

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

To: Planning Commission
From: Planning Division
Date: March 13, 2019
Re: **Rezoning – B-1C, Limited Business District (Conditional) to B-1, Limited Business District**

I. PETITIONER

Surgery Center of Lynchburg, 2401 Atherholt Road, Lynchburg, Virginia 24501
Representative: Andy Klepac, PE, Hurt & Proffitt, 2524 Langhorne Road, Lynchburg, Virginia 24501

II. LOCATION

The subject property is located at 2401 Atherholt Road and contains approximately five and one hundredths (5.01) acres.

Property Owner: Same as petitioner

III. PURPOSE

The purpose of the petition is to remove a previously approved proffer to allow future building and parking lot expansions.

IV. SUMMARY

- The *Comprehensive Plan 2013-2030's Future Land Use Map (FLUM)* recommends Mixed Use for the subject property.

The Planning Division recommends approval of the rezoning petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Comprehensive Plan 2013-2030* recommends Mixed Use for the subject property. These areas do not fit into any single use category as they are planned for a mix of uses carefully designed so as to mitigate any potential land use conflicts. The mixed use areas generally consist of large undeveloped or greenfield areas that are intended to be developed for a balanced mix of residential, neighborhood commercial, civic uses, parks and open spaces. The mix of uses in these areas is intended to be determined at the time of development review and approval. (*p. 76*)
2. **Zoning.** The subject property is currently zoned B-1C, Limited Business District (Conditional). The property was rezoned from R-4, High Density Residential to B-1C, Limited Business District (Conditional) on June 13, 2000. The existing proffers on the site include:
 - The property will be developed in substantial compliance with the site plan (by Marshall Erdman and Associates, dated May 2, 2002)
 - The required right-of-way for the extension of Atherholt Road to the westernmost property line will be dedicated to the City of Lynchburg.

The proposed rezoning would remove the existing proffers. The second proffer concerning right-of-way dedication has been fulfilled.

3. **Proffers:** N/A
4. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances are needed for the development of the property as proposed.
5. **Surrounding Area.** There have been a several items requiring City Council approval in the immediate area:
 - On June 11, 1985, Council approved the request of Central Virginia Psychiatric Associates, Inc. for a conditional use permit (CUP) at 2303 Yorktown Avenue to allow the operation of a care center and outpatient mental health facility.
 - On April 11, 1989, Council approved the request of William H. Burruss, Jr., to rezone 2303 Yorktown Avenue from R-4, Multi-family Residential District to B-1C, Limited Business District (Conditional) to allow an office use.
 - On February 13, 1990, Council approved the request of Snyder Hunt Corporation for a CUP at 2249 Murrell Road to allow an adult care facility.
 - On February 13, 1990, Council approved the request of Snyder Hunt Corporation to rezone property located in the 2200 block of Murrell Road from R-4, Multi-family Residential District to B-1C, Limited Business District (Conditional) to allow the construction of an office complex.
 - On July 13, 1993, Council approved the request of Elderberry Nursing Home, Inc. to rezone property located behind Yorktown Avenue from R-4, Multi-family Residential District to B-1C, Limited Business District (Conditional) to allow the construction of a nursing home.
 - On May 28, 2002, Council approved the request of William H. Burruss, Jr, to rezone property located in the 2400 block of Atherholt Road from R-4, Multi-family Residential District to B-1C, Limited Business District (Conditional) to allow the development of the property as an office park.
6. **Site Description.** The subject property contains a medical office and parking area.
7. **Proposed Use of Property** The purpose of the petition is to remove previously approved proffers to allow future building and parking lot expansions.
8. **Traffic, Parking and Public Transit.** The submitted concept plans shows future parking lot expansions. The site would meet parking minimum standards at the time of site plan review.
 The Greater Lynchburg Transit Company Bus routes 1A and 1B serve the site.
 The City’s Transportation Engineer did not require a traffic analysis for this petition.
9. **Stormwater Management.** An Erosion & Sediment Control/Stormwater Management Plan will be required prior to final site plan approval. Stormwater management will be addressed by the use of a bioretention pond and underground detention. Offsite nutrient credits will be purchased to address water quality.
10. **Emergency Services:** The City’s Fire Marshal and Police Department’s comments have or will be addressed prior to final site plan approval.
11. **Impact.** The proposed rezoning to remove previously approved proffers will allow the construction of additional office space and parking areas to support the operation of existing business. The proffer regarding the dedication of right-of-way has been fulfilled and is no

longer needed. The proposed building and parking expansions should have little to no negative impact on the surrounding area.

12. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the rezoning petition on February 19, 2019. Comments have or will be addressed 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 Surgery Center of Lynchburg to rezone approximately five and one hundredths (5.01) acres from B-1C, Limited Business District (Conditional) to B-1, Limited Business District at 2401 Atherholt Road to allow future building and parking lot expansions.

This matter is respectfully offered for your consideration.



William T. Martin, AICP
City Planner

- pc: Ms. Bonnie M. Svrcek, City Manager
Mr. Reid Wodicka, 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. Doug Saunders, Building Official
Mr. Kevin Henry, Zoning Administrator
Mr. Andy Klepac, P.E., Representative

VII. ATTACHMENTS

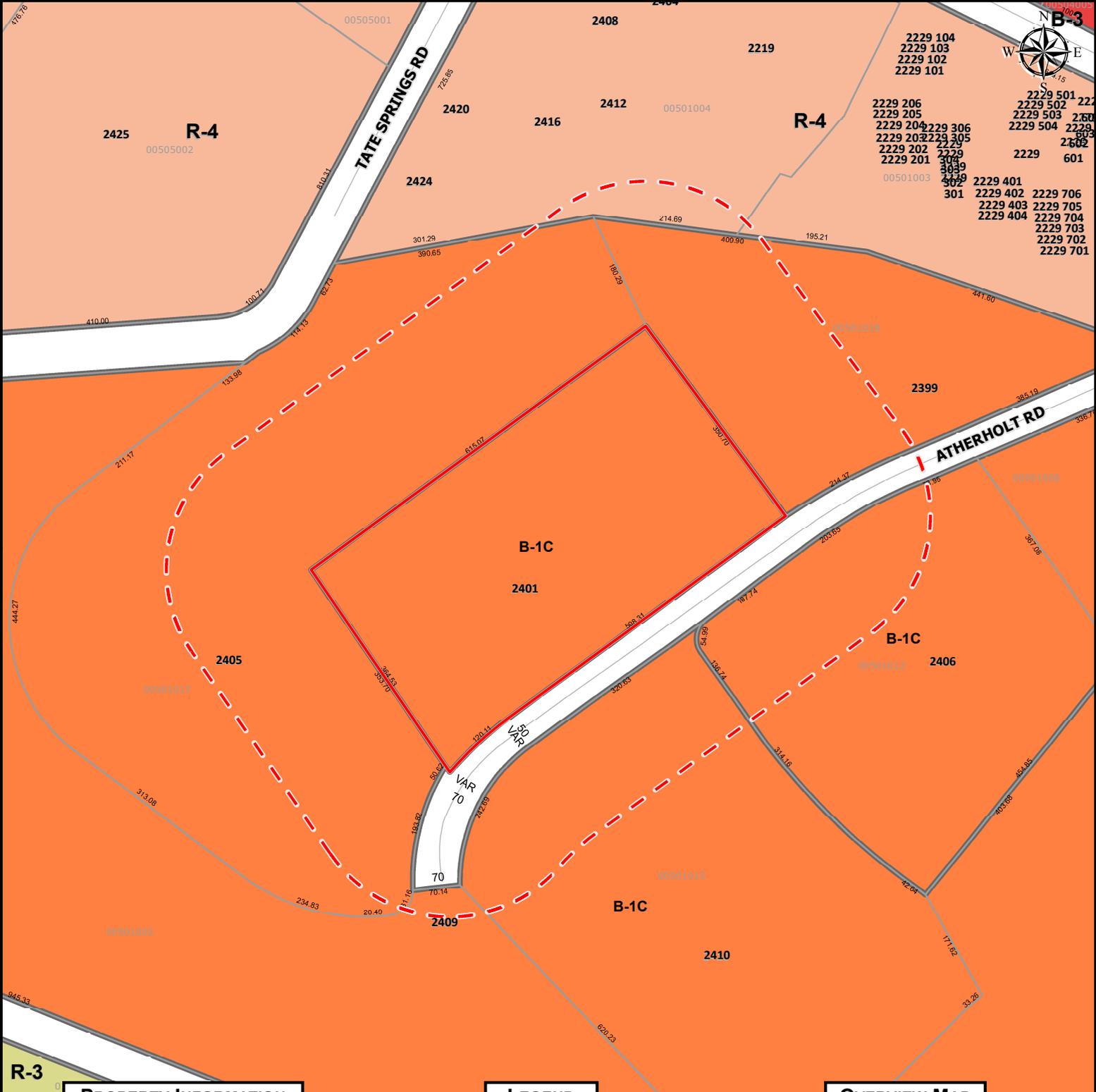
1. **Zoning Map**
2. **Future Land Use Map**
3. **Watershed Map**
4. **Planimetric and Topographic Map**
5. **Concept Plan**
6. **Property Photograph**

Zoning Map

REZONING FROM B-3C TO B-3C TO AMEND PROFFERS

Zoning Request

Surgery Center of Lynchburg



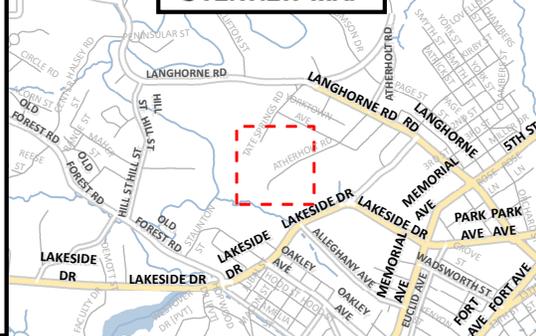
PROPERTY INFORMATION

PARCEL ID	ADDRESS
00501014	2401 ATHERHOLT RD

LEGEND

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

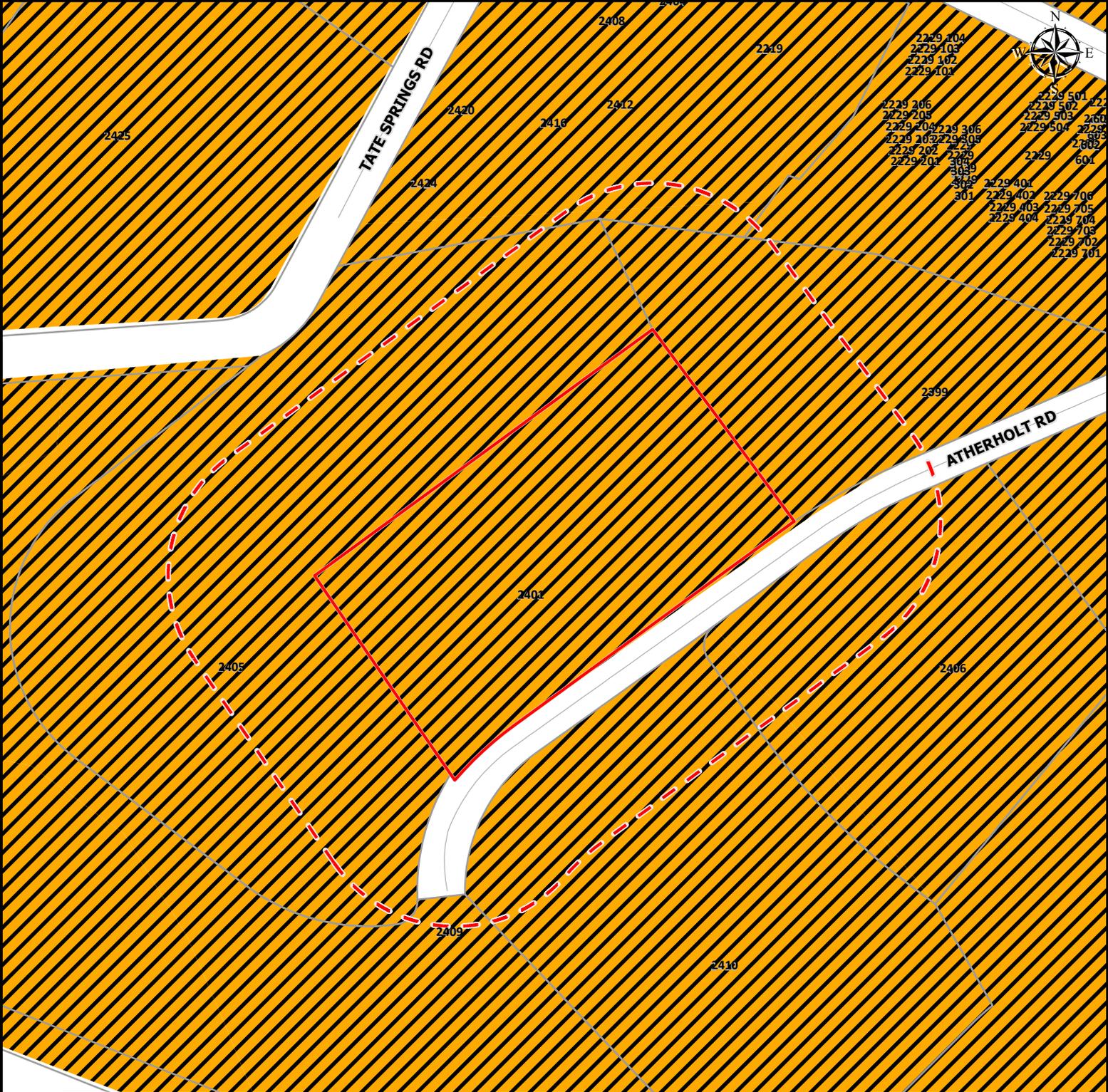
OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 3/8/2019

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
00501015	2410 ATHERHOLT RD	CENTRA HEALTH INC
00501018	2399 ATHERHOLT RD	CENTRA HEALTH INC
00501017	2405 ATHERHOLT RD	CENTRAL VIRGINIA PROFESSIONAL
00501003	2229 YORKTOWN AVE	LYNCHBURG REDEVELOPMENT & HOUSING
00501014	2401 ATHERHOLT RD	SURGERY CENTER OF LYNCHBURG
00501002	2409 ATHERHOLT RD	WILLIAMS, MARY E TRS &
00501004	2201 YORKTOWN AVE	WINDSOR TERRACE LLC
00501012	2406 ATHERHOLT RD	YUBA AVIV LLC



PROPERTY INFORMATION

PARCEL ID	ADDRESS
00501014	2401 ATHERHOLT 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
- Institution
- Public Use
- Public Parks
- Resource Conservation
- Mixed Use

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 3/8/2019

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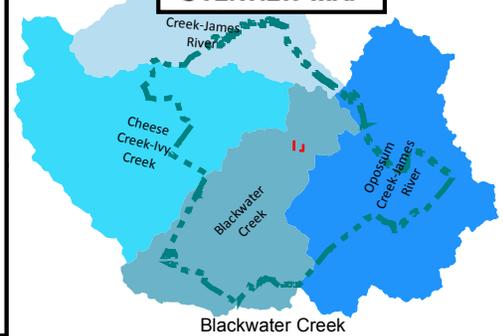
PROPERTY INFORMATION

PARCEL ID	ADDRESS
00501014	2401 ATHERHOLT RD

LEGEND

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

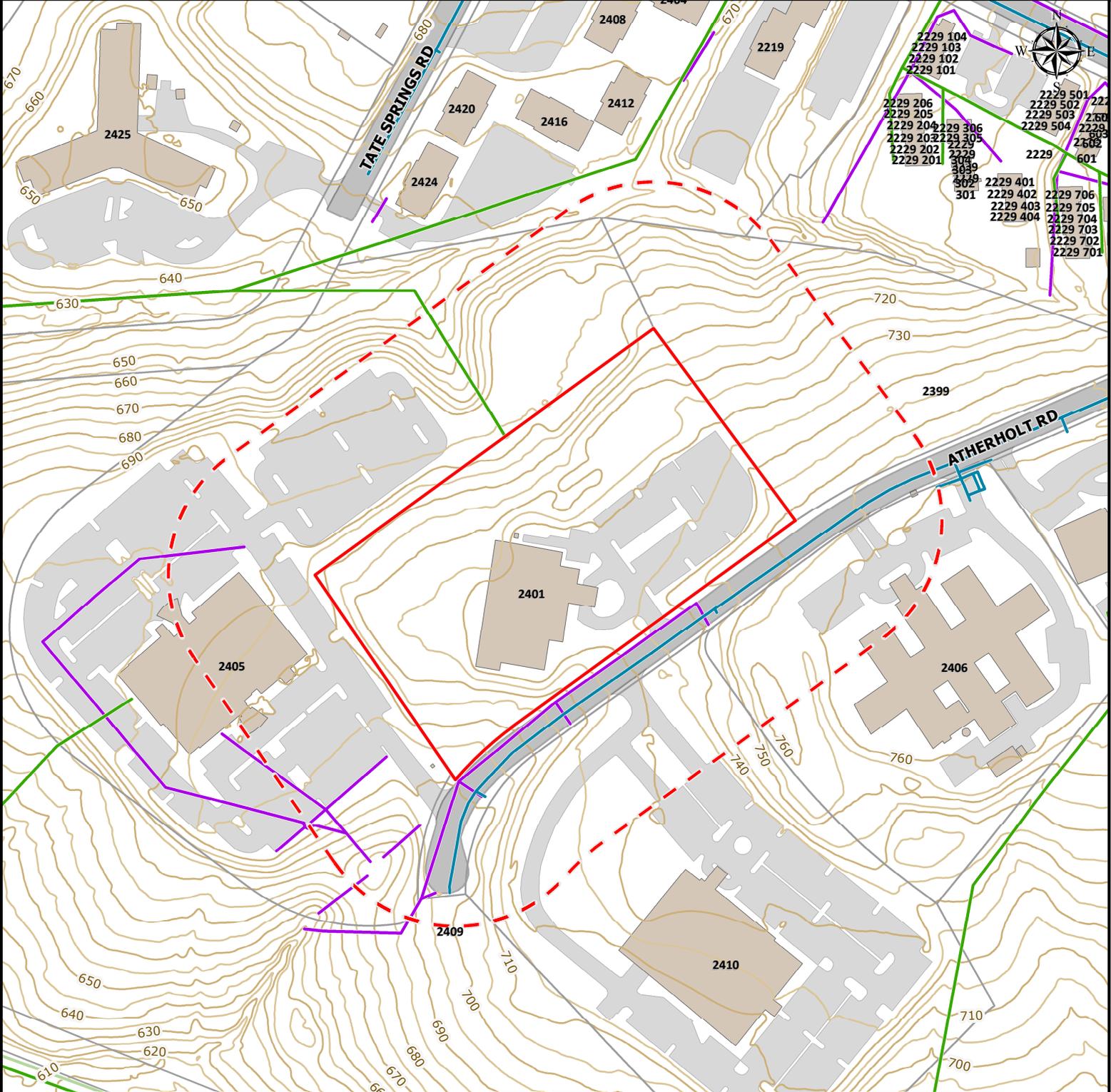
OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 3/11/2019

Zoning Request

Surgery Center of Lynchburg



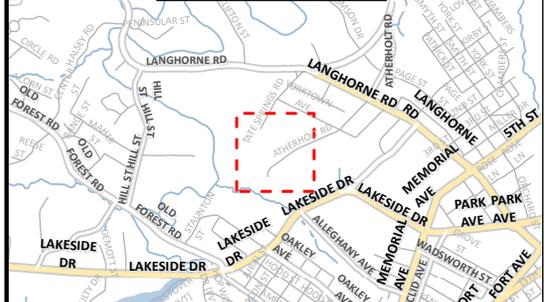
PROPERTY INFORMATION

PARCEL ID	ADDRESS
00501014	2401 ATHERHOLT RD

LEGEND

	Active	Proposed	Abandoned
Utilities	Water		
	Sanitary		
	Storm		
Planimetrics	Paved		
	Unpaved		
	Other		
	Structure		
	Roadway		
Topography	Contour		
	100'		
	50'		

OVERVIEW MAP

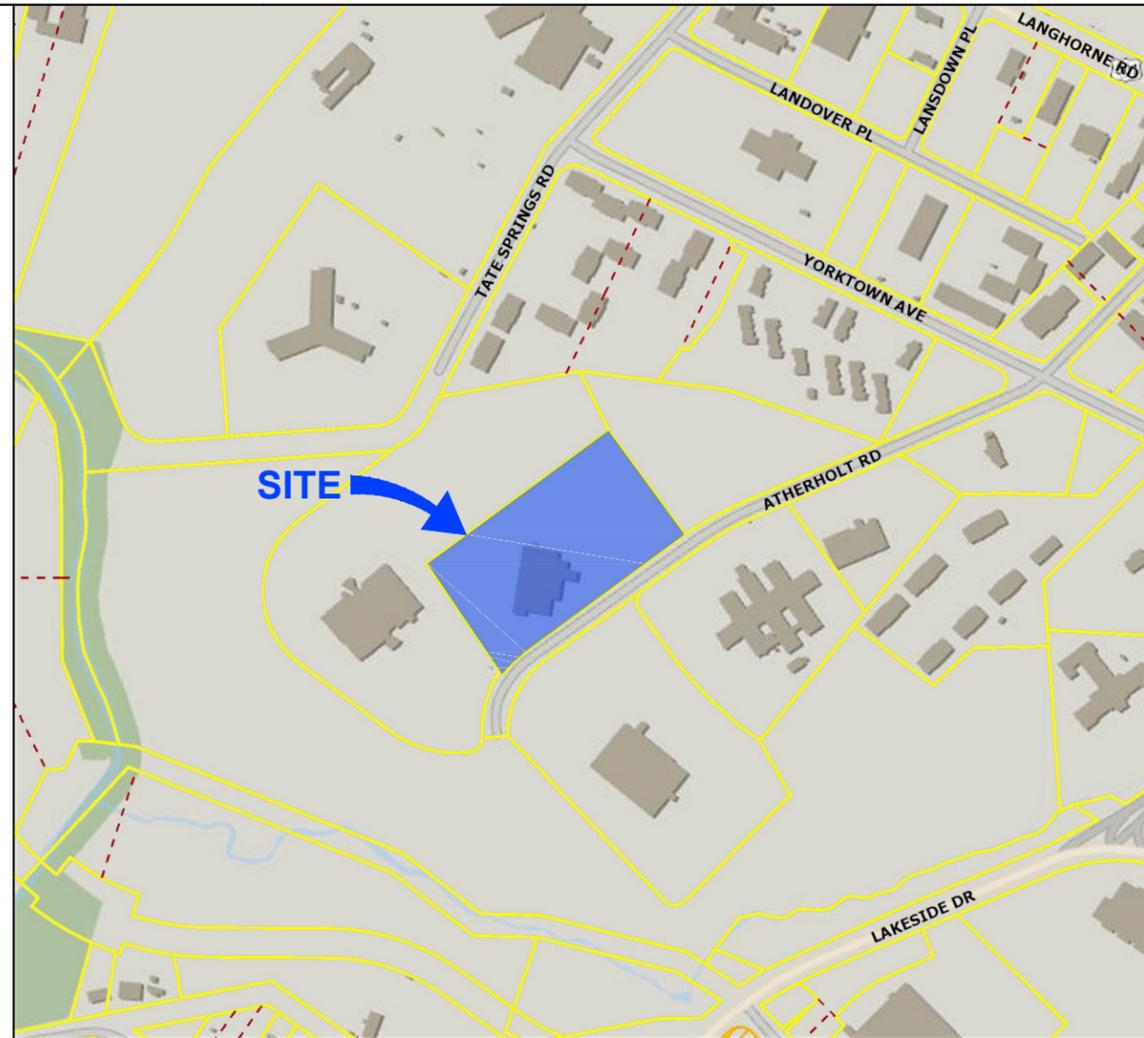


MAP SCALE: 1" to 200' DATE PRINTED: 3/8/2019

The City of Lynchburg, VA

Legend

- Street Labels
- Legal Lot Lines
- Vacated Right of Way
- Parcels
- Owner Unknown
- Survey Gap
- Assessed By County



VICINITY MAP

1" = 500'

DISCLAIMER: This drawing 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, and the City of Lynchburg is not responsible for its accuracy or how current it may be.



LEGAL DESCRIPTION: TM #00501014

BEGINNING AT AN IRON PIN FOUND ALONG THE WESTERN ATHERHOLT ROAD RIGHT-OF-WAY LINE AT THE EASTERN CORNER OF THE HEREON DESCRIBED PARCEL AND BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES: SOUTH 54 DEGREES 17 MINUTES 27 SECONDS WEST 508.37 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 06 MINUTES 29 SECONDS, A LENGTH OF 120.11 FEET, A RADIUS OF 525.00 FEET, A CHORD LENGTH OF 119.85 FEET, AND A CHORD BEARING OF SOUTH 47 DEGREES 44 MINUTES 12 SECONDS WEST TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 34 DEGREES 01 MINUTES 32 SECONDS WEST 364.53 FEET TO A POINT; THENCE NORTH 54 DEGREES 17 MINUTES 27 SECONDS EAST 615.08 FEET TO A POINT; THENCE SOUTH 35 DEGREES 58 MINUTES 42 SECONDS EAST 350.70 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.01 ACRES, MORE OR LESS.

NOTES:

1. DEVELOPER:
SURGERY CENTER OF LYNCHBURG
2401 ATHERHOLT ROAD
LYNCHBURG, VA 24501
2. PARCEL ADDRESS: 2401 ATHERHOLT ROAD, LYNCHBURG, VA 24501
3. PARCEL ID: 00501014
4. PARCEL AREA: 5.01 ACRES
5. EXISTING ZONING: B-1C
PROPOSED ZONING: B-1C
6. EXISTING FLUM DESIGNATION: MIXED-USE
PROPOSED FLUM DESIGNATION: MIXED-USE
7. PROPOSED BUILDING ADDITIONS:
USE: MEDICAL FACILITY
NO. OF STORIES: 1 (WITH PARTIAL BASEMENT)
MAX. AREA OF MAIN FLOOR: 31,500 SF (APPROXIMATE; INCLUDES FUTURE ADDITIONS)
MAX. HEIGHT: 26'
8. MINIMUM SETBACKS:
FRONT: 0'
SIDE: 0'
REAR: 25'
10. REQUIRED PARKING:
(1) SPACE PER EACH (4) PERSONS OF THE RATED CAPACITY OF THE BUILDING
315/ PERSONS / 4 = 79 SPACES REQUIRED
126 SPACES PROVIDED (INCLUDING 6 HC SPACES)
147 SPACES PROVIDED (INCLUDING FUTURE PARKING ADDITION)
11. PROPOSED DEVELOPMENT WILL BE SERVED BY EXISTING PUBLIC WATER AND SEWER CONNECTIONS. THERE ARE NO KNOWN CAPACITY ISSUES IN THE EXISTING SYSTEMS.
12. REFUSE WILL BE MANAGED BY AN ONSITE DUMPSTER.
13. PROPOSED LANDSCAPING IS SHOWN FOR SCHEMATIC PURPOSES. PARKING AREA LANDSCAPING, FOUNDATION PLANTINGS, AND UTILITY SCREENING WILL BE PROVIDED IN ACCORDANCE WITH THE CITY'S LANDSCAPE ORDINANCE. EXISTING VEGETATION WILL BE UTILIZED TO THE EXTENT FEASIBLE. STORMWATER MANAGEMENT AND EXTERIOR HVAC UNITS WILL BE SCREENED FROM VIEW FROM THE PUBLIC R/W.
14. ALL EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED, AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES.
15. DUST CONTROL AND EROSION CONTROL WILL BE IN ACCORDANCE WITH THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.
16. STORMWATER MANAGEMENT WILL BE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. IT IS ANTICIPATED THAT ONSITE DETENTION WILL BE PROVIDED FOR QUANTITY CONTROL, AND OFFSITE NUTRIENT CREDITS WILL BE PURCHASED FOR QUALITY CONTROL. STORMWATER MANAGEMENT SHOWN IS SCHEMATIC.
17. THE AREA SHOWN HEREON IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS DETERMINED BY FEMA. SEE COMMUNITY PANEL MAP #5100930041D DATED 6/3/2008.

*ENGINEERING >> SURVEYING >> PLAN

HURT & PROFFITT
INCORPORATED

2524 LANGHORNE ROAD
LYNCHBURG VA 24501
800.242.4906 TOLL FREE
434.847.7796 MAIN
434.847.0047 FAX



REZONING CONCEPT PLAN

FOR

SURGERY CENTER OF LYNCHBURG

CITY OF LYNCHBURG, VIRGINIA

PROJECT NO: 20180287

DATE: 2/4/2019

SHEET NO.

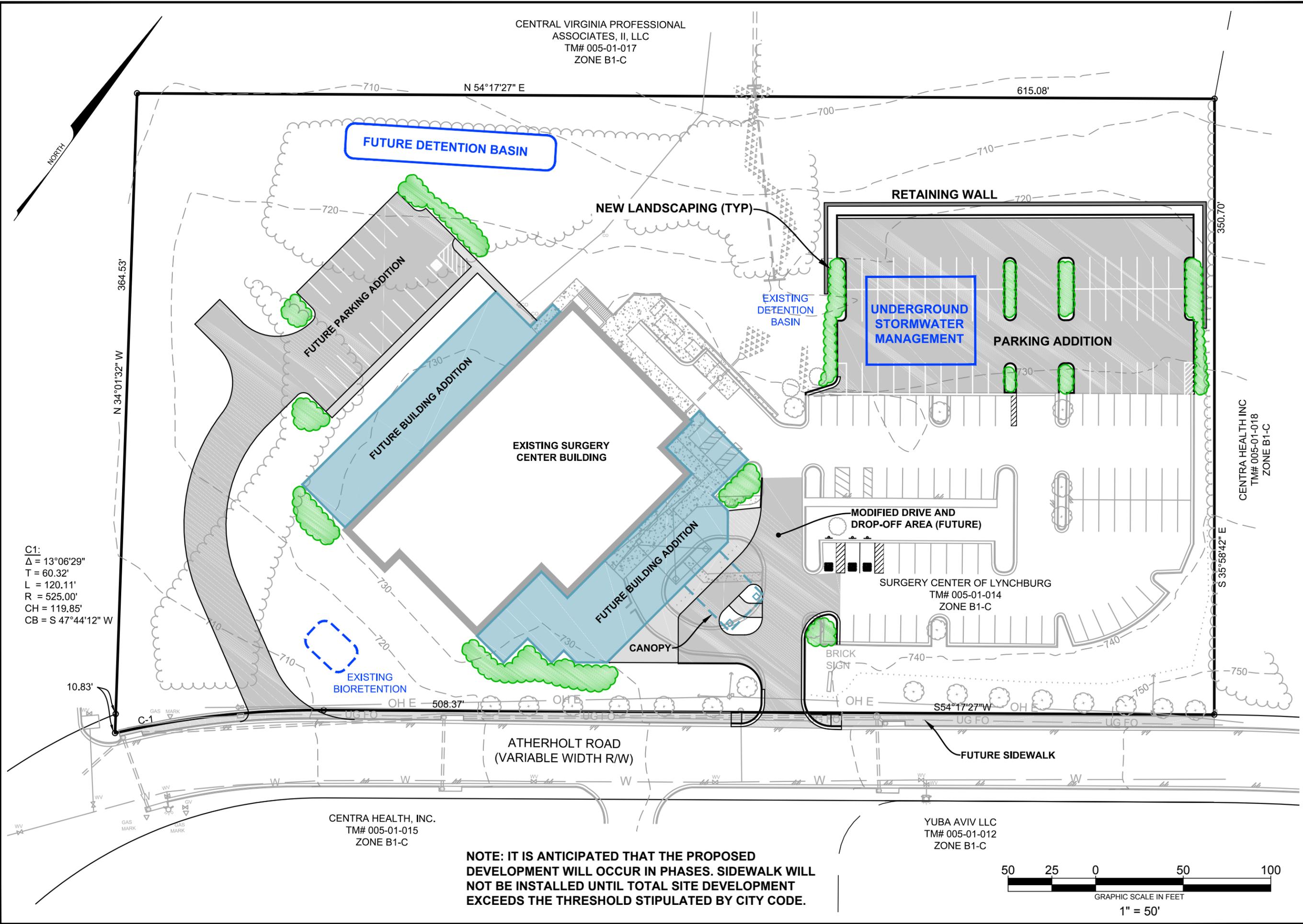
1 OF 2

CENTRAL VIRGINIA PROFESSIONAL ASSOCIATES, II, LLC
 TM# 005-01-017
 ZONE B1-C

ENGINEERING & SURVEYING >> PLAN
HURT & PROFFITT
 INCORPORATED
 2524 LANGHORNE ROAD
 LYNCHBURG VA 24501
 800.242.4906 TOLL FREE
 434.847.7796 MAIN
 434.847.0047 FAX

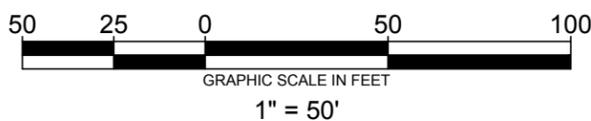
REZONING CONCEPT PLAN
 FOR
SURGERY CENTER OF LYNCHBURG
 CITY OF LYNCHBURG, VIRGINIA

PROJECT NO: 20180287
 DATE: 2/4/2019
 SHEET NO.
2 OF 2



C1:
 $\Delta = 13^\circ 06' 29''$
 $T = 60.32'$
 $L = 120.11'$
 $R = 525.00'$
 $CH = 119.85'$
 $CB = S 47^\circ 44' 12'' W$

NOTE: IT IS ANTICIPATED THAT THE PROPOSED DEVELOPMENT WILL OCCUR IN PHASES. SIDEWALK WILL NOT BE INSTALLED UNTIL TOTAL SITE DEVELOPMENT EXCEEDS THE THRESHOLD STIPULATED BY CITY CODE.



CENTRA HEALTH, INC.
 TM# 005-01-015
 ZONE B1-C

YUBA AVIV LLC
 TM# 005-01-012
 ZONE B1-C

CENTRA HEALTH INC
 TM# 005-01-018
 ZONE B1-C

10.83'

364.53'

N 34°01'32" W

N 54°17'27" E

615.08'

350.70'

S 35°58'42" E

FUTURE DETENTION BASIN

FUTURE PARKING ADDITION

FUTURE BUILDING ADDITION

EXISTING SURGERY CENTER BUILDING

FUTURE BUILDING ADDITION

CANOPY

EXISTING BIORETENTION

ATHERHOLT ROAD (VARIABLE WIDTH R/W)

FUTURE SIDEWALK

EXISTING DETENTION BASIN

RETAINING WALL

UNDERGROUND STORMWATER MANAGEMENT

PARKING ADDITION

MODIFIED DRIVE AND DROP-OFF AREA (FUTURE)

SURGERY CENTER OF LYNCHBURG
 TM# 005-01-014
 ZONE B1-C

BRICK SIGN

OH E 508.37'

S 54°17'27" W

C-1

GAS MARK

WV

GAS MARK

GAS MARK

WV

GAS MARK

