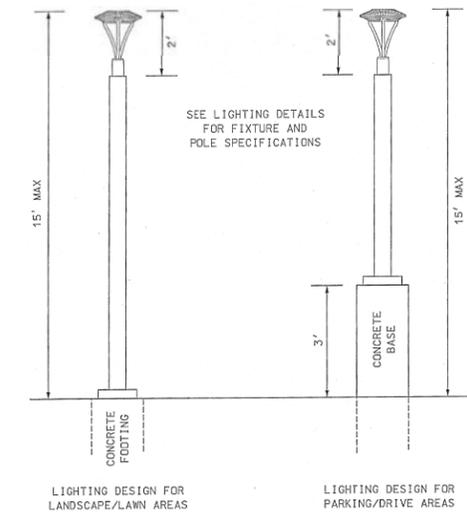
- THESE DRAWINGS ARE SCHEMATIC IN NATURE AND INDICATE THE GENERAL AND APPROXIMATE LOCATION OF EQUIPMENT AND EXISTING CONSTRUCTION. FIELD-VERIFY ALL DIMENSIONS AND LOCATIONS. INDICATED UNDERGROUND OBSTRUCTIONS WERE DEVELOPED FROM EXISTING RECORDS AND ABOVE-GROUND INSPECTION. ACCURACY OR COMPLETENESS OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES CANNOT BE GUARANTEED. VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND FACILITIES BEFORE STARTING WORK.
- THESE DRAWINGS MAY NOT INDICATE ALL FITTINGS, PARTS AND ACCESSORIES THAT ARE REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM. NO EXCLUSION FROM OR LIMITATION IN THE SYMBOLISM USED ON THE DRAWINGS FOR THE WORK, OR THE LANGUAGE USED IN THE SPECIFICATIONS FOR THE WORK SHALL BE INTERPRETED AS A REASON FOR OMITTING THE APURTANANCES OR ACCESSORIES NECESSARY TO COMPLETE AND REQUIRED WORK, SYSTEM, OR ITEM OF EQUIPMENT.
- ALL ELECTRICAL WORK ON THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH THE 2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE, NFPA 70-2011 (NATIONAL ELECTRICAL CODE).
- CONTRACTOR SHALL COORDINATE WITH OWNER FOR EXISTING POLE MOUNTED LIGHT FIXTURE VOLTAGE AND POWER SOURCE. PROVIDE VOLTAGE DROP CALCULATIONS TO MEET EXISTING LENGTH CONDITIONS. TOTAL VOLTAGE DROP IN CIRCUIT SHALL NOT EXCEED 3%.

BASE DETAIL

Height	Base	Base	Base	Base	Base
15'	15" x 15"				

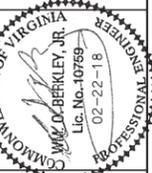
IMPORTANT INSTALLATION NOTES:

- Do not cut poles without having them replaced.
- Do not install lighting on poles that are not designed for lighting.
- Do not install lighting on poles that are not designed for lighting.
- Do not install lighting on poles that are not designed for lighting.
- Do not install lighting on poles that are not designed for lighting.



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
☀	A	2	Lithonia Lighting	MRP LED 42C 1000 50K SR5 MVOLT	MRP POST TOP LIGHT 42 LEDs 1000 mA DRIVE CURRENT 50K COLOR TEMP TYPE 5 DISTRIBUTION	HLM LIGHT ENGINE	1	MRP_LED_42C_1000_50K_SR5_MVOLT_1.tbl	10518	0.95	153

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2001 RIVERMONT AVENUE
CITY OF LYNCHBURG, VIRGINIA

CONCEPTUAL SITE PLAN
MISC. DETAILS

DATE:	02-19-18
DRAWN:	
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SHEET NO.
2 OF 3

REZONING NARRATIVE
FOR THE
REDEVELOPMENT, REUSE,
AND HISTORIC PRESERVATION
OF
2001 RIVERMONT AVENUE

PREPARED FOR:

WILLOUGHBY PROPERTIES
2310 WALNUT RIDGE LANE
CHARLOTTESVILLE, VA. 22911

ANNA CHYTILA, MANAGER

BY

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

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

COMM. NO. 180015

MARCH 2, 2018

PROJECT SCOPE AND PURPOSE OF CHANGE:

Willoughby Properties requests rezoning of 2001 Rivermont Avenue from R-3, Medium Density Residential to R-4, High Density Residential – Apartment Complex (5+ Units) to allow redevelopment and historic preservation of the existing building. Former uses of the site have been residential, institutional, and most recently commercial. The site is composed of several parcels totaling 1.55 acre, which shall be combined into one parcel during the redevelopment of the facility into 22 apartments. Amendment of the Future Land Use Map (FLUM) for the City Lynchburg (City) from Institutional to Traditional Residential for the property would also be required. The former school facility, situated in the Revitalization Zone and the Rivermont Local Historic District, is planned to be renovated under the City's Real Estate Rehabilitation and Renovation Program.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The Property is an important part of Lynchburg's architectural and cultural heritage. It includes a Tudor Revival house built in 1909 and a modern gymnasium and classroom addition constructed in the late 1950s. The 1909 portion is one of the best examples of Tudor Revival architecture in the Rivermont Historic District and in Lynchburg. The 1950s addition is connected to the historic building and an integral part of the structure. The original house was designed by J.M.B. Lewis for George Kerr, a vice president of the Herald Company, and has been owned during different periods by Rosa Barksdale, Phyllis Sims, the Seven Hills School, and the Virginia School of the Arts. Today, the building is vacant and in poor condition, with broken windows and doors, leaking roofs, and debris strewn around the Property.

The current owner, Willoughby Properties, acquired the Property in December 2017, intends to renovate the building, and convert it to 22 apartments. The requested change in zoning and future land use is consistent with the City's 2030 Comprehensive Plan and the FLUM:

- **Compatibility.** The Institutional future land use category currently assigned to the Property appears to be a vestige from the years that it served as a school. Return to Traditional Residential use will be more fully in character with properties in the vicinity -- most lots in the immediate area are designated as Traditional Residential. R-4 zoning is permitted in a Traditional Residential district, and has already been granted to a number of properties on Rivermont Avenue to accommodate multi-family apartment complexes.
- **Adoptive Reuse of a Historic Building.** The project will preserve an important historical asset, contribute to the stability of the neighborhood, and improve surrounding property values.
- **Design Quality.** The owner plans to utilize state and federal historic tax preservation credits and will comply with US Department of the Interior's Standards for Rehabilitation of historic buildings.
- **Elimination of Vacancy and Blight.** Due to years of neglect, the Property is an eye sore in a well maintained neighborhood, and on occasion attracts vagrants. The construction will begin in June 2018 and be completed by the end of 2019.
- **Landscape and Streetscape.** Setback requirements currently are not met in some areas of the Property and will be established in accordance with applicable City ordinances. All mature trees will be incorporated into future green space. The Tudor Revival portion of the building will be framed with landscaping to preserve its historic character and make it the focus of the Property so the 1950's addition recedes into the background. To help this affect, an asphalt drive in the rear of the Tudor house will be removed and replaced with green space. Landscaping will be added on the west side of the historic building to demark it from the modern classroom wing. The parking lot along Hawes Street will be buffered by a generous band of greenery. Additional trees will be planted along Hawes Street between Rivermont Avenue and the parking lot. Two communal spaces will be created for residents' enjoyment with sitting areas and decorative planting.

- **Parking.** The existing parking lot is to be reconstructed and the two entrances will be reconfigured to have one entrance on Hawes Street. This lot will provide all of the required 22 parking spaces and two of these spots will be handicap accessible. The existing asphalt will be reshaped to comply with city setback requirements and resurfaced. An additional 8 parking spaces are available on Rivermont Avenue.
- **Pedestrian and Bicycle Use.** A sidewalk exists along Rivermont Avenue. A new sidewalk will be created on the Property from the parking lot to the rear of the building to ensure easy circulation and pedestrian safety. Handicap accessible ramps will be installed at the rear entrances. A bicycle rack will be placed next to the parking lot.
- **Utilities Capacity.** The site is currently served by public an 8" public waterline along Hawes Street which is connected to a 12" public waterline on Rivermont Avenue. The existing water service should be adequate to meet the demands for the project. The sewer for the building is connected to a 12" public sewer along Rivermont Avenue, which should have sufficient capacity. The facility will have a dumpster with a screened enclosure and private garbage collection services.
- **Stormwater Management.** The site, when developed will require storm water management for both water quality and quantity. Water quality will be handled by the purchase of non-point source nutrient credits. Regarding storm water quantity, the development will most likely utilize sub-surface storage facilities which have a controlled discharge through onsite storm sewer to an existing ditch at Dandridge Drive. To adequately protect downstream channels, the detention facility will be designed utilizing the energy balance with improvement factor for channel protection and maintain pre-conditions or better for flood protection. Under these design conditions, a downstream adequacy study is not required
- **Historic Preservation Commission Review.** The preliminary site plan has been reviewed by the HPC on February 26, 2018. A Certificate of Appropriateness was issued approving rehabilitation of the existing asphalt parking lot with a similar asphalt surface, placement and style of parking lot lighting, and placement and materials for the enclosure of the dumpster.

This project is the type of infill residential development encouraged by the City's 2030 Comprehensive Plan and the FLUM in Traditional Residential neighborhoods since it complements the style and type of housing already there. We hope that it will be favorably received by the Technical Review Committee and the Planning Commission, and approved by the City Council.



02/04/2017

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