

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

To: Planning Commission
From: Planning Division
Date: June 13, 2018
Re: **Conditional Use Permit (CUP) – Liberty University Arena, 1971 University Boulevard**

I. PETITIONER

Liberty University Inc., 1971 University Boulevard, Lynchburg, VA, 24502
Representative: Russ Orrison, Perkins and Orrison, 17 W. Nelson Street, Lexington, VA, 24450

II. LOCATION

The subject property is connected to the existing Vines Center at 2001 University Boulevard, located on Liberty University’s campus at 1971 University Boulevard.

III. PURPOSE

The purpose of the petition is to allow the construction of a one-hundred fifty thousand (150,000) square foot arena addition which will allow for a seating capacity of five thousand (5,000) people.

IV. SUMMARY

- The *Comprehensive Plan 2013-2030’s Future Land Use Map (FLUM)* recommends Institutional uses for the area.
- The petition agrees with the Zoning Ordinance in that indoor arenas are permitted in IN-2, Institutional 2 Districts upon approval of a Conditional Use Permit by City Council.

The Planning Division recommends approval of the CUP petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Comprehensive Plan 2013-2030* recommends Institutional uses for the area. Institutional areas include religious, educational and other nonprofit entities in the City. Examples include churches, cemeteries, private schools and universities, private nonprofit hospitals, service clubs and organizations and other nonprofit institutions. (p. 76)
2. **Zoning.** The subject property was annexed into the City in 1976. The property’s current zoning, IN-2, Institutional District 2, was established on January 12, 2016.
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 a several items requiring City Council approval in the immediate area:
 - On January 11, 1983, Council approved the petition of Old Time Gospel Hour to rezone property located on the eastside of U.S. Route 460 (103, 104 East Campus Drive, 100 Towns Court, 2200 Liberty Mountain Drive and 5001 Candler’s Mountain Road) from R-C, Conservation District to R-4C, Medium-High Density, Multi-Family Residential District (Conditional).

- On October 14, 1986, Council approved the petition of Thomas L. Phillips to rezone the 3700 Block of Candler Mountain Road from I-3, Heavy Industrial District & I-2, Light Industrial District to B-5C, General Business District (Conditional), B-3C, Community Business District (Conditional) & R-4C, Medium-High Density, Multi-Family Residential District (Conditional) to allow the construction of retail businesses and townhomes.
- On February 24, 1988, Council approved the petition of Old Time Gospel Hour to rezone 3765 Candler Mountain Road (now 135, 143 and 301 South Campus Drive) from I-2, Light Industrial District to B-5C, General Business District (Conditional) to allow for student dormitories.
- On April 14, 1988, Council approved the petition of Liberty University for a CUP at 1971 University Boulevard to allow the construction of dormitories, visitors center, additions to the Demoss Building and parking.
- On October 10, 1988, Council approved the petition of Old Time Gospel Hour to rezone property located on the eastside of U.S. Route 460 (103, 104 East Campus Drive, 100 Towns Court, 2200 Liberty Mountain Drive and 5001 Candler Mountain Road) from R-4C, Medium-High Density, Multi-Family Residential District (Conditional) & B-3C, Community Business District (Conditional) to B-3C, Community Business District (Conditional).
- On March 14, 1989, Council approved the petition of Old Time Gospel Hour and Liberty University for a CUP at 3765 Candler Mountain Road to allow the construction of a football stadium and basketball arena.
- On July 11, 1989, Council approved the petition of NW Development Inc., to rezone the 3600 and 3700 blocks of Candler Mountain Road from I-2, Light Industrial District, B-3C, Community Business District (Conditional), B-5C, General Business District (Conditional) & R-4, Medium-High Density, Multi-Family Residential District to B-3C, Community Business District (Conditional).
- On October 9, 1990, Council approved the petition of Candler Station Limited Partnership to rezone 3764 Candler Mountain Road from I-3, Heavy Industrial District to B-3C, Community Business District (Conditional) & B-5C, General Business District (Conditional).
- On September 13, 1994, Council approved the petition of Candler Mountain Development Company, LC, to rezone property on the east side of Candler Mountain Road (3786, 3788, 3794, 3802, 4000, 4300, 4520, 4530 Candler Mountain Road, 218 and 230 Top Ridge Road) from R-C, Conservation District to R-2C, Low-Medium Density, Single-Family Residential District & B-3C, Community Business District and a CUP to allow a planned unit development (PUD) and cluster commercial development (CCD).
- On April 9, 1996, Council approved the petition of T & I Properties, Inc., to rezone 3765 Candler Mountain Road from R-C, Conservation District to R-1, Low-Density, Single-Family Residential District.
- On September 9, 1997, Council approved the petition of the Inn Group to rezone 1910 University Boulevard from R-C, Conservation District & I-2, Light Industrial District to B-3C, Community Business District.

- On November 13, 2001, Council approved the petition of Liberty University for a CUP at 1971 University Boulevard to allow the construction of two student centers and parking.
 - On October 14, 2003, Council approved the petition of Thomas Road Baptist Church, Liberty University Inc., and GDT, CGI, LLC for a CUP at 100 Mountain View Road to allow a community recreational facility.
 - On December 16, 2003, Council approved the petition of Thomas Road Baptist Church, Liberty University Inc., Lynchburg Christian Academy, Freedom Liberty Partners, Jerry Falwell Ministries, GDT, CGI, LLC and Bostic Development at Lynchburg, LLC to rezone 100 Mountain View Road, 1971 University Boulevard and Liberty Mountain Drive from B-3C, Community Business District (Conditional) to B-3C, Community Business District (Conditional), from I-2, Light Industrial District to B-5C, General Business District (Conditional) and a conditional use permit to allow university and K-12 uses.
 - On November 9, 2004, Council approved the recommendation of city staff to amend conditions of the December 16, 2003 CUP for Jerry Falwell Ministries to allow an additional access point at 100 Mountain View Road.
 - On April 10, 2007, Council approved the petition of Cole Bros Circus for a CUP at 100 Mountain View Road to operate a temporary circus.
 - On June 12, 2007, Council approved the petition of Central Virginia Indoor Soccer to rezone 3572 and 3576 Young Place from I-3, Heavy Industrial District to I-2C, Light Industrial District (Conditional) and a CUP to allow an indoor soccer facility.
 - On November 13, 2007, Council approved the petition of Liberty University at 500 Liberty Mountain Drive for a *Future Land Use Map* Amendment from Institution to Community Commercial, to rezone from R-C, Conservation District to B-3C, Community Business District (Conditional) and a CUP to allow the construction of a building across the City/County corporate limit.
 - On June 10, 2008, Council approved the petition of Liberty University at 3794, 3778, 3786, 3802, 4000, 4250, 4300, 5000 and 5001 Candler's Mountain Road, 100 Mountain View Road, 100, 112, 200, 212, 300 Liberty Mountain Drive, 1971 1973, 1975, 1977 University Boulevard & 4013 Wards Road to amend the *Future Land Use Map* from Low Density Residential to Institutional, to rezone from B-3C, Community Business District (Conditional) to B-3C, Community Business District (Conditional) and for a CUP to allow an increase of up to fifteen thousand (15,000) students and a consolidated sign plan.
 - On January 12, 2016, Council approved the petition of Liberty University, Thomas Road Baptist Church and Liberty Christian Academy to establish an IN-2, Institutional 2 District for the campus of Liberty University, Thomas Road Baptist Church and Liberty Christian Academy.
 - On October 10, 2017 Council approved the petition of Liberty University for a CUP at 1971 University Boulevard for the expansion of Williams Stadium to twenty-five thousand (25,000) seats.
5. **Site Description.** The subject property is a portion of the 186.57 (one hundred eighty-six and fifty-seven hundredths) acre campus located at 1971 University Boulevard. The 150,000 square

foot arena would be connected to the existing Vines Center, which is adjacent to the Jerry Falwell Library, Student Center and Demoss Hall.

6. **Proposed Use of Property.** If the petition is approved, a multi-sport athletic arena will be constructed, which will have the capacity to seat up to forty-five hundred (4,500) people via bleachers and club seating, or five thousand (5,000) including floor seating.
7. **Traffic, Parking and Public Transit.** Liberty University recently completed a traffic study for the expanded Williams Stadium, which will seat 25,000 upon completion. A detailed traffic study was reviewed and approved for that project. It is highly unlikely that both the stadium and arena would be used for significant events on the same day. Liberty University has discussed future traffic study needs with City Staff, and it has been agreed that a more conclusive study can be achieved after the ramp and roundabout project has been completed on US Route 460, as well as the Odd Fellows Road connection. Additionally, traffic is still acclimating to the recently completed Liberty Mountain Drive extension. In light of the traffic study recently completed which took into account 25,000 fans as opposed to a projected 5,000, a study will be completed in Fall 2018, when students have returned and once new traffic patterns have emerged. If there is deterioration in the level of service below “D,” the University will construct the required improvements to mitigate these effects.

The existing University Boulevard will be relocated along US Route 460, aligning with the parking lot. The plans for this relocation have been approved by the City.

In regards to parking, Liberty University has begun preliminary design work for the construction of a large parking deck on the Campus East side of US Route 460. This parking deck will be in close proximity to the pedestrian tunnel that leads under US Route 460 to the Vines Center.

The stadium is served by the Greater Lynchburg Transit Company (GLTC) with a bus stop located at Demoss Hall, located directly adjacent the proposed arena.

8. **Stormwater Management.** An Erosion and Sediment (E&S) Control / Stormwater Management Plan will be required prior to final site plan approval. The project is required to meet the part IIC stormwater regulations for both quantity and quality and will do so via existing regional facilities with excess capacity.
9. **Emergency Services:** The City’s Fire Marshal and Police Department’s comments have or will be addressed prior to final site plan approval.
10. **Impact.** The use of the property as a multi-sport athletic arena should have little negative impact on the area. While this upgrade will have some impact on the existing road network, already planned improvements (new roundabout and Odd Fellows Road connection) should improve the overall traffic congestion.

Liberty University recently received a Conditional Use Permit for the expanded football stadium, which will seat 25,000. It is not foreseen that both the stadium and proposed arena would be used on the same day, creating abundant traffic. However, as a condition of the CUP, a more conclusive traffic study will be conducted during the Fall of 2018 to better predict the effects of the additional seating on levels of service when most students are on campus. If the study shows deterioration in the level of service, further traffic improvements will be done to negate the degradation.

11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the conditional use permit on May 22, 2018. Comments related to the proposed use have or will be addressed at the final site plan stage.
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VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Liberty University to construct a multi-use athletic arena with a seating capacity of five thousand (5,000) at 1971 University Boulevard subject to the following conditions:

1. **The property shall be developed in substantial compliance with the concept plan entitled Liberty University Liberty Arena as prepared by Perkins and Orrison, and dated May 7, 2018.**
2. **A traffic study will be conducted when students return to campus in Fall 2018.**
3. **The traffic study will be done in accordance with all requirements of the City Transportation Engineer.**
4. **All improvements necessary to maintain the current traffic levels of service are to be made by Liberty University.**

This matter is respectfully offered for your consideration.



William T. Martin, AICP
City Planner

pc: Ms. Bonnie M. Svrcek, City Manager
Mr. Mike Goetz, Interim 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 Official
Mr. Kevin Henry, Zoning Administrator
Mr. Russ Orrison, Representative
Mr. Todd Carroll, Petitioner

VII. ATTACHMENTS

1. **Zoning Map**

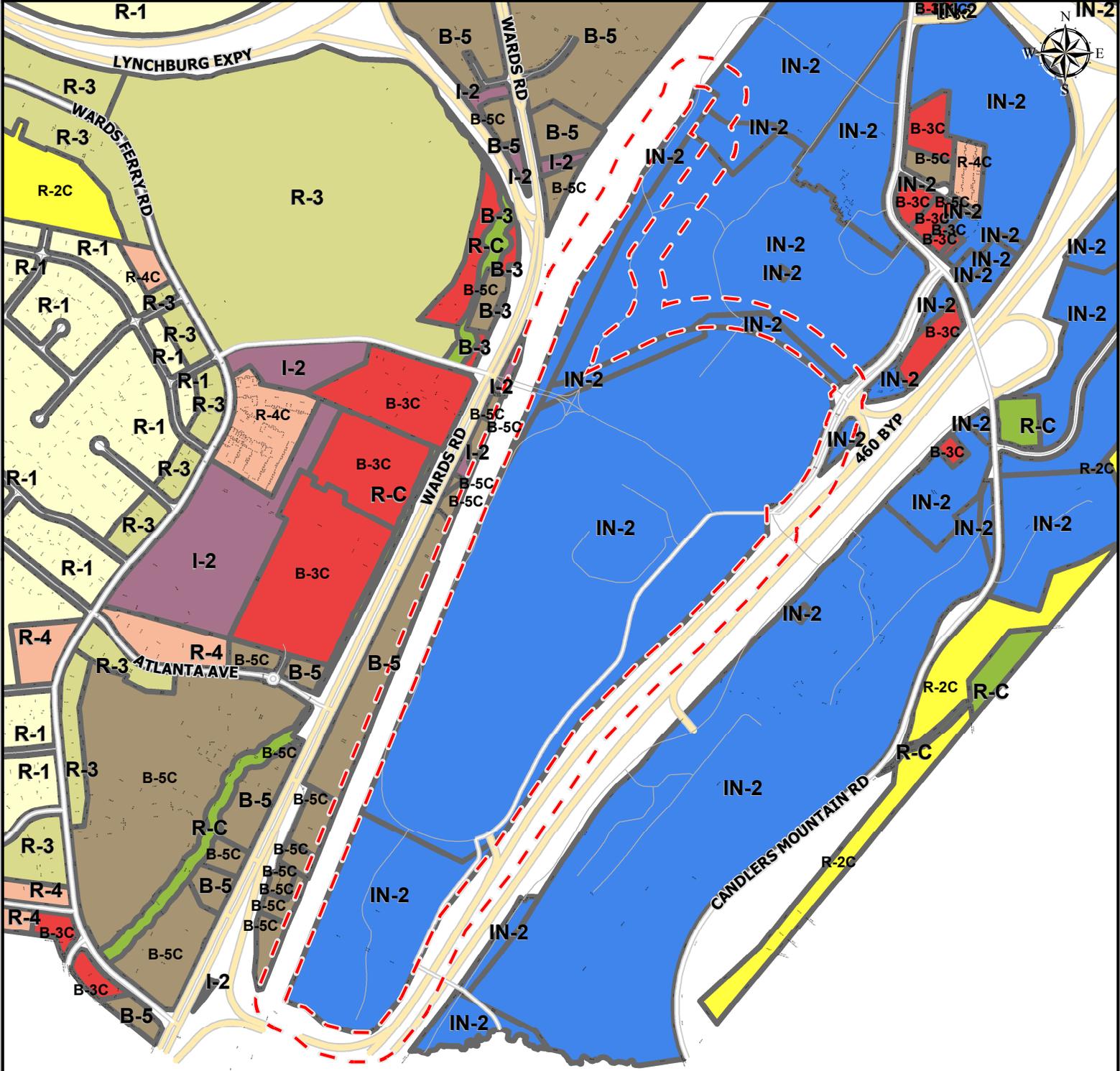
2. **Future Land Use Map**
3. **Watershed Map**
4. **Planimetric and Topographic Map**
5. **Concept Plan**
6. **Narrative**

Zoning Map

LIBERTY UNIVERSITY LIBERTY ARENA

Conditional Use Permit Request

Liberty University



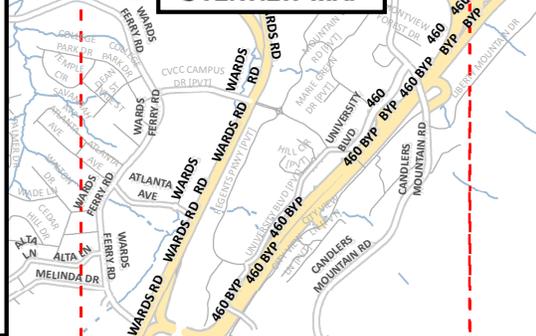
PROPERTY INFORMATION

PARCEL ID	ADDRESS
25701001	1971 UNIVERSITY BLVD

LEGEND

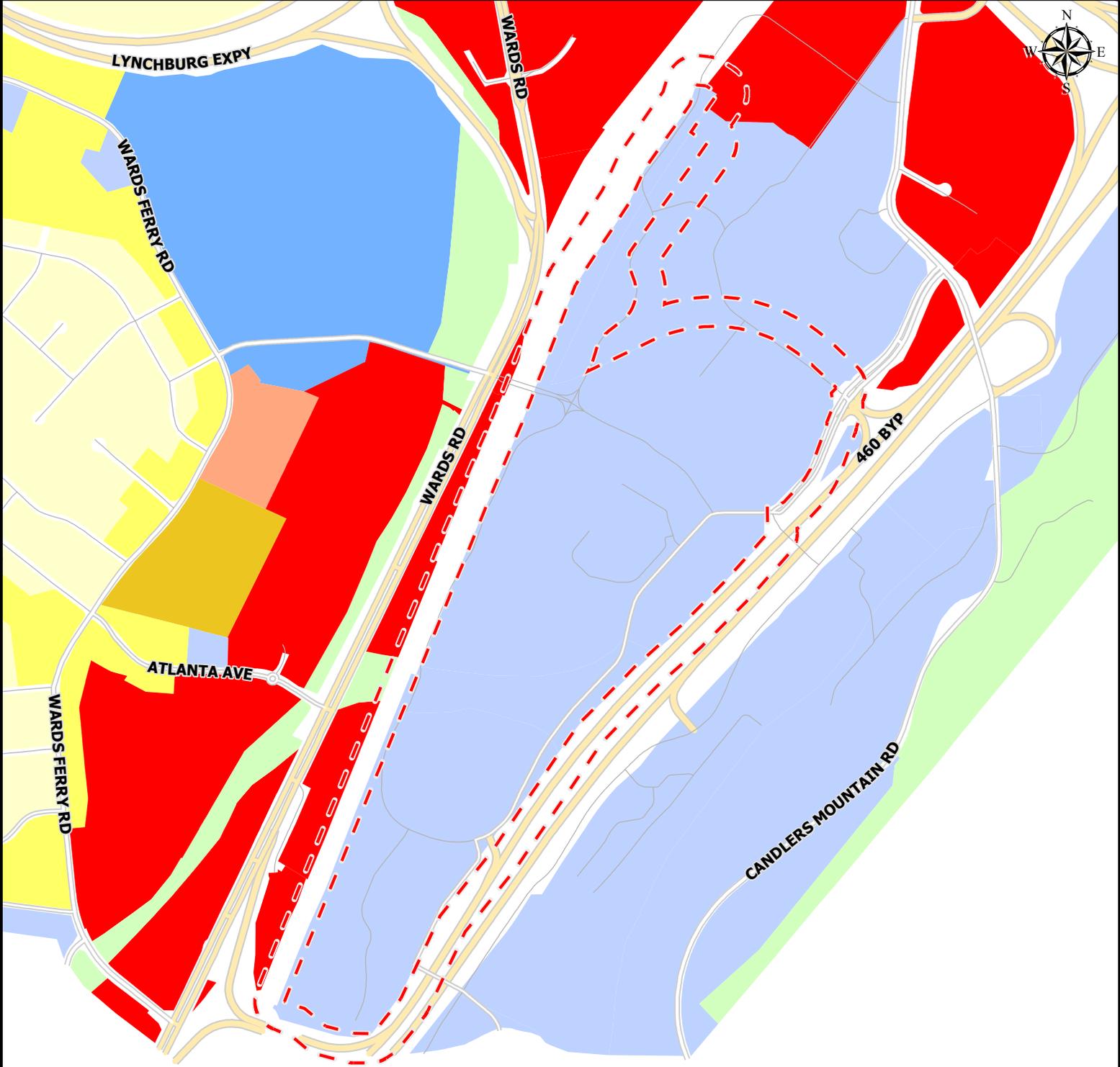
- Subject Property
- 215' Buffer
- B-1
- B-2
- B-3
- B-4
- B-5
- B-6
- I-1
- I-2
- I-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-C
- IN-1
- IN-2

OVERVIEW MAP



MAP SCALE: 1" = 4,000' DATE PRINTED: 6/4/2018

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.



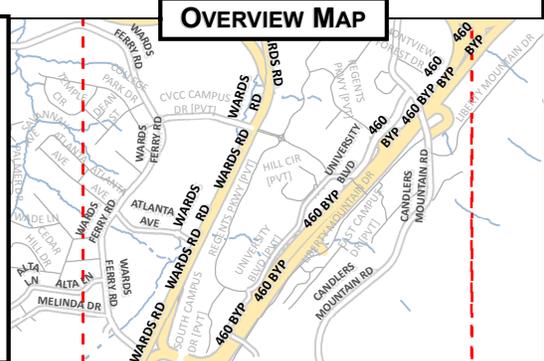
PROPERTY INFORMATION

PARCEL ID	ADDRESS
25701001	1971 UNIVERSITY BLVD

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: 6/4/2018



City of Lynchburg - GIS Office 404.455.6661 GIS@lynchburgva.gov

PROPERTY INFORMATION

PARCEL ID	ADDRESS
25701001	1971 UNIVERSITY BLVD

LEGEND

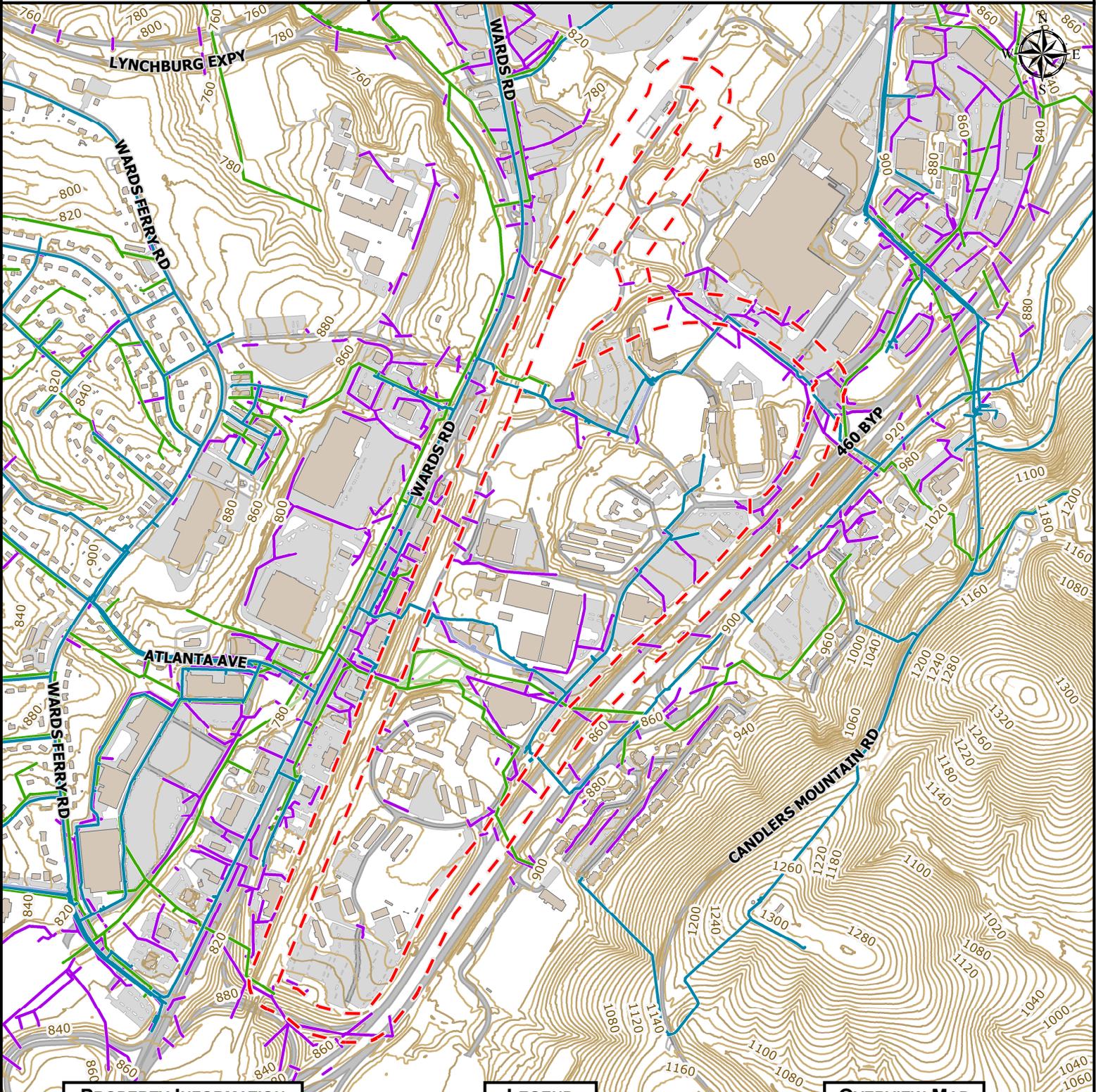
-  Subject Property
-  Base Flood Elevation
-  Floodway
-  Floodzone
-  River / Lake / Stream

OVERVIEW MAP



MAP SCALE: 1" to 33,333 DATE PRINTED: 6/4/2018

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PROPERTY INFORMATION

PARCEL ID	ADDRESS
25701001	1971 UNIVERSITY BLVD

LEGEND

	Active	Proposed	Abandoned
Utilities	Water		
	Sanitary		
	Storm		
Planimetrics	Paved		
	Unpaved		
	Other		
	Structure		
Topography	Contour		

OVERVIEW MAP



MAP SCALE: 1" to 4,000' DATE PRINTED: 6/4/2018

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LIBERTY UNIVERSITY LIBERTY ARENA CONDITIONAL USE PERMIT

CITY OF LYNCHBURG, VIRGINIA CITY PROJECT NUMBER: CUP1805-0001

SITE INFORMATION:

PARCEL ID: 25701001
DEED BOOK#774 PAGE#350, INST#100008756
OWNER/DEVELOPER: LIBERTY UNIVERSITY INC.
AGENT: RUSSELL H. ORRISON
17 W. NELSON STREET
LEXINGTON, VA 24450

ZONING: IN-2
SETBACKS:
FRONT: 0'
REAR: 0'
SIDE: 0'
AREA: 166.57 ACRES
USE: INSTITUTIONAL
DESIGNER: RUSSELL H. ORRISON
PERKINS & ORRISON
P.O. BOX 1567 17 W. NELSON STREET
LEXINGTON, VA 24450

ON-CAMPUS STUDENTS = ,700
COMMUTING STUDENTS = 6,100
DATA FROM 2014

GENERAL NOTES:

- G1.) THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES THAT OCCUR BY HIS/HER FAILURE TO LOCATE OR PRESERVE THESE UTILITIES. IF, DURING CONSTRUCTION, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS HE/SHE SHOULD NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
- G2.) ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY DISCREPANCIES OR AMBIGUITIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. WORK DONE BY THE CONTRACTOR WITHOUT DIRECTION AFTER THE DISCOVERY OF SUCH INCONSISTENCIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
- G3.) ALL CONSTRUCTION SHALL CONFORM TO CITY OF LYNCHBURG MANUAL OF SPECIFICATIONS AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS. CONSTRUCTION OF SANITARY SEWER AND WATER SERVICES SHALL CONFORM TO CITY OF LYNCHBURG MANUAL OF SPECIFICATIONS AND THE VIRGINIA DEPARTMENT OF HEALTH STANDARDS AND SPECIFICATIONS.
- G4.) ALL CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS & WITH THE 2009 UNIFORM STATEWIDE BUILDING CODE (USBC) AND ICC/ANSI A117.1 2003.
- G5.) CONSTRUCTION LIMITS SHALL BE PROPERTY LINES OR AS INDICATED ON THE PLAN.
- G6.) ALL FINAL GRADING, SEEDING, SODDING AND/OR PAVING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE PONDING OF WATER ON THE SITE.
- G7.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE THE START OF CONSTRUCTION.
- G8.) THE CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) 48 HOURS PRIOR TO EXCAVATION.
- G9.) THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ELECTRICAL, TELEPHONE AND CATV SERVICES.
- G10.) DISPOSE OF TREES, STUMPS AND OTHER DEBRIS OFF SITE.
- G11.) ALL MATERIALS USED FOR FILL SHALL BE FREE OF UNSUITABLE MATERIALS SUCH AS WOOD, ROOTS, FROZEN MATERIAL, ROCKS OR BOULDERS OF UNACCEPTABLE SIZE OR ANY OTHER NON-COMPACTING SOIL MATERIALS.
- G12.) A PERMIT MUST BE SECURED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION BEFORE ANY WORK IS PERFORMED IN A STATE RIGHT-OF-WAY.
- G13.) THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO TRAVELING ON A PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS AND TO ALLAY DUST AND TAKE ALL MEASURES NECESSARY TO ENSURE THAT THE ROAD IS MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES DURING CONSTRUCTION.
- G14.) DIMENSIONS ARE FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.
- G15.) PAINT HANDICAPPED SYMBOL ON PARKING SPACES WHERE SHOWN ON DRAWINGS. TRAFFIC MARKINGS FOR HANDICAP PARKING SPACES AND ACCESS AISLES SHALL BE BLUE. TRAFFIC MARKINGS SHALL BE IN CONFORMANCE WITH THE LATEST VIRGINIA DEPARTMENT OF TRANSPORTATION AND THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES STANDARDS AND SPECIFICATIONS.
- G16.) TRAFFIC CONTROL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE VIRGINIA WORK AREA PROTECTION MANUAL AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- G17.) ALL FILLS TO BE COMPACTED IN 8" LOOSE LIFTS TO 98% STD. PROCTOR.
- G18.) EXISTING SLOPES GREATER THAN 4:1 SHALL BE BENCHED PRIOR TO PLACEMENT OF FILL.
- G19.) CONTRACTOR WILL COMPLETE ALL SITE WORK: FINAL GRADING, LANDSCAPING, SEEDING, PAVING, AND REMOVAL OF DEBRIS.
- G20.) THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- G21.) ARCHITECTURAL PLANS, SIGNAGE PLANS, AND LIGHTING PLANS SHALL BE SUBMITTED BY OTHERS UNDER SEPARATE COVER. ALL ARCHITECTURAL, SIGNAGE, AND LIGHTING INFORMATION SHOWN ON THIS PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- G22.) BOUNDARY INFORMATION FROM A FIELD SURVEY BY PERKINS & ORRISON.
- G23.) TOPOGRAPHIC INFORMATION FROM A FIELD SURVEY BY PERKINS & ORRISON.
- G24.) PIPE BEDDING SHALL BE PER VDOT STANDARDS UNLESS OTHERWISE NOTED.
- G25.) HDPE PIPE SHALL BE DOUBLE WALL TYPE "8" WITH SMOOTH INTERIOR AND MEET MSHTO REQUIREMENTS M294. HDPE PIPE BEDDING SHALL BE PER MANUFACTURER'S SPECIFICATION. ALL JOINTS SHALL BE WATER TIGHT.

CONDITIONAL USE PERMIT NARRATIVE

WHILE RECENT ZONING ORDINANCE CHANGES ALLOW LIBERTY UNIVERSITY WIDER LATITUDE WITHIN PERMITTED USES OF THE INSTITUTIONAL ZONING DISTRICT, STADIA AND ARENAS REQUIRE CONDITIONAL USE PERMITS. THIS PROJECT PROPOSES THE CONSTRUCTION OF A 150,000 SQUARE FOOT ARENA, CONNECTED TO THE EXISTING VINES CENTER. THE NEW ARENA WILL SEAT UP TO 4,500 -- WITH BLEACHER, CLUB, AND LOGE SEATING OPTIONS -- AND UP TO 5,000 WITH FLOOR SEATING. IT WILL HOST MEN'S AND WOMEN'S BASKETBALL GAMES, AS WELL AS WOMEN'S VOLLEYBALL GAMES. (THE VINES CENTER WILL CONTINUE TO BE USED FOR ANY GAMES IN WHICH ATTENDANCE IS EXPECTED TO EXCEED 4,000). THE FACILITY WILL BECOME THE OPERATIONS CENTER FOR THE VOLLEYBALL PROGRAM, WITH EXPANDED LOCKER ROOMS AND OFFICE SPACE. THE ADDITION WILL GIVE COUNTLESS MAN-HOURS CURRENTLY INVOLVED IN THE CONFIGURATION OF VINES FOR CONVOCATION AND SPORTING EVENTS, ALLOWING FOR VINES TO REMAIN IN CONVOCATION SET-UP FOR EXTENDED PERIODS OF TIME. WE DO NOT FORESEE HOLDING EVENTS IN VINES AND THE NEW ARENA AT THE SAME TIME, AND SO WHILE THERE ARE NOW 15,000 SEATS WITHIN THE COMPLEX, THE PEAK OCCUPANCY IS STILL ASSOCIATED WITH A FULL VINES CENTER - ABOUT 10,000 SEATS.

UTILITIES

THE SITE IS SERVED BY PUBLIC WATERLINE AND PUBLIC SANITARY SEWER LINE THAT CURRENTLY CROSS THE SITE, AND WHICH WILL BE UPSIZED AND RECONFIGURED WITH THIS WORK. EARLY PLANS FOR THE WATERLINE RELOCATION HAVE BEEN SUBMITTED AND REVIEWED, AND IF APPROVED, THE EARLY UTILITY RELOCATION PACKAGE WILL BE THE FIRST ITEM OF WORK. A LARGE STORM SEWER LINE ALSO PASSES UNDERNEATH THE EXISTING VINES CENTER, AND THAT AGING CORRUGATED METAL PIPE WILL BE REPLACED WITH A LARGER CONCRETE PIPE WHICH WILL PASS UNDER THE NEW ARENA.

TRAFFIC

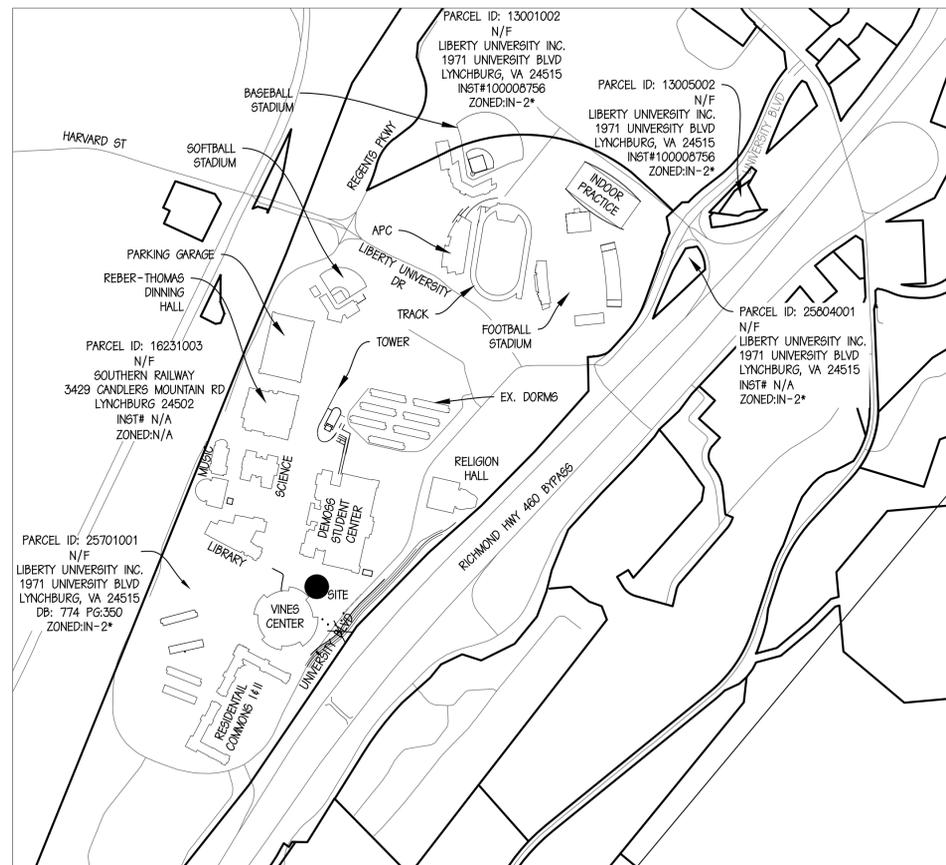
LIBERTY UNIVERSITY RECENTLY RECEIVED A CONDITIONAL USE PERMIT FOR THE EXPANDED FOOTBALL STADIUM, WHICH WHEN COMPLETED WILL SEAT APPROXIMATELY 25,000. A DETAILED TRAFFIC STUDY WAS REVIEWED AND APPROVED FOR THAT WORK. WE DO NOT FORESEE ANY SITUATION WHERE BOTH ATHLETIC FACILITIES WOULD BE USED FOR SIGNIFICANT EVENTS ON THE SAME DAY, AND THE NEW ARENA SEATS A MAXIMUM OF 5000. LIBERTY UNIVERSITY HAS DISCUSSED FUTURE TRAFFIC STUDY NEEDS WITH CITY STAFF, AND IT HAS BEEN AGREED THAT A STUDY WILL BE MORE PRODUCTIVE ONCE THE RAMP AND ROUNDABOUT ONTO RTE 460 IS IN OPERATION, AS WELL AS THE OOD FELLOWS ROAD CONNECTION. ADDITIONALLY, TRAFFIC IS STILL ACCLIMATING TO THE LIBERTY MOUNTAIN DRIVE EXTENSION RECENTLY COMPLETED AND PUT INTO SERVICE, CONNECTING RTE 29 AT THE AIRPORT TO CAMPUS EAST WITH A MULTI-LANE ROAD, ALONG WITH THE NEW BRIDGE OVER RTE 460 CONNECTING CAMPUS EAST TO THE MAIN CAMPUS. IN LIGHT OF THE TRAFFIC STUDY RECENTLY COMPLETED WHICH CONTEMPLATED 25,000 FANS AS OPPOSED TO THE 5000 PROPOSED HERE, WE INTEND TO PARTICIPATE WITH THE CITY IN A FUTURE TRAFFIC STUDY ONCE NEW TRAFFIC PATTERNS HAVE BEEN ESTABLISHED. AS SHOWN ON THE RENDERINGS, THE EXISTING UNIVERSITY BLVD. WILL BE RELOCATED TOWARD RTE 460, ALONG THE ALIGNMENT OF THE EXISTING PARKING LOT, ALLOWING FOR A SUITABLE PLAZA IN FRONT OF VINES AND THE ARENA. THE ROAD PLANS TO ACCOMPLISH THIS RELOCATION HAVE BEEN APPROVED BY THE CITY.

PARKING

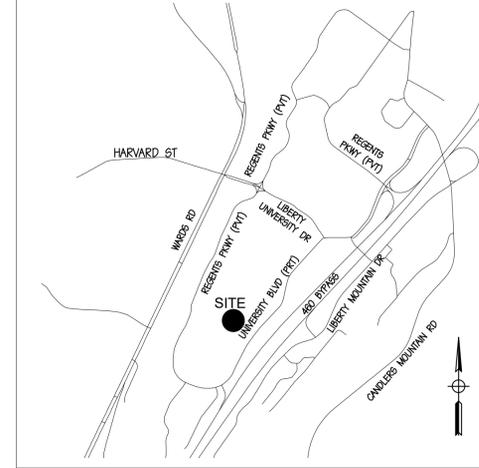
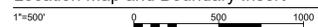
LIBERTY UNIVERSITY HAS BEGUN PRELIMINARY DESIGN WORK FOR A LARGE PARKING DECK TO BE CONSTRUCTED ON THE CAMPUS EAST SIDE OF RTE 460, IN CLOSE PROXIMITY TO THE PEDESTRIAN TUNNEL THAT LEADS UNDER RTE 460 TO THE VINES CENTER.

STORMWATER MANAGEMENT SUMMARY:

THERE IS ONE POINT OF DISCHARGE, POD, ON THIS PROJECT PER THE LIBERTY UNIVERSITY STORMWATER MASTER PLAN, POD 4.
POD 4 IS DA-E, HAS A LARGE REGIONAL STORMWATER QUANTITY MANAGEMENT FACILITY (P-6), AND A 22.34 LBS/YR SURPLUS OF PHOSPHOROUS.



Location Map and Boundary Insert



EXISTING	DESCRIPTION	NEW	FUTURE
[Symbol]	BUILDING WALL	[Symbol]	[Symbol]
[Symbol]	CONC. WALKS	[Symbol]	[Symbol]
[Symbol]	CONTOURS	[Symbol]	[Symbol]
[Symbol]	SPOT ELEVATION	[Symbol]	[Symbol]
[Symbol]	STORM SEWER	[Symbol]	[Symbol]
[Symbol]	SANITARY SEWER & MANHOLES	[Symbol]	[Symbol]
[Symbol]	WATER LINE, VALVE & FIRE HYDRANT	[Symbol]	[Symbol]
[Symbol]	WATER METER	[Symbol]	[Symbol]
[Symbol]	DUAL WATER METER	[Symbol]	[Symbol]
[Symbol]	FENCE	[Symbol]	[Symbol]
[Symbol]	UNDERGROUND ELECTRIC LINE	[Symbol]	[Symbol]
[Symbol]	OVERHEAD ELECTRIC LINE	[Symbol]	[Symbol]
[Symbol]	GAS LINE	[Symbol]	[Symbol]
[Symbol]	GAS METER	[Symbol]	[Symbol]
[Symbol]	EDGE OF PAVEMENT	[Symbol]	[Symbol]
[Symbol]	CURB (CG-2)	[Symbol]	[Symbol]
[Symbol]	CURB AND GUTTER (CG-6)	[Symbol]	[Symbol]
[Symbol]	REVERSE CURB AND GUTTER (CG-6R)	[Symbol]	[Symbol]
[Symbol]	TRANSITION CURB	[Symbol]	[Symbol]
[Symbol]	PROPERTY LINE	[Symbol]	[Symbol]
[Symbol]	TREELINE	[Symbol]	[Symbol]
[Symbol]	EXISTING TREES TO BE PROTECTED & PRESERVED	[Symbol]	[Symbol]
[Symbol]	DEMOLITION POINT	[Symbol]	[Symbol]
[Symbol]	KEYNOTE	[Symbol]	[Symbol]
[Symbol]	STORM SEWER ID	[Symbol]	[Symbol]

ABBREVIATIONS

AB	ANCHOR BLOCK	MIN	MINIMUM
BLDG	BUILDING	MON	MONUMENT
BC	BOTTOM FACE OF CURB	N.I.C.	NOT IN CONTRACT
BM	BENCHMARK	OC	ON CENTER
CL	CENTERLINE	PVC	BEGN VERTICAL CURVE
CL	CLASS	PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE	PVT	END VERTICAL CURVE
CO	CLEANOUT	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	SD	STORM DRAINAGE
DI	DROP INLET	SF	SQUARE FOOTAGE
DIA	DIAMETER	SHT	SHEET
DIP	DUCTILE IRON PIPE	SGWR	SANITARY SEWER
EA	EACH	STR	STRUCTURE
EC	EROSION CONTROL	STRM	STORM SEWER
ELEV	ELEVATION	SW	SIDEWALK
EP	EDGE OF PAVEMENT	TAN	TANGENT
ES	END SECTION	TB	CONCRETE THRUST BLOCK
EX	EXISTING	TBA	TO BE ABANDONED
FB	FACE OF BUILDING	TBM	TEMPORARY BENCH MARK
FF	FINISHED FLOOR ELEVATION	TBR	TO BE REMOVED
FH	FIRE HYDRANT	TBR*	TO BE REMOVED OR RELOCATED
GSF	GROSS SQUARE FOOTAGE	TO	TOP
GV	GATE VALVE	TOC	TOP OF CURB
HB	HORIZONTAL BEND	TOW	TOP OF WALL
HD	HEAVY DUTY	TR	TOP OF RIM
HDPE	HIGH DENSITY POLYETHYLENE	TYP	TYPICAL
PIPE		VB	VERTICAL BEND
HPT	HIGH POINT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
HOR	HORIZONTAL	WL	WATER LINE
INV	INVERT	WM	WATER METER
IN	INVERT IN	WFW	WELDED WIRE FABRIC
ID	INVERT OUT	WWM	WELDED WIRE MESH
LFT	LOW POINT	W/	WITH
MAX	MAXIMUM	WV	WATER VALVE
MECH	MECHANICAL		
MH	MANHOLE		

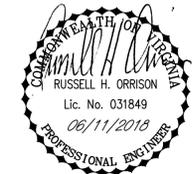
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CONSULTANTS

SEAL:



JOB:

**LIBERTY UNIVERSITY
LIBERTY ARENA
CONDITIONAL USE PERMIT
CITY OF LYNCHBURG, VIRGINIA**

CLIENT:

ODELL ARCHITECTS

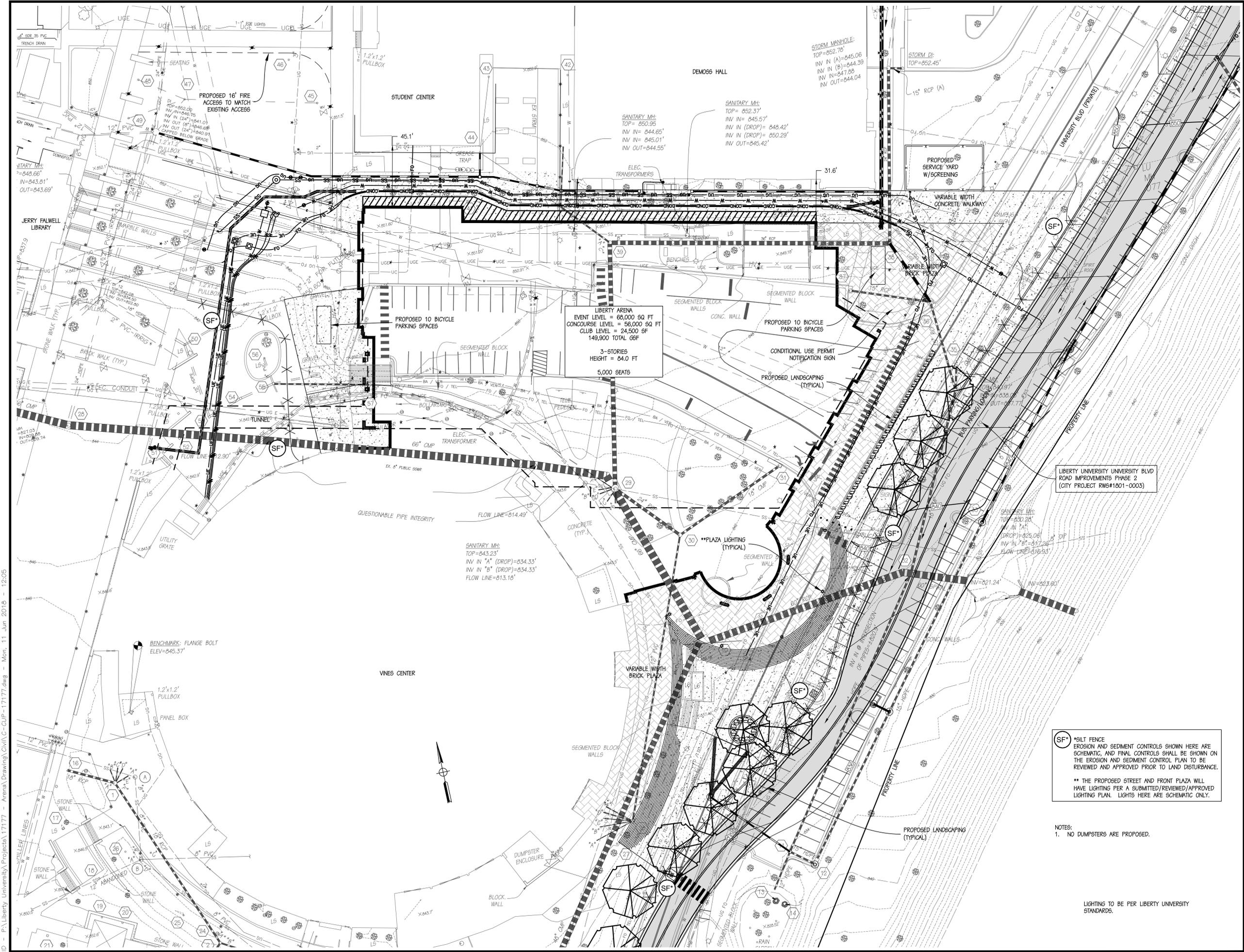
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1	06/11/2018	PER COMMENTS

ISSUE: 05/07/2018
CONTOUR INTERVAL: 2'
DESIGNED BY: RHO
DRAWN BY: PWS
CHECKED BY: RHO

SHEET TITLE

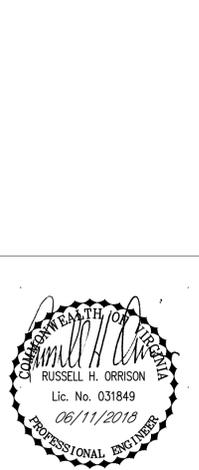
COVER SHEET

CUP1805-0001



CONSULTANTS

SEAL:



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 LIBERTY ARENA
 CONDITIONAL USE PERMIT
 CITY OF LYNCHBURG, VIRGINIA**

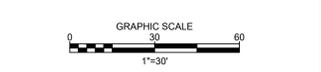
CLIENT:

ODELL ARCHITECTS

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ISSUE:		05/07/2018
CONTOUR INTERVAL:		2'
DESIGNED BY:		RHO
DRAWN BY:		PWS
CHECKED BY:		RHO

SHEET TITLE

**EXISTING CONDITIONS & SITE
 SCHEMATIC SITE PLAN**



CITY PROJECT: CUP1805-0001

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**LIBERTY UNIVERSITY CONDITIONAL USE PERMIT
PLAN FOR LIBERTY ARENA**

CITY OF LYNCHBURG, VIRGINIA

MAY 7, 2018
JOB # 17177

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Conditional Use Permit Narrative

Liberty University Conditional Use Permit Plan for Liberty Arena City of Lynchburg, Virginia

May 7, 2018

Job # 17177

Page 2 of 3

While recent zoning ordinance changes allow Liberty University wider latitude within permitted uses of the Institutional zoning district, stadia and arenas require Conditional Use Permits.

This project proposes the construction of a 150,000 square foot arena, connected to the existing Vines Center. The new arena will seat up to 4,500 — with bleacher, club, and loge seating options — and up to 5,000 with floor seating. It will host men's and women's basketball games, as well as women's volleyball games. (The Vines Center will continue to be used for any games in which attendance is expected to exceed 4,000). The facility will become the operations center for the volleyball program, with expanded locker rooms and office space. The addition will save countless man-hours currently involved in the configuration of Vines for Convocation and sporting events, allowing for Vines to remain in Convocation set-up for extended periods of time. We do not foresee holding events in Vines and the new arena at the same time, and so while there are now 15,000 seats within the complex, the peak occupancy is still associated with a full Vines Center – about 10,000 seats.

Utilities

The site is served by public waterline and public sanitary sewer line that currently cross the site, and which will be upsized and reconfigured with this work. Early plans for the waterline relocation have been submitted and reviewed, and if approved, the early utility relocation package will be the first item of work. A large storm sewer line also passes underneath the existing Vines Center, and that aging corrugated metal pipe will be replaced with a larger concrete pipe which will pass under the new arena.

Traffic

Liberty University recently received a Conditional Use Permit for the expanded football stadium, which when completed will seat approximately 25,000. A detailed traffic study was reviewed and approved for that work. We do not foresee any situation where both athletic facilities would be used for significant events on the same day, and the new arena seats a maximum of 5000. Liberty University has discussed future traffic study needs with City staff, and it has been agreed that a study will be more productive once the “ramp and roundabout” onto Rte 460 is in operation, as well as the Odd Fellows Road connection. Additionally, traffic is still acclimating to the Liberty Mountain Drive extension recently completed and put into service, connecting Rte 29 at the airport to Campus East with a multi-lane road, along with the new bridge over Rte 460 connecting Campus East to the main campus. In light of the traffic study recently completed which contemplated 25,000 fans as opposed to the 5000 proposed here, we intend to participate with the City in a future traffic study once new traffic patterns have been established.

As shown on the renderings, the existing University Blvd. will be relocated toward Rte 460, along the alignment of the existing parking lot, allowing for a suitable plaza in front of Vines and the arena. The road plans to accomplish this relocation have been approved by the City.

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City of Lynchburg, Virginia

May 7, 2018

Job # 17177

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Parking

Liberty University has begun preliminary design work for a large parking deck to be constructed on the Campus East side of Rte 460, in close proximity to the pedestrian tunnel that leads under Rte 460 to the Vines Center.

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