

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

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**To:** Planning Commission  
**From:** Planning Division  
**Date:** May 8, 2019  
**Re:** **REZONING: R-1, Low Density Residential District & R-3, Medium Density Residential District to R-3C, Medium Density Residential District (Conditional) at 710 & 714 Leesville Road.**  
**CONDITIONAL USE PERMIT (CUP): Wyndsor View Townhomes – 710 & 714 Leesville Road.**

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**I. PETITIONER**

Lynchburg Renting, LLC, Bruce & Carol Gallier, 17641 Forest Road, Forest, Virginia 24551  
**Representative:** Mr. William Berkley, Jr. P.E., Cardinal Survey & Design, PLC, 306 Enterprise Drive, Suite D, Forest, Virginia 24551.  
**Property Owner:** Same as Petitioner.

**II. LOCATION**

The subject property is a tract comprised of two (2) parcels located at 710 & 714 Leesville Road totaling approximately eight (8) acres.

**III. PURPOSE**

The purpose of the petitions is to rezone the property from R-1, Low Density Residential District and R-3, Medium Density Residential District to R-3C, Medium Density Residential District (Conditional) and for a CUP to allow the construction of an eighty-seven (87) unit townhome development with one hundred fifty-seven (157) parking spaces.

**IV. SUMMARY**

- Townhome developments are a permitted use in an R-3, Medium Density Residential District upon approval of a CUP by Council.
- The property is recommended for Medium Density Residential uses on the *Future Land Use Map (FLUM)*.
- Voluntarily submitted proffers should adequately address any impacts from the proposed development.

**The Planning Division recommends approval of the Rezoning & CUP petitions.**

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**V. FINDINGS OF FACT**

1. **Comprehensive Plan.** The *Comprehensive Plan 2013-2030* recommends a Medium Density Residential use for the area. These 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. Private recreation uses, including country clubs, swim and racquet clubs, and private open space are also appropriate. (p.72)

2. **Zoning.** The subject property was annexed into the City in 1976. The existing R-1, Low Density Residential District and R-3, Medium Density Residential District zoning was established in 1978.
3. **Proffers.** The petitioner has voluntarily submitted the following proffers with the rezoning application:

- The project will be constructed in substantial compliance with the site plan.
- A connection to Middle Street will be constructed along with improvements to Leesville Road as suggested in the accompanying Traffic Report.
- Stormwater Management facilities will be designed to provide a 25% run-off improvement factor instead of the 20% required under current regulations.
- The green space and park area shown on 710 Leesville Road will contain a Tot Lot with appropriate playground equipment.

The petitioner has submitted the following proffer statements indicating that the voluntarily submitted proffers are “reasonable” and address impacts or an identifiable portion of and impact that is “specifically” attributable to the development:

- Proffer #1 is indicated to assure the public that the project that they see is the project that will be built.
  - Proffer #2 is included as the Middle Street connection provides connectivity for pedestrian and automotive traffic for added safety and convenience.
  - Proffer #3 provides a 25% reduction in stormwater run-off which is above and beyond the requirements of current regulations in order to protect downstream areas.
  - Proffer #4 will benefit the young families expected to live in the project by providing a safe recreation area.
4. **Board of Zoning Appeals (BZA).** The Zoning Administrator has determined that no variances are 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 22nd, 1979, City Council approved the Timberlake Road Study’s Proposed Zoning, rezoning 701 and 713 Leesville Road to B-1, Limited Business District.
    - On July 14th, 1981, City Council approved Phillip Coffey’s petition to rezone sixteen and eight tenths (16.8) acres at 762 Leesville Road from R-1, Low-Density Single-Family Residential District to R-4C, Medium-High Density, Multi-Family Residential District (Conditional) to allow the construction of twenty-seven (27) four (4) and six (6) unit apartments.
    - On May 14th, 1985, City Council approved Virginia Baptist Hospital’s CUP petition for the construction of a residential care center at Leesville Road and Del Ray Circle.
    - On August 13th, 1991, City Council approved Tree of Life Pentecostal Holiness Church’s CUP petition for the construction of a sanctuary and parking lot at 742 Leesville Road.

- On June 13th, 1995, City Council approved Virginia Baptist Hospital's CUP petition for the construction of a dining facility and building additions for Bridges Treatment Center at 693 Leesville Road.
- On April 19th, 1996, City Council approved Virginia Baptist Hospital's CUP petition for cottages and parking areas for Bridges Treatment Center at 693 Leesville Road.
- On August 13th, 1996, City Council approved Tree of Life Ministry's CUP petition for the expansion of existing church facilities at 742 Leesville Road.
- On August 14th, 2001, City Council approved Centra Health's CUP petition for the construction of modular classrooms, additional classrooms, residential cottages and parking for Bridges Treatment Center at 693 Leesville Road.
- On December 11th, 2001, City Council approved Tree of Life Ministry's CUP petition for Master Plan Development of a sanctuary, multi-purpose building, parking and athletic fields.
- On December 10th, 2002, City Council approved Centra Health's CUP petition to retain modular classrooms and construct additional classrooms/residential cottages and a nature walk for Bridges Treatment Center at 693 Leesville Road.
- On February 10th, 2004, City Council approved Luther Shepard's petition to rezone approximately three and eighty-nine hundredths (3.89) acres from R-1, Low-Density Single-Family Residential District to R-3C, Medium-Density, Two-Family Residential District (Conditional) at 800 Middle Street, to allow the construction of five (5) duplexes, in addition to three (3) existing duplexes.
- On November 9th, 2004, City Council approved Joe Gantt's petition to rezone approximately six and one tenth (6.1) acres from R-1, Low-Density Single-Family Residential District to R- 3C, Medium-Density, Two-Family Residential District (Conditional) and for a CUP at 716, 718 and 726 Leesville Road to allow the construction of fifty-nine (59) townhomes and associated parking.
- On November 13th, 2007, City Council denied the petition of Lynchburg Renting, LLC to rezone approximately seven and thirteen hundredths (7.13) acres from R-1, Low-Density Single-Family Residential District to R-3C, Medium-Density, Two-Family Residential District (Conditional) and for a CUP at 714 Leesville Road disallowing the construction of seventy-six (76) townhomes and associated parking.
- On April 13, 2010, City Council approved the Future Land Use Map (FLUM) amendment, Low Density Residential to Office and rezoning from R-1, Low Density Residential to B-2C, Neighborhood Business District (Conditional) (now B-1, Limited Business District) petitions of SFB, LLC at 623 Leesville Road to allow the construction of a business park.
- On September 8, 2015, City Council denied the petition of Lynchburg Renting, LLC to rezone approximately seven and thirteen hundredths (7.13) acres from R-1, Low-Density

Single-Family Residential to R-3C, Medium-Density, Two-Family Residential District (Conditional) and for a CUP at 714 Leesville Road disallowing the construction of a sixty-eight (68) unit townhomes and associated parking.

- On September 13, 2016, City Council approved the petition of Kristie Napier to rezone approximately one (1) acre at 630 & 636 Leesville Road from R-3, Medium Density Residential District to B-1C, Limited Business District (Conditional) to allow the reuse of an existing building as a business.
6. **Site Description.** The subject property is two (2) tracts comprising approximately eight (8) acres. The property contains two (2) structures proposed for demolition as part of this project. The property is bounded to the north by single-household and duplex uses, to the south by a townhome development, to the east (across Leesville Road) by a residential use on commercially zoned land and to the west by single-household and apartment uses.
  7. **Proposed Use of Property.** If the petitions are approved the property would be developed as an eighty-seven (87) unit townhome development with associated parking.
  8. **Traffic, Parking and Public Transit.** The submitted concept plan indicates the construction of an eighty-seven (87) unit townhome development with one hundred fifty-seven (157) parking spaces. The number of parking spaces proposed is above the *Zoning Ordinance* requirement of one (1) space per unit.

The petitioner has voluntarily proffered to provide a connection to Middle Street and provide necessary improvements to Leesville Road, which would include a left turn lane and right turn taper. These improvements are supported by traffic analysis as reviewed by the City Engineer.

The submitted concept plan indicates pedestrian facilities within the development connecting to sidewalk along the frontage of Leesville Road.

The area is served by the Greater Lynchburg Transit Company (GLTC) Route & with bus stops located at Del Ray Circle and at 730 Leesville Road.

Guiding Principles for Transportation in the *Comprehensive Plan* indicate that the City will support the expansion of modal choices for residents with different needs and preferences. This recognizes the importance of coordinating design to provide connectivity between modes and to ensure safety for motorists, transit riders, bicyclists and pedestrians. The City also supports improved connectivity between neighborhoods and the uses served by those neighborhoods to facilitate mobility between the places where residents live, work and play. (p, 128)

The submitted concept plan indicates a development that is meeting the guiding principles for transportation as supported by the *Comprehensive Plan*.

9. **Stormwater Management.** A stormwater management / Erosion & Sediment Control Plan will be required prior to site plan approval. Information submitted by the petitioner indicates that stormwater quantity and quality would be addressed by a variety of measures, including two stormwater management areas. The petitioner has voluntarily proffered to provide additional downstream protection by increasing the improvement factor to 25% instead of the required 20%.
10. **Emergency Services:** The City's Fire Marshal and Police Department had no comments of concern regarding the proposal.

- 11. Impact.** The proposed development should have limited impacts on the surrounding neighborhoods and would fit well within the existing Leesville Road corridor. The concept plan indicates the maintenance of existing vegetation along the perimeter of the development and additional vegetation would be added as needed to soften any impacts from the development. The connection to Middle Street will strengthen the street grid in the area, and improvements to Leesville Road should limit any traffic impacts. Pedestrian connections within the development connecting to Leesville Road and transit service indicate a well-designed project that will provide additional housing opportunities for Lynchburg residents.

A townhome project on the property has been denied by Council on two separate occasions, 2007 and 2015. Denial was due to concerns over erosion and sediment control, stormwater, and the number of townhomes in the City. With the proffer to provide stormwater management beyond the even stricter requirements that were previously in effect, the Planning Division believes environmental issues would be limited. The proposed development is below thresholds as recommended by the Comprehensive Plan for this area and the development would provide housing at desirable densities that reflect good land use principles and responsible use of limited land resources.

- 12. Technical Review Committee.** The Technical Review Committee (TRC) reviewed the petition on April 16, 2019.

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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 rezoning petition of Lynchburg Renting LLC to rezone approximately eight (8) acres at 710 & 714 Leesville Road from R-1, Low Density Residential District & R-3, Medium Density Residential District to R-3C, Medium Density Residential District (Conditional) subject to the voluntarily submitted proffers offered by the petitioner:**

- **The project will be constructed in substantial compliance with the site plan.**
- **A connection to Middle Street will be constructed along with improvements to Leesville Road as suggested in the accompanying Traffic Report.**
- **Stormwater Management facilities will be designed to provide a 25% run-off improvement factor instead of the 20% required under current regulations.**
- **The green space and park area shown on 710 Leesville Road will contain a Tot Lot with appropriate playground equipment.**

**Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the Conditional Use Permit petition of Lynchburg Renting LLC at 710 & 714 Leesville Road to allow the construction of an eighty-seven (87) unit townhome development subject to the following condition:**

- 1. The property shall be developed in substantial compliance with the concept plan entitled “WyndSOR View” Townhomes dated April 29, 2019.**

This matter is respectfully offered for your consideration.

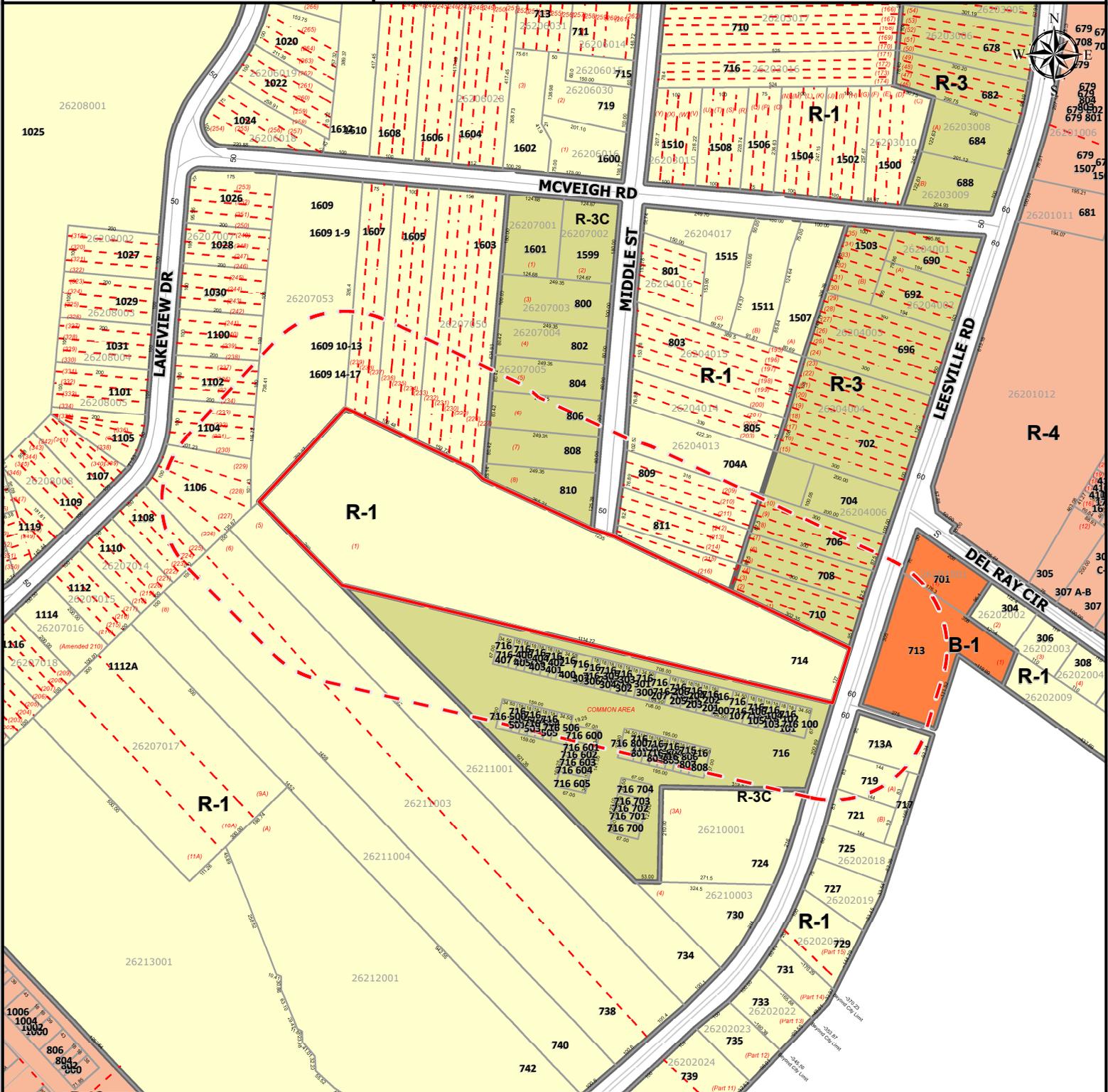


William T. Martin, AICP  
City Planner

- 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. Bruce Gallier, Petitioner
  - Ms. Carol Gallier, Petitioner
  - Mr. Bill Berkley, Reperesentative

## **VII. ATTACHMENTS**

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



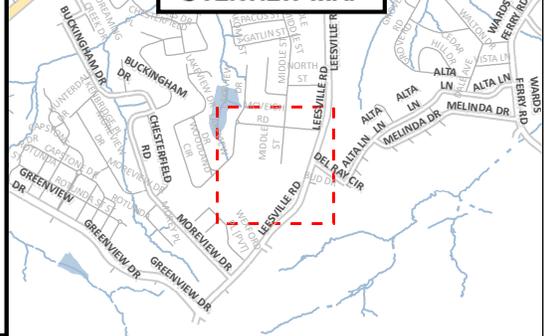
**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
26205001	714 LEESVILLE 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 300' DATE PRINTED: 4/3/2019

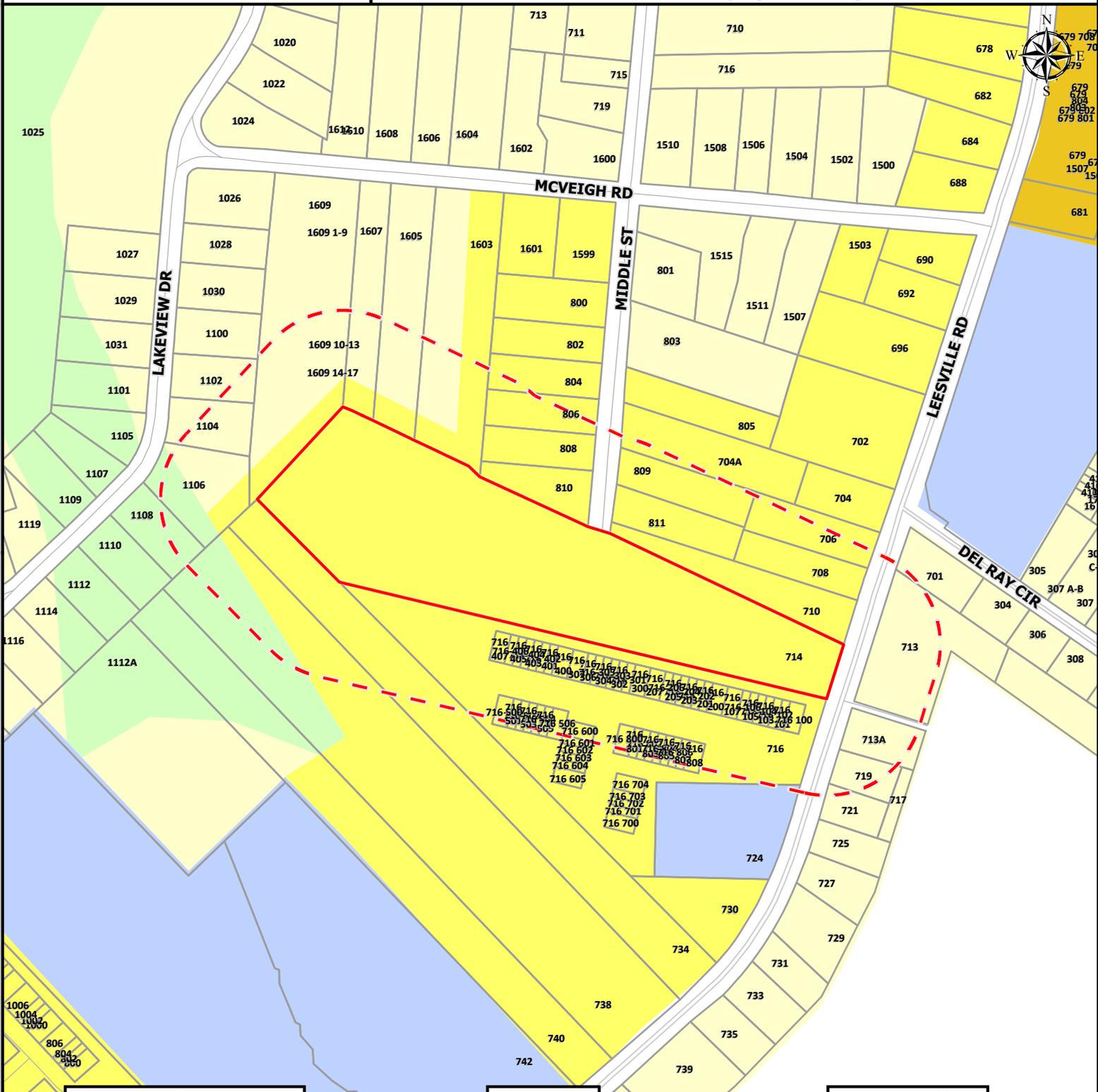
WyndSOR View Townhomes						
Parcel ID	Address	Owner	Mailing Address	Mailing City	Mailing State	Mailing ZIP
26207054	806 MIDDLE ST	A & S LLC	3234 COLONIAL HWY	RUSTBURG	VA	24588-4269
26205019	716 LEESVILLE RD 300	ARPORN RAT, VAN	325 ADDIE WAY	LYNCHBURG	VA	24501-7294
26207056	810 MIDDLE ST	BALDWIN, EDWIN F	1874 GRAVES MILL RD	LYNCHBURG	VA	24502-4200
26207005	804 MIDDLE ST	BALDWIN, EDWIN F	1874 GRAVES MILL RD	LYNCHBURG	VA	24502-4200
26205008	716 LEESVILLE RD 105	BANKS, JON D	13 KENTUCKY AVE	WHITESBURG	KY	41858-7789
26210001	724 LEESVILLE RD	BEULAH BAPTIST CEMETERY	528 LEESVILLE RD	LYNCHBURG	VA	24502-2329
26205055	716 LEESVILLE RD 802	BROADUS, SHELISHIA RENE	716 LEESVILLE RD APT 802	LYNCHBURG	VA	24502-3826
26205014	716 LEESVILLE RD 203	BUNCH, KENNETH M	716 LEESVILLE RD APT 203	LYNCHBURG	VA	24502-3825
26205059	716 LEESVILLE RD 806	C & L PROPERTIES OF FOREST LLC	1218 MAYS MILL RD	FOREST	VA	24551-1863
26205057	716 LEESVILLE RD 804	C & L PROPERTIES OF FOREST LLC	1218 MAYS MILL RD	FOREST	VA	24551-1863
26202001	701 LEESVILLE RD	C BURKS COMPANY LLC	701 LEESVILLE RD	LYNCHBURG	VA	24502-2813
26205056	716 LEESVILLE RD 803	DANVERS, DANIEL A & RAGHAVAN, SARITA	8208 135TH ST APT 35	JAMAICA	NY	11435-1331
26202016	721 LEESVILLE RD	ELDER, DONNA W	721 LEESVILLE RD	LYNCHBURG	VA	24502-2852
26205015	716 LEESVILLE RD 204	EUBANK, WILLIAM A III	716 LEESVILLE RD APT 204	LYNCHBURG	VA	24502-3825
26205024	716 LEESVILLE RD 305	EVORA, NICHOLAS A & MERLIZA M	PO BOX 796	PORT ANGELES	WA	98362-0139
26205053	716 LEESVILLE RD 800	FAULCONER, ERCCELL M &	716 LEESVILLE RD APT 800	LYNCHBURG	VA	24502-3826
26205042	716 LEESVILLE RD 600	FERRIS, FLINT & BROOKE	716 LEESVILLE RD APT 600	LYNCHBURG	VA	24502-3800
26205033	716 LEESVILLE RD 406	GALLIER, BRUCE E & CAROLE T	PO BOX 351	FOREST	VA	24551-0351
26205034	716 LEESVILLE RD 407	GALLIER, BRUCE E & CAROLE T	PO BOX 351	FOREST	VA	24551-0351
26207010	1102 LAKEVIEW DR	GARRISON, KENNETH L &	1102 LAKEVIEW DR	LYNCHBURG	VA	24502-2808
26204011	811 MIDDLE ST	GOFF, HELEN	706 LEESVILLE RD	LYNCHBURG	VA	24502-2814
26204007	706 LEESVILLE RD	GOFF, HELEN O	706 LEESVILLE RD	LYNCHBURG	VA	24502-2814
26204012	809 MIDDLE ST	GOFF, HELEN O	706 LEESVILLE RD	LYNCHBURG	VA	24502-2814
26207052	1607 MCVEIGH RD	GRABHOFER, RALF	1607 MCVEIGH RD	LYNCHBURG	VA	24502-2816
26205026	716 LEESVILLE RD 307	HAAN, GREGORY E	1192 COLBY DR	FOREST	VA	24551-1697
26205012	716 LEESVILLE RD 201	HAGER, REBEKAH LEANN	716 LEESVILLE RD APT 201	LYNCHBURG	VA	24502-3825
26207050	1603 MCVEIGH RD	HENRY, J GORDON & SUE T &	1127 LAKEVIEW DR	LYNCHBURG	VA	24502-2807
26205061	716 LEESVILLE RD 808	KANG, SHIN WOO	716 LEESVILLE RD APT 808	LYNCHBURG	VA	24502-3826
26207051	1605 MCVEIGH RD	LINDSAY, CHADWICK F & SANDRA C	1605 MCVEIGH RD	LYNCHBURG	VA	24502-2816
26205020	716 LEESVILLE RD 301	LOVELL, ELLIOTT T JR & BRYANT, HALEY	716 LEESVILLE RD APT 301	LYNCHBURG	VA	24502-3840
26207011	1104 LAKEVIEW DR	LOWER, RICHARD & JANE	1104 LAKEVIEW DR	LYNCHBURG	VA	24502-2808
26207053	1609 MCVEIGH RD	LP APARTMENTS LLC	102 OAKLEY AVE STE 106	LYNCHBURG	VA	24501-3237
26204009	710 LEESVILLE RD	LYNCHBURG RENTING LLC	PO BOX 351	FOREST	VA	24551-0351
26205038	716 LEESVILLE RD 503	LYNCHBURG RENTING LLC	PO BOX 351	FOREST	VA	24551-0351
26205032	716 LEESVILLE RD 405	LYNCHBURG RENTING LLC	PO BOX 351	FOREST	VA	24551-0351
26205040	716 LEESVILLE RD 505	LYNCHBURG RENTING LLC	PO BOX 351	FOREST	VA	24551-0351
26205036	716 LEESVILLE RD 501	LYNCHBURG RENTING LLC	PO BOX 351	FOREST	VA	24551-0351
26205001	714 LEESVILLE RD	LYNCHBURG RENTING LLC	PO BOX 351	FOREST	VA	24551-0351
26205035	716 LEESVILLE RD 500	LYNCHBURG RENTING LLC	PO BOX 351	FOREST	VA	24551-0351
26205030	716 LEESVILLE RD 403	LYNCHBURG RENTING LLC	PO BOX 351	FOREST	VA	24551-0351
26205039	716 LEESVILLE RD 504	LYNCHBURG RENTING LLC	PO BOX 351	FOREST	VA	24551-0351
26205037	716 LEESVILLE RD 502	LYNCHBURG RENTING LLC	PO BOX 351	FOREST	VA	24551-0351
26205028	716 LEESVILLE RD 401	LYNCHBURG RENTING LLC	PO BOX 351	FOREST	VA	24551-0351
26205031	716 LEESVILLE RD 404	LYNCHBURG RENTING LLC	PO BOX 351	FOREST	VA	24551-0351
26205017	716 LEESVILLE RD 206	LYNCHBURG RENTING LLC	PO BOX 351	FOREST	VA	24551-0351
26205041	716 LEESVILLE RD 506	LYNCHBURG RENTING LLC	PO BOX 351	FOREST	VA	24551-0351
26211003	738 LEESVILLE RD	MASON, GEORGIA B	738 LEESVILLE RD	LYNCHBURG	VA	24502-2814
26211001	734 LEESVILLE RD	MASON, GEORGIA B	738 LEESVILLE RD	LYNCHBURG	VA	24502-2814
26205027	716 LEESVILLE RD 400	MAYHUGH, LEAH SNAVELY	5393 THOMAS JEFFERSON RD	FOREST	VA	24551-2378
26205018	716 LEESVILLE RD 207	MCLINDEN, PAUL F & CHARLOTTE A	1608 BOWLER CREEK RD	PAMPLIN	VA	23958-3812

26207013	1108 LAKEVIEW DR	MEREDITH, JAMES R JR & KATHERINE P	1106 LAKEVIEW DR	LYNCHBURG	VA	24502-2808
26207012	1106 LAKEVIEW DR	MEREDITH, JAMES R JR & KATHERINE P	1106 LAKEVIEW DR	LYNCHBURG	VA	24502-2808
26207055	808 MIDDLE ST	MOON, JACKIE L	1874 GRAVES MILL RD	LYNCHBURG	VA	24502-4200
26205016	716 LEESVILLE RD 205	MORGAN, JONATHAN P &	716 LEESVILLE RD APT 205	LYNCHBURG	VA	24502-3825
26204006	704 LEESVILLE RD	MOSES, BARBARA A	704 LEESVILLE RD	LYNCHBURG	VA	24502-2814
26202014	713 A LEESVILLE RD	OVERSTREET, PAMELA W	713 A LEESVILLE RD	LYNCHBURG	VA	24502-2813
26204008	708 LEESVILLE RD	PARKER, ELBERT J JR	1407 BROOKVILLE LN	LYNCHBURG	VA	24502-2001
26205060	716 LEESVILLE RD 807	PEAVYHOUSE, MICHAEL R	13444 MONKS NECK RD	NORTH DINWIDDIE	VA	23805-9532
26205009	716 LEESVILLE RD 106	PEREIRA, DENIZE CARDOSO	304 WYNDHURST DR	LYNCHBURG	VA	24502-2540
26202015	719 LEESVILLE RD	PICKING, BONNIE B & WILLIAM J	414 WOODLAND CIR	LYNCHBURG	VA	24502-2821
26205021	716 LEESVILLE RD 302	POCH, AMANDA L	716 LEESVILLE RD APT 302	LYNCHBURG	VA	24502-3840
26205005	716 LEESVILLE RD 102	RADIANCE LLC	2407 GRAVES MILL RD	FOREST	VA	24551-1950
26205007	716 LEESVILLE RD 104	RADIANCE LLC	2407 GRAVES MILL RD	FOREST	VA	24551-1950
26205004	716 LEESVILLE RD 101	RADIANCE LLC	2407 GRAVES MILL RD	FOREST	VA	24551-1950
26205013	716 LEESVILLE RD 202	RADIANCE LLC	2407 GRAVES MILL RD	FOREST	VA	24551-1950
26205006	716 LEESVILLE RD 103	RADIANCE LLC	2407 GRAVES MILL RD	FOREST	VA	24551-1950
26204013	704 A LEESVILLE RD	RAMSEY, CAROLYN B &	704 LEESVILLE RD	LYNCHBURG	VA	24502-2814
26202010	713 LEESVILLE RD	RILEY, CLARENCE R JR	713 LEESVILLE RD	LYNCHBURG	VA	24502-2891
26205029	716 LEESVILLE RD 402	RYSER, KERI U	716 LITTLELEAF CT	HOLLY SPRINGS	NC	27540-8766
26205025	716 LEESVILLE RD 306	SHANER, KAREN L	716 LEESVILLE RD APT 306	LYNCHBURG	VA	24502-3840
26205003	716 LEESVILLE RD 100	SHIRO, DEBORA R & TYREE, DENISE R	1205 IVY LAKE DR	FOREST	VA	24551-4114
26205043	716 LEESVILLE RD 601	SMITH, CLYDE A	1218 MAYS MILL RD	FOREST	VA	24551-1863
26205023	716 LEESVILLE RD 304	SMITH, CLYDE A & SMITH, ANGELA R &	1218 MAYS MILL RD	FOREST	VA	24551-1863
26205022	716 LEESVILLE RD 303	SPECK, SHAWN W & SUSAN E	213 GRANNERY LN	NORTH WALES	PA	19454-2304
26205058	716 LEESVILLE RD 805	STEPHENS, FORREST CODY	716 LEESVILLE RD APT 805	LYNCHBURG	VA	24502-3826
26207009	1100 LAKEVIEW DR	STEWART, JOSHUA W & HOLLI M	1100 LAKEVIEW DR	LYNCHBURG	VA	24502-2808
26205011	716 LEESVILLE RD 200	WHITLOW, HILLARY G	716 LEESVILLE RD APT 200	LYNCHBURG	VA	24502-3825
26205010	716 LEESVILLE RD 107	WINTERS, HEATHER M & ZANE D	716 LEESVILLE RD APT 107	LYNCHBURG	VA	24502-3809
26205054	716 LEESVILLE RD 801	WORSHAM, AUDREY C & BELL, GREGORY A	501 VES RD APT CT15	LYNCHBURG	VA	24503-4644
26205002	716 LEESVILLE RD	WYNDSOR PLACE TOWNHOMES ASSOC INC	PO BOX 727	FOREST	VA	24551-0727
	Frank Rogers and Paul Harvey	Campbell County	P.O. Box 100	Rustburg	VA	24588

AFFIDAVIT OF MAILINGS

The undersigned hereby makes affidavit that the mailings required by Section 15.2-2204(B.) of the Code of Virginia were duly sent by first class mail to the last known address as shown on the current real estate tax assessment books of the owner or owners, their agent or the occupant of all abutting property.

Name/Title: Robin Craig, Planning Technician Date: 4/30/19



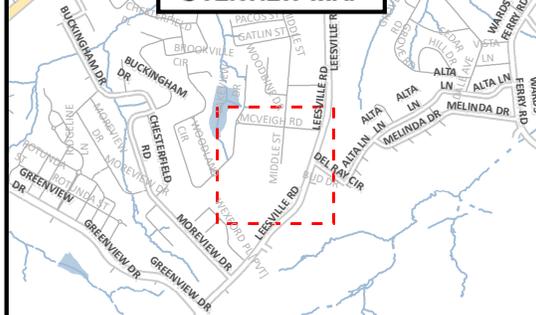
**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
26205001	714 LEESVILLE 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 300' DATE PRINTED: 4/3/2019

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.



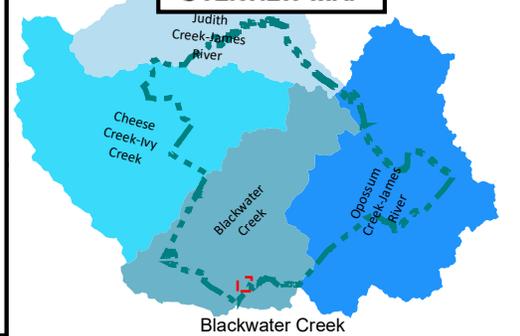
**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
26205001	714 LEESVILLE RD

**LEGEND**

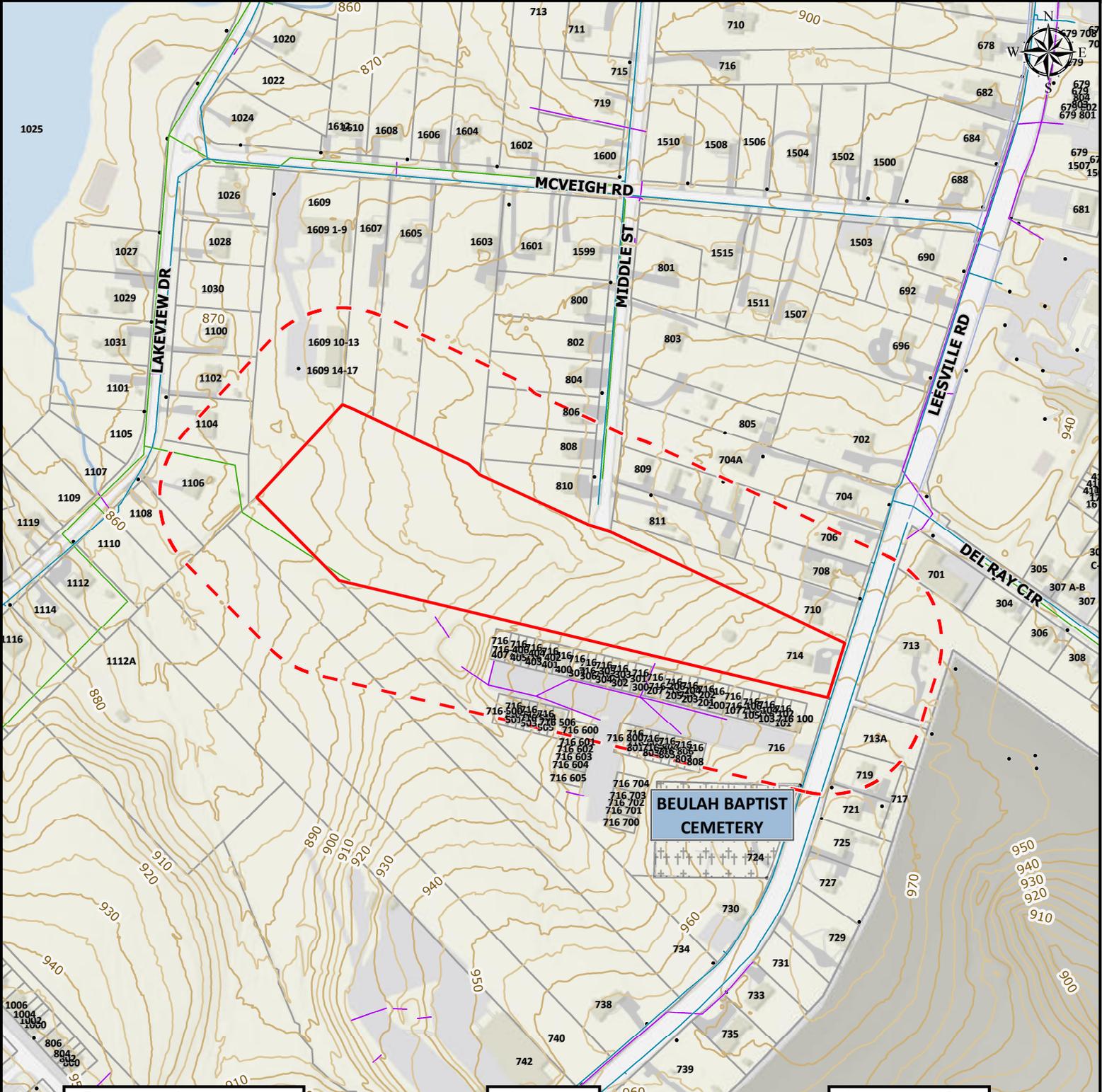
- Subject Property**
- Base Flood Elevation**
- Floodway**
- Floodzone**
- River / Lake / Stream**

**OVERVIEW MAP**



MAP SCALE: 1" to 300' DATE PRINTED: 4/3/2019

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.



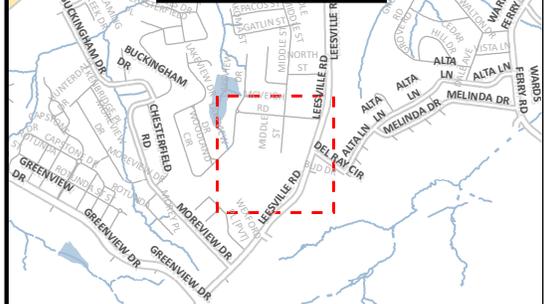
**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
26205001	714 LEESVILLE RD

**LEGEND**

	Active	Proposed	Abandoned
Utilities	Water		
	Sanitary		
	Storm		
Planimetrics	Structure		
	Roadway		
	Parking		
	Sidewalk		
	Driveway		
Towers & Trans. Lines	Elec. Trans		
	Trans. Tower		
	Comm. Tower		
	Other		
Contours	100'		
	50'		
	20'		
	10'		
	5'		
Pole			
	Cemetery		

**OVERVIEW MAP**



MAP SCALE: 1" to 300' DATE PRINTED: 4/3/2019

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NOTE:  
EXISTING VEGETATION TO REMAIN AND SERVE AS VEGETATIVE BUFFER. SUPPLEMENT WITH 4' TALL EVERGREEN TREES AS NECESSARY TO PROVIDE ADEQUATE SCREENING. SPECIES TO BE DETERMINED.

LP APARTMENTS LLC  
PIN: 26207053  
ZONED R-1  
INSTR #080000043  
USE - APARTMENT

RALF GRABHOFFER  
PIN: 26207052  
ZONED R-1  
INSTR #030003438  
USE - SINGLE FAMILY DETACHED

CHADWICK F. & SANDRA C. LINDSAY  
PIN: 26207051  
ZONED R-1  
D.B. 737, PG. 823  
USE - SINGLE FAMILY DETACHED

J. GORDON & SUE T. HENRY  
AND MONA HENRY THOMAS  
PIN: 26207050  
ZONED R-1  
INSTR #140001691  
USE - SINGLE FAMILY DETACHED

NOTE:  
EXISTING VEGETATION TO REMAIN AND SERVE AS VEGETATIVE BUFFER. SUPPLEMENT WITH 4' TALL EVERGREEN TREES AS NECESSARY TO PROVIDE ADEQUATE SCREENING. SPECIES TO BE DETERMINED.

EDWIN F. BALDWIN  
PIN: 26207056  
ZONED R-3C  
INSTR. # 060003904  
USE - DUPLEX

JAMES E. & HELEN GOFF  
PIN: 26204011  
ZONED: R-1  
D.B. 722, PG. 348  
USE: RESIDENTIAL

ELBERT J. PARKER, JR.  
PIN: 26204008  
ZONED: R-3  
INSTR #060009308  
USE: RESIDENTIAL

GEORGIA B. MASON  
PIN: 26211001  
ZONED R-1  
D.B. 563, PG. 709  
USE - VACANT

THIS SITE PLAN HAS BEEN PREPARED FOR THE REZONING OF PIN: 26205001 & A PORTION OF PIN: 26204009 FROM R-1 TO R-3 CONDITIONAL TO ALLOW THE CONSTRUCTION OF 87 TOWNHOUSE UNITS

SUBJECT PROPERTY  
PIN: 26205001 & PIN: 26204009

SOURCE OF TITLE: PIN: 26205001 INSTR #060007734 LYNCHBURG RENTING, LLC  
PIN: 26204009 INSTR #180003869 LYNCHBURG RENTING, LLC

TOTAL ACREAGE: 29.017 AC.

CURRENT ZONING: R-1  
CURRENT USE: SINGLE FAMILY RESIDENCE  
PROPOSED ZONING: R-3 CONDITIONAL  
PROPOSED USE: TOWNHOMES FOR SALE

NOTES:

- ALL PROPOSED BUILDINGS WILL BE SERVED BY CITY OF LYNCHBURG WATER AND SANITARY SEWER CONNECTIONS.
- 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 (# 51009301040), DATED JUNE 3, 2008. NO FIELD SURVEYING WAS PERFORMED TO MAKE THIS DETERMINATION.
- ELECTRIC, TELEPHONE, & CABLE SERVICE WILL BE UNDERGROUND ON THE SITE.
- PRIOR TO THE DEMOLITION OF 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.
- ALL EXTERIOR LIGHTING SHALL BE NON-DIRECTIONAL OR GLARE SHIELDED AND DIRECTED AWAY FROM ADJACENT ROADS AND PROPERTY.
- A SIGN PERMIT MUST BE OBTAINED PRIOR TO THE PLACEMENT OF ANY SIGNS. HANDICAP RAMPS AND SIGNAGE MUST BE INSTALLED PER CODE.
- THE PROPOSED TOWNHOMES WILL BE CONSTRUCTED WITH AN EXTERIOR COMBINATION OF EITHER BRICK, ROCK, HARDY BOARD AND SOME DECORATIVE VINYL.
- LANDSCAPING AS SHOWN IS FOR SCHEMATIC PURPOSES ONLY. A DETAILED LANDSCAPING PLAN SHALL BE PREPARED IN ACCORDANCE WITH LANDSCAPING SECTION OF THE CURRENT LYNCHBURG ZONING ORDINANCE.

- 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.
- 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.
- TRASH PICK-UP WILL BE MANAGED BY ONSITE DUMPSTER WITH PRIVATE PICK-UP.
- GREENSPACE CALCULATION: 4.752 AC / 8.018 AC = 59%. THERE FOR THE SITE CAN BE LANDSCAPED TO MEET THE 10% MINIMUM CANOPY REQUIREMENTS.
- STORMWATER MANAGEMENT TO MEET STATE AND LOCAL REGULATIONS.
- THE DEVELOPER WILL PROVIDE A BUS STOP AS SHOWN.

LEGEND  
R/W RIGHT-OF-WAY  
BSL BUILDING SETBACK LINE  
SANITARY SEWER MANHOLE  
LIGHT POLE

MINIMAL LOT REQUIREMENTS

- LOT AREA: 1,200 SF
- UNIT WIDTH: 16 FT
- FRONT YARD: 10 FT
- SIDE YARD: 16 FT AT EACH END OF A GROUP OF UNITS (NOT TO BE SHARED BETWEEN UNITS)
- REAR YARD: 25 FT (NOT TO BE SHARED BETWEEN UNITS)

PARKING

MINIMUM PARKING  
87 UNITS X 1 PER UNIT  
87 SPACES REQUIRED  
ACTUAL PARKING  
87 UNITS X 1.75 PER UNIT  
157 SPACES ACTUAL  
INCLUDING 11 HANDICAP SPACES

EACH 18' X 28' UNIT IS 2 STORY AND CONSIST OF 504 SQ.FT. PER STORY FOR A TOTAL OF 1008 SQ.FT. PER UNIT

TOTAL DWELLINGS - 87  
TOTAL ACRES - 8.018  
DWELLINGS PER ACRE - 10.89

LANDSCAPE LEGEND

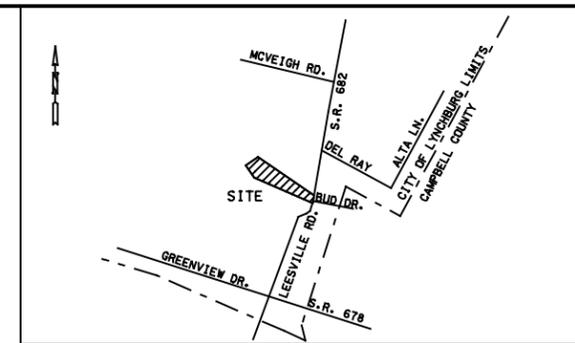
- SHADE TREES
- MIXTURE OF SHRUBS

50' 0' 50'  
SCALE: 1" = 50'  
1 : 600

OWNER / DEVELOPER

LYNCHBURG RENTING, LLC  
P.O. BOX 351  
FOREST, VA 24551  
C/O BRUCE GALLIER  
PHONE: (434)385-7226

PLAT CAB. 8, SLIDE 176



VICINITY MAP  
N.T.S.



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

CONCEPT PLAN FOR REZONING  
**WYNSOR VIEW TOWNHOMES**  
714 LEESVILLE ROAD  
CITY OF LYNCHBURG, VIRGINIA

DATE: 3-28-19

DRAWN:

CHECKED:

REVISIONS

NO.	DATE
1	04-29-19

SCALES

HORIZ: AS SHOWN  
VERT: AS SHOWN

COMM. NO. 070008

SHEET NO. 1 OF 1

REZONING AND CUP NARRATIVE

FOR

WYNDSOR VIEW TOWNHOMES  
LYNCHBURG RENTING, LLC  
P.O. BOX 351  
FOREST, VIRGINIA

PREPARED FOR:  
LYNCHBURG RENTING, LLC  
P.O. BOX 351  
FOREST, VIRGINIA  
(C/O BRUCE GALLIER)

BY

CARDINAL SURVEY & DESIGN, PLC  
ENGINEERS-SURVEYORS-PLANNERS

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

COMM. NO. 070008

MAY 18, 2015  
REVISED JULY 8, 2015  
REVISED MARCH 28, 2019

### PROJECT DESCRIPTION

Request Rezoning from R-1 to R-3C to allow for 87 Town Homes for sale. The project includes 8.018 acres. The subject area is currently developed with two single family residences. Below are narratives specifically requested by the City of Lynchburg for the Rezoning and CUP application.

### WATER/SEWER CAPACITY NARRATIVE:

The property is served by an existing City of Lynchburg Public water via 24" line along Leesville Road. The 24" water line will adequately serve the development.

The property is served by an existing 8" sanitary sewer line near the rear of the property. The 8" sanitary sewer line will adequately serve the development.

### STORMWATER NARRATIVE FOR ADEQUATE CHANNEL AND STORMWATER MEASURES

Currently the 8.0-acre property is partially developed with two residential dwellings. The remainder of the property is wooded. The majority of existing onsite storm water runoff converges in a large broad watercourse bisecting the property and drains to the west property corner at a natural watercourse. A smaller broad watercourse on the north western portion of the site converges to the same western corner. Just offsite multiple natural watercourses converge to form a stream which drains to an unnamed tributary to Dreaming Creek.

The proposed development will require storm water management for both water quality and quantity. Due to the size of the project, a variety of storm water management measures will be utilized throughout the project in a combination of both local and regional treatment. The project will be designed to meet state and local codes (Part IIB of the stormwater regulations). Specific designs will be submitted during the site plan phase for City review and approval. After construction, the storm management measures will be inspected by the City of Lynchburg and the design engineer for compliance with the approved plans. A maintenance agreement will be recorded for the project to insure the storm water measures are maintained long term.

Water quality and quantity will be handled by a combination of possible measures such as Rooftop Disconnection, Rainwater Harvesting, Soil Amendments, Permeable Pavement, Grass Channel, Bio-retention, Infiltration, Dry Swale, Sheet Flow to Filter/Open Space, Extended Detention Pond, and Filtering Practice. A combination of these measures will be used to treat and reduce the storm water runoff. To provide channel protection, the project will satisfy the equation  $Q_{dev} \leq I.F. * (Q_{predev} * RV_{predev}) / RV_{dev}$  since discharging to an existing natural storm water conveyance. Since the disturbed acreage is greater than 1 acre, the required I.F. or improvement factor will be 0.8 (Q = flow, RV = volume of runoff). The developer intends to provide additional downstream protection by increasing the improvement factor to .75 thus reducing downstream flows by an additional 25 percent. In regard to flood protection, the project will release the post development peak flow rate for a 10-year 24 hr. storm event that is less than the pre development peak flow rate. Compliance with this method of storm water management shall be deemed to satisfy minimum standard 19 of the Va. E & S Manual. While not required by the regulations, the attached calculations show that the existing natural channel is adequate for the 2-year storm.

### EROSION AND SEDIMENT CONTROL

Preliminary calculations show that the project will have a disturbed area of approximately 5.5 acres. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared by the design engineer and reviewed by the City of Lynchburg for approval. The SWPPP will propose a combination of measures such as silt fence, inlet/outlet protection, diversions, sediment traps and basins etc., to insure a stabilized site during construction. The SWPPP requires inspections once every 10 days or within 48 hours of a measurable rain event. The SWPPP manager will be required to make any necessary repairs and/or adjustments. The City of Lynchburg will also provide vigorous inspections.

#### COMPLIANCE WITH PLANNING DOCUMENTS

The Lynchburg Comprehensive Plan recommends Medium Density Residential Development in this area which includes small-lot single family detached housing, duplexes and Townhouses. Maximum densities of up to 12 units per acre are recommended. The proposed development has a density of 10.89 units per acre which is well within the recommended range. No changes to the Future Land Use Map (FLUM) are proposed.

#### TRAFFIC PLANNING

A Traffic Study was prepared by ECR, PC in January of 2019 for this project. A copy is included in this application. One conclusion of the report is that the combination of anticipated turning movements and traffic volumes on Leesville Road are slightly above the threshold warrants for a left turn lane and right turn taper. This need can be mitigated by restricting access from Middle Street for the short term. The City's long range plan for improving Leesville Road include a "road diet" which would render the turn lanes unnecessary.

MEMORANDUM

TO: WILLIAM O. BERKLEY, JR., P.E.

FROM: BILL WUENSCH, P.E., PTOE; MIKE CALLAHAN, AICP

ORGANIZATION: BERKLEY-HOWELL & ASSOCIATES, PC

DATE: JANUARY 4, 2019

PHONE NUMBER: (434) 385-7548

SENDER'S REFERENCE NUMBER:

RE: WYNSOR VIEW TOWNHOMES TRAFFIC STUDY

YOUR REFERENCE NUMBER:

URGENT     FOR YOUR USE     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

**WyndSOR View Townhomes Traffic Study**

**1. Introduction**

Berkley-Howell & Associates, PC requested assistance from EPR, P.C. to conduct traffic analysis for the proposed WyndSOR View townhome development on Leesville Road in Lynchburg, Virginia. The townhomes are proposed for the west side of Leesville Road, with access provided just north of Bud Drive. Figure 1 illustrates the site location for the future development. The site is about 6 miles south of downtown Lynchburg and about 1 mile northwest of Lynchburg Regional Airport.



Figure 1 - WyndSOR View Proposed Development Location. Source: City of Lynchburg Parcel Viewer

The anticipated development consists of 87 townhomes. It is proposed to include 157 parking spaces; 11 of these are ADA spaces. The site plan indicates an entrance/egress from Leesville Road and a secondary entrance/egress from Middle Street, which has access to Leesville Road via McVeigh Road. The purpose of this memorandum is to provide a summary of the traffic analysis for the proposed project.

**2. Existing Conditions**

Land uses on Leesville Road in the vicinity of the site are mostly low to medium density residential. Leesville is classified by VDOT as a major collector, and provides a key north-south connection between Greenview Drive and Timberlake Road. The road consists of two through lanes in each direction frequent curb cuts for access to low and medium residential properties. Leesville has a posted speed limit of 35 miles per hour. The access drive to the proposed WyndSOR View townhomes does not exist. However, it is expected to also connect to Middle Street, which is a local street serving low density residential uses. Middle Street will provide secondary access to Leesville from the townhomes via McVeigh Road.

The average daily weekday traffic volume on Leesville Road between the Lynchburg corporate limits and North Street was 9,500 vehicles per day in 2017. The proposed townhomes are within the limits of this link. The vehicular traffic volume has increased about 19 percent since 2007. VDOT is the source for these counts. The traffic volumes for the AM and PM peak hour are described in the figure below.

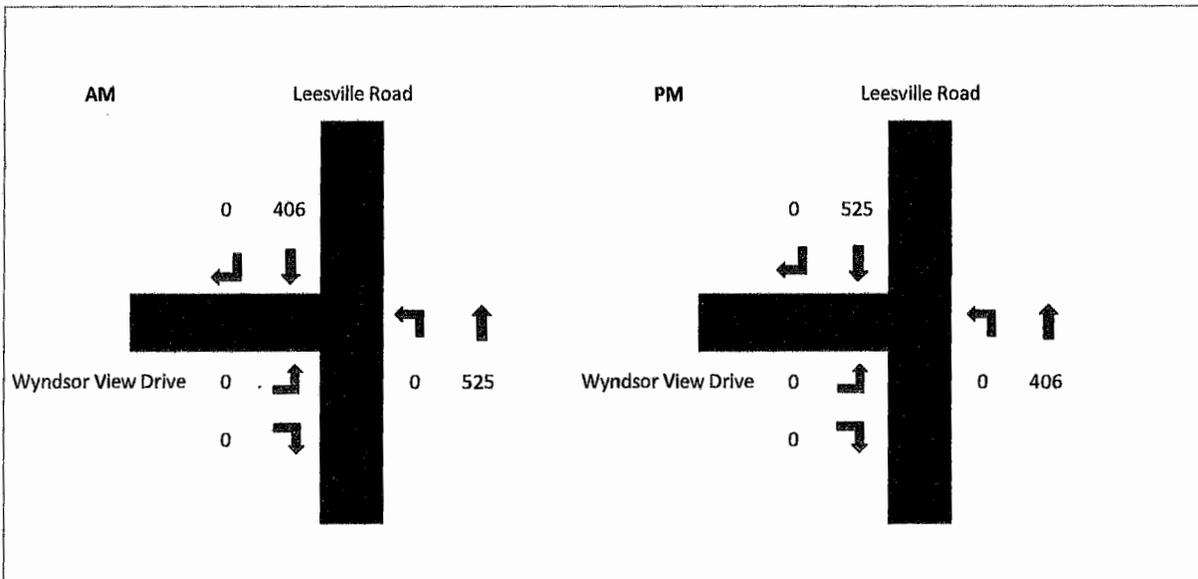


Figure 2 – 2017 Peak Hour Traffic Volumes

**3. Development Program**

The proposed site use is 87 townhomes. EPR, P.C. used the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition to estimate the number of trips the development will generate each day and during the peak hours. Table 1 contains the land use descriptions, ITE land use code, size, and anticipated trips. The anticipated development is expected to generate about 617 trips per day, with 42 falling in the morning peak hour and 52 in the evening peak hour.

Table 1 - Anticipated Trip Generation

Use	LU Code	Unit	Quantity	Daily		AM		PM	
				In	Out	In	Out	In	Out
Multifamily Housing (low rise)	220	D.U.	87	308	309	10	32	33	19
Total				617		42		52	

**4. Future Conditions Analysis**

The future conditions analysis used 2021 as the horizon year. EPR, P.C. collected traffic volume data from each year between 2007 and 2017 for Leesville Road to calculate an average annual growth rate over the last 10 years. Traffic volume on Leesville Road between the Lynchburg corporate limits and North Street grew from about 8,000 vehicles per day to 9,500 over this time period. The simple average growth rate was 1.94% per year while the compound growth rate was 1.57%. EPR, P.C. therefore assumed a conservative future growth rate of 1.94% between 2018 and 2021. The future traffic volumes presented in the figure below include the assumed underlying rate of growth.

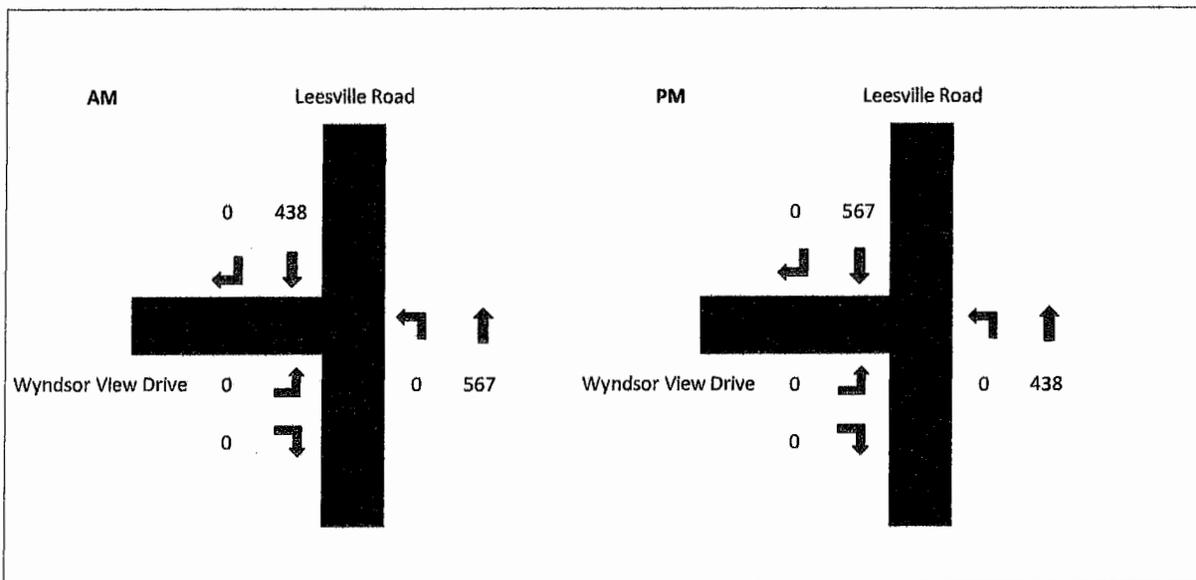


Figure 3 - 2021 No Build Traffic Volumes

Next EPR, P.C. distributed future trips generated by the new townhomes among the intersection movements, based on prevailing traffic patterns on Leesville Road. EPR, P.C. estimated based on traffic count data that about 54 percent of traffic volume heads towards the core of Lynchburg in the morning, and 54 percent heads outbound from Lynchburg in the evening. EPR, P.C. assumed that traffic entering and exiting the WyndSOR View driveway would follow the same directional patterns as existing traffic on Leesville Road. The estimated distribution of movements during the AM and PM peak periods are shown in the figure below.

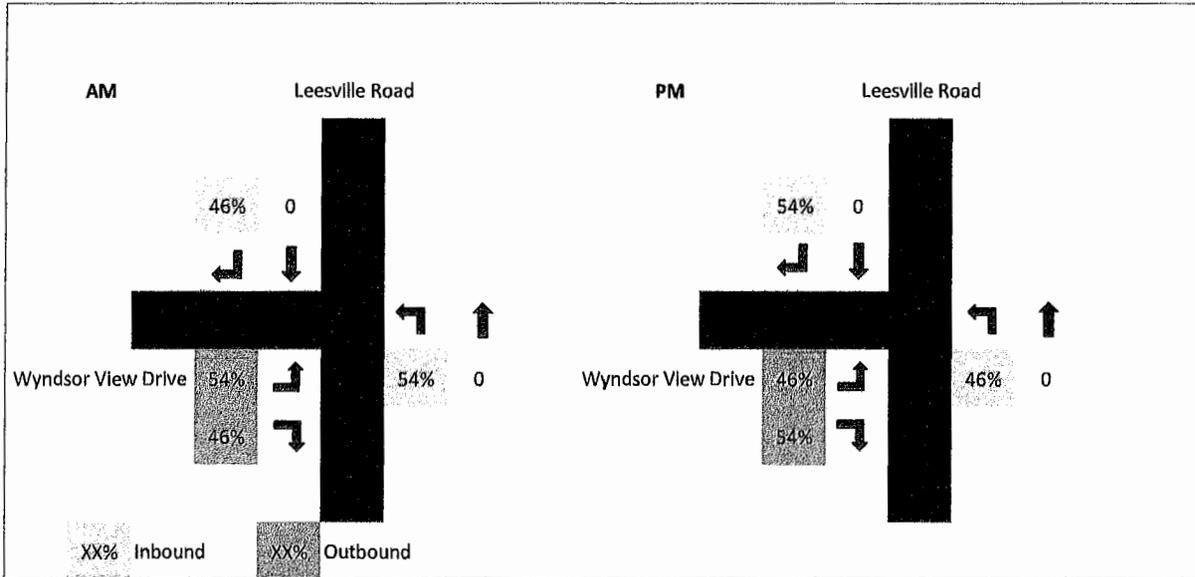


Figure 4 - Anticipated Distribution of Peak Hour Trips to and from Site

One important caveat pertains to traffic from residential land uses on Middle Street that may use the Wyndors View driveway to access Leesville Road. There are 12 housing units with access to Middle Street that appear to have a shorter distance to Leesville Road via the anticipated connection through the townhome development. EPR, P.C. added the peak period trips generated by these houses to the trips generated by the townhome development, in order to obtain a conservative estimate of exits and entries from the driveway during the peak periods. Based on the trip generation for single family detached housing (ITE land use code 210), it is expected that the connection to Middle Street would add 13 trips to the Wyndors View driveway during the AM peak (3 entry/10 exit) and 13 trips during the PM peak (8 entry/5 exit). The next figure shows the number of trips generated by the new townhomes and trips diverted from houses on Middle Street. The turning movements are assumed based on the distribution percentages shown in Figure 4.

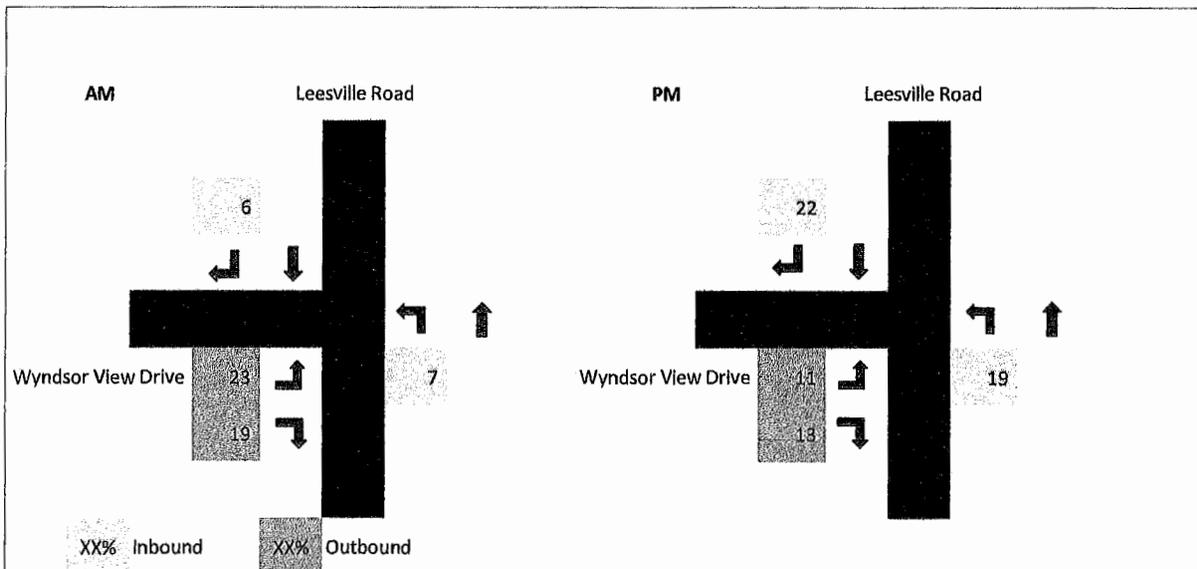


Figure 5 - Assignment of Peak Hour Trips to and from Site and Middle Street

EPR, P.C. then added the estimated trips from new townhomes and trips diverted from Middle Street to the underlying traffic. The assumed future traffic volumes for the morning and evening peak periods are shown below.

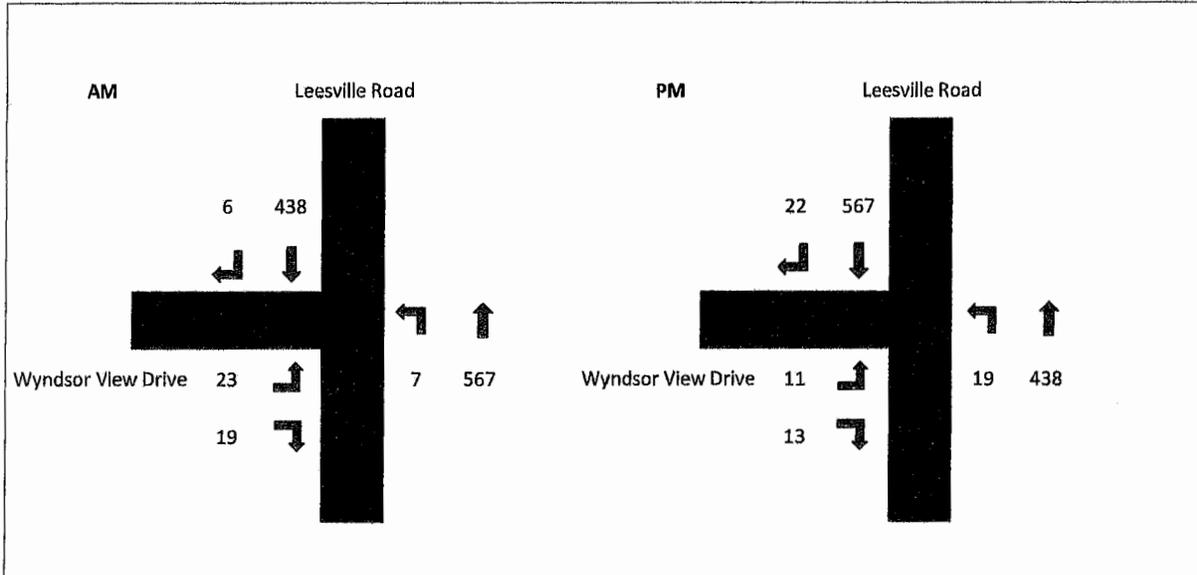


Figure 6 - Estimated 2021 Traffic Volumes for the AM and PM Peak Period

EPR, P.C. then input the future traffic volumes into a Synchro model to analyze the expected level of service and delay at the new intersection after the townhomes are occupied. EPR, P.C. also considered the potential effects of the new development on Bud Drive, which is about 50 feet south of the Wyndors View driveway on the east side of Leesville Road. EPR, P.C. also used SimTraffic to document anticipated future traffic queues at the intersections. The results are described in the table below.

Approach	Movement	Storage	2021 Build AM			2021 Build PM		
			Synchro LOS	Synchro Delay	SimTraffic Queue	Synchro LOS	Synchro Delay	SimTraffic Queue
Leesville NB	Left	50	A	8.4	30'	A	8.9	32'
	Thru	-	A	0	0'	A	0	9'
Leesville SB	Thru/Rt	-	A	0	0'	A	0	2'
Site Driveway	EB Left/Rt	-	B	14.3	59'	B	14.7	39'
<b>Overall</b>			<b>A</b>	<b>0.6</b>		<b>A</b>	<b>0.5</b>	

Figure 7 – Leesville Road/Wyndors View Drive Estimated LOS, Delay, and Queue

Approach	Movement	Storage	2021 Build AM			2021 Build PM		
			Synchro LOS	Synchro Delay	SimTraffic Queue	Synchro LOS	Synchro Delay	SimTraffic Queue
Leesville NB	Thru/Rt	-	A	0	0'	A	0	0'
Leesville SB	Thru/Left	-	A	0	15'	A	0	18'
Bud Drive	WB Left/Rt	-	B	13.4	31'	B	14.3	31'
<b>Overall</b>			<b>A</b>	<b>0.1</b>		<b>A</b>	<b>0</b>	

Figure 8 – Leesville Road/Bud Drive Estimated LOS, Delay, and Queue

**5. Turn Warrant & Access Management Analysis**

EPR, P.C. in its analysis considered the potential need for turn lanes and compared the proposed driveway spacing with access management standards. EPR, P.C.'s analysis shows that a left turn lane with 50' of storage is warranted on Leesville Road northbound. This finding is based on VDOT's Road Design Manual Appendix F Access Management Design Standards for Entrances and Intersections (Figure 3-3 on Page F-52 and Figure 3-27 on Page F-75). The warrant is met by the combination of peak hour left turns (19) and opposing traffic volume (589) during the evening peak period for a 4-lane road.

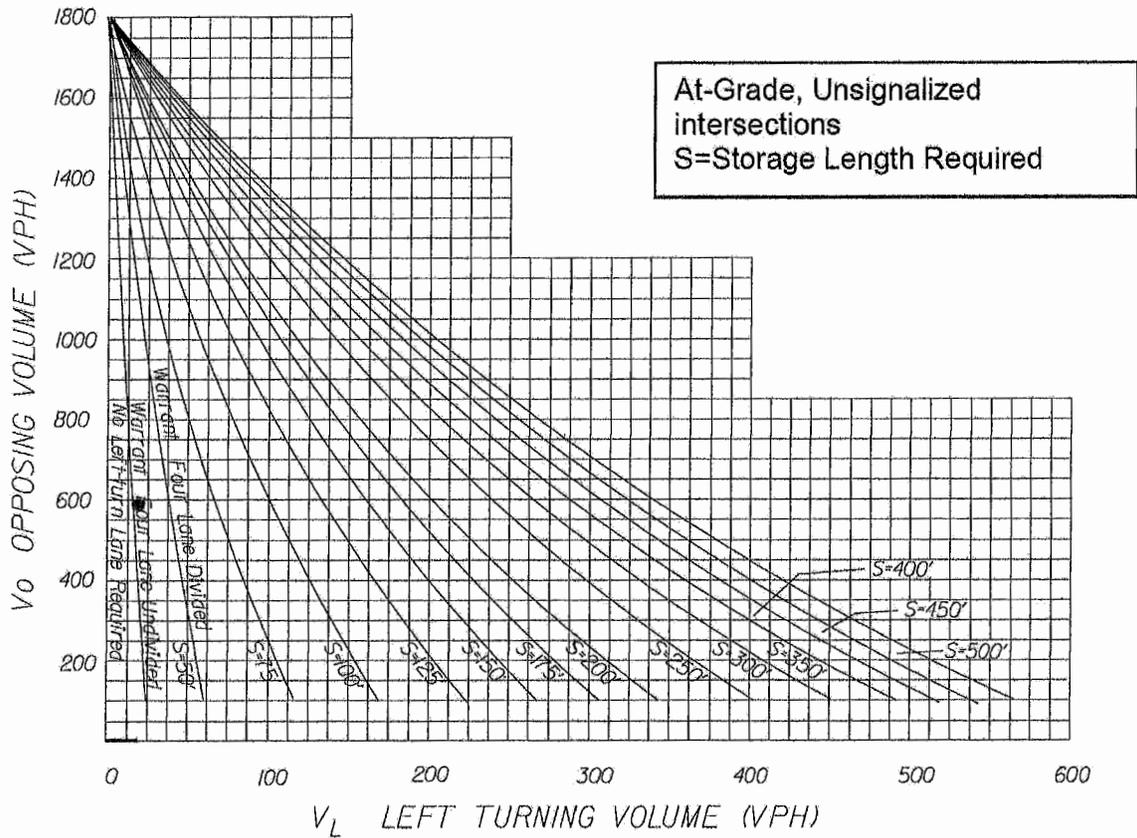


Figure 9 - Warrant Chart for Leesville NB Left Turn, PM Peak Period

The combination of right turns (22) and peak hour traffic (589) for Leesville Road southbound during the PM peak period also met the warrant for a right turn taper.

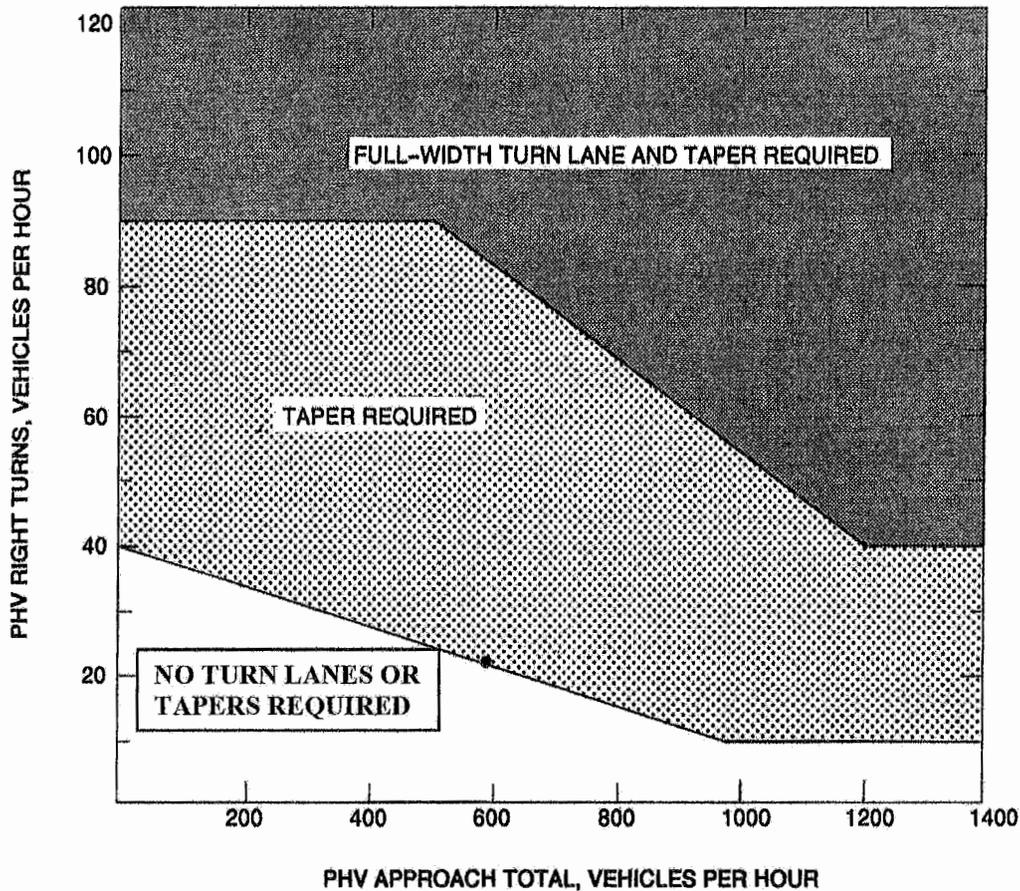


Figure 10 - Warrant Chart for Leesville SB Right Turn, PM Peak Period

Access management is another important consideration along Leesville Road. The road has frequent curb cuts for access to single family homes, townhome developments, and commercial properties. There is a driveway roughly 200 feet south of the proposed driveway to WyndSOR View. This driveway to the south provides access to WyndSOR Place, which is also a medium density residential development. The VDOT spacing standard for full access entrances on a collector road with a speed limit of between 35 and 45 miles per hour is 335 feet. The development is unable to meet this standard within the property that the developer owns.

## 6. Findings and Conclusions

EPR, P.C.'s analysis of anticipated future traffic conditions led to the following principal findings:

- The level of service for all turning movements is B or better, indicating that the project will cause little delay during peak hours and little to no delay during non-peak hours.
- The combination of anticipated turning movements and traffic volumes on Leesville Road are slightly above the threshold that warrants the addition of a left turn lane for Leesville Road northbound and a right turn taper for Leesville Road southbound into the development site.

- One potential mitigation strategy would be to restrict access between Middle Street and the townhome development. The estimated turning movements include 8 vehicles during the evening peak period that EPR, P.C. estimates would use the driveway as a shortcut to access houses on Middle Street. If the proposed connection between Middle Street and the WyndSOR View driveway were restricted so that vehicles could only enter the development site from Middle Street, it is estimated that evening peak period turning movements would fall beneath the turn lane warrant threshold. While this is an important link for improving overall connectivity in the area, it could be restricted to one-way for vehicles (from Middle Street to the townhome development) in the short-term, and then be opened for two-way traffic upon the implementation of a road diet on Leesville Road (see the following bullet).
- The potential need for a left turn lane into the project site should be considered in the context of the City's long-range plans for improving Leesville Road. The left turn lane would likely be unnecessary if the City were to implement a road diet on Leesville Road. The traffic volumes are well below the typical threshold for implementing a road diet that could reduce Leesville Road from a 4-lane to 3-lane cross section, with a through lane in both directions and a middle left turn lane.

**Appendix A – Synchro/SimTraffic Documentation**

**Intersection**

Int Delay, s/veh 0.6

**Movement** EBL EBR NBL NBT SBT SBR

Lane Configurations	Y		Y	↑↑	↑↑	
Traffic Vol, veh/h	23	19	7	567	438	6
Future Vol, veh/h	23	19	7	567	438	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	50	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	25	21	8	616	476	7

**Major/Minor** Minor2 Major1 Major2

Conflicting Flow All	802	241	483	0	-	0
Stage 1	479	-	-	-	-	-
Stage 2	323	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	322	760	1076	-	-	-
Stage 1	589	-	-	-	-	-
Stage 2	706	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	320	760	1076	-	-	-
Mov Cap-2 Maneuver	320	-	-	-	-	-
Stage 1	589	-	-	-	-	-
Stage 2	701	-	-	-	-	-

**Approach** EB NB SB

HCM Control Delay, s 14.3 0.1 0  
 HCM LOS B

**Minor Lane/Major Mvmt** NBL NBT EBL1 SBT SBR

Capacity (veh/h)	1076	-	434	-	-
HCM Lane V/C Ratio	0.007	-	0.105	-	-
HCM Control Delay (s)	8.4	-	14.3	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-

**Intersection**

Int Delay, s/veh 0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↑↓		↑↓			↑↓
Traffic Vol, veh/h	3	4	570	1	1	456
Future Vol, veh/h	3	4	570	1	1	456
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	4	620	1	1	496

Major/Minor	Minor1	Major1	Major2	Major3	Major4
Conflicting Flow All	870	310	0	0	621
Stage 1	620	-	-	-	-
Stage 2	250	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22
Pot Cap-1 Maneuver	291	686	-	-	956
Stage 1	499	-	-	-	-
Stage 2	768	-	-	-	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	291	686	-	-	956
Mov Cap-2 Maneuver	291	-	-	-	-
Stage 1	499	-	-	-	-
Stage 2	767	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.4	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	434	956	-
HCM Lane V/C Ratio	-	-	0.018	0.001	-
HCM Control Delay (s)	-	-	13.4	8.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection: 1: Leesville & Site Entrance

Movement	EB	NB
Directions Served	LR	L
Maximum Queue (ft)	89	30
Average Queue (ft)	25	2
95th Queue (ft)	51	15
Link Distance (ft)	574	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		50
Storage Blk Time (%)		0
Queuing Penalty (veh)		0

Intersection: 2: Leesville & Bud

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	31	15
Average Queue (ft)	6	1
95th Queue (ft)	25	8
Link Distance (ft)	342	61
Upstream Blk Time (%)		0
Queuing Penalty (veh)		0
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

**Intersection**

Int Delay, s/veh 0.5

**Movement** EBL EBR NBL NBT SBT SBR

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y		Y	↑↑	↑↑	
Traffic Vol, veh/h	11	13	19	438	567	22
Future Vol, veh/h	11	13	19	438	567	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	50	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	14	21	476	616	24

**Major/Minor** Minor2 Major1 Major2

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	907	320	640	0	-	0
Stage 1	628	-	-	-	-	-
Stage 2	279	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	275	676	940	-	-	-
Stage 1	494	-	-	-	-	-
Stage 2	743	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	269	676	940	-	-	-
Mov Cap-2 Maneuver	269	-	-	-	-	-
Stage 1	494	-	-	-	-	-
Stage 2	726	-	-	-	-	-

**Approach** EB NB SB

HCM Control Delay, s 14.7 0.4 0  
HCM LOS B

**Minor Lane/Major Mvmt** NBL NBT EBL EBT SBT SBR

Minor Lane/Major Mvmt	NBL	NBT	EBL	EBT	SBT	SBR
Capacity (veh/h)	940	-	399	-	-	-
HCM Lane V/C Ratio	0.022	-	0.065	-	-	-
HCM Control Delay (s)	8.9	-	14.7	-	-	-
HCM Lane LOS	A	-	B	-	-	-
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-	-

**Intersection**

Int Delay, s/veh 0

**Movement** WBL WBR NBT NBR SBL SBT

Lane Configurations	Y		↑↓		↑↓	
Traffic Vol, veh/h	2	1	456	2	2	578
Future Vol, veh/h	2	1	456	2	2	578
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	1	496	2	2	628

**Major/Minor** Minor1 Major1 Major2

Conflicting Flow All	815	249	0	0	498	0
Stage 1	497	-	-	-	-	-
Stage 2	318	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	315	751	-	-	1062	-
Stage 1	577	-	-	-	-	-
Stage 2	710	-	-	-	-	-
Platoon blocked, %			-	-		
Mov Cap-1 Maneuver	314	751	-	-	1062	-
Mov Cap-2 Maneuver	314	-	-	-	-	-
Stage 1	577	-	-	-	-	-
Stage 2	708	-	-	-	-	-

**Approach** WB NB SB

HCM Control Delay, s 14.3 0 0  
HCM LOS B

**Minor Lane/Major Mvmt** NBT NBRWBL NLS SBL SBT

Capacity (veh/h)	-	-	390	1062	-
HCM Lane V/C Ratio	-	-	0.008	0.002	-
HCM Control Delay (s)	-	-	14.3	8.4	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

**Intersection: 1: Leesville & Site Entrance**

Movement	EB	NB	NB	SB
Directions Served	LR	L	T	TR
Maximum Queue (ft)	39	32	9	2
Average Queue (ft)	18	7	0	0
95th Queue (ft)	43	28	6	2
Link Distance (ft)	574		61	1028
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			0	
Storage Bay Dist (ft)		50		
Storage Blk Time (%)		0	0	
Queuing Penalty (veh)		0	0	

**Intersection: 2: Leesville & Bud**

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	31	18
Average Queue (ft)	4	1
95th Queue (ft)	20	9
Link Distance (ft)	342	61
Upstream Blk Time (%)		0
Queuing Penalty (veh)		0
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

**Network Summary**

Network wide Queuing Penalty: 0

**Appendix B – Turn Warrant Documentation**

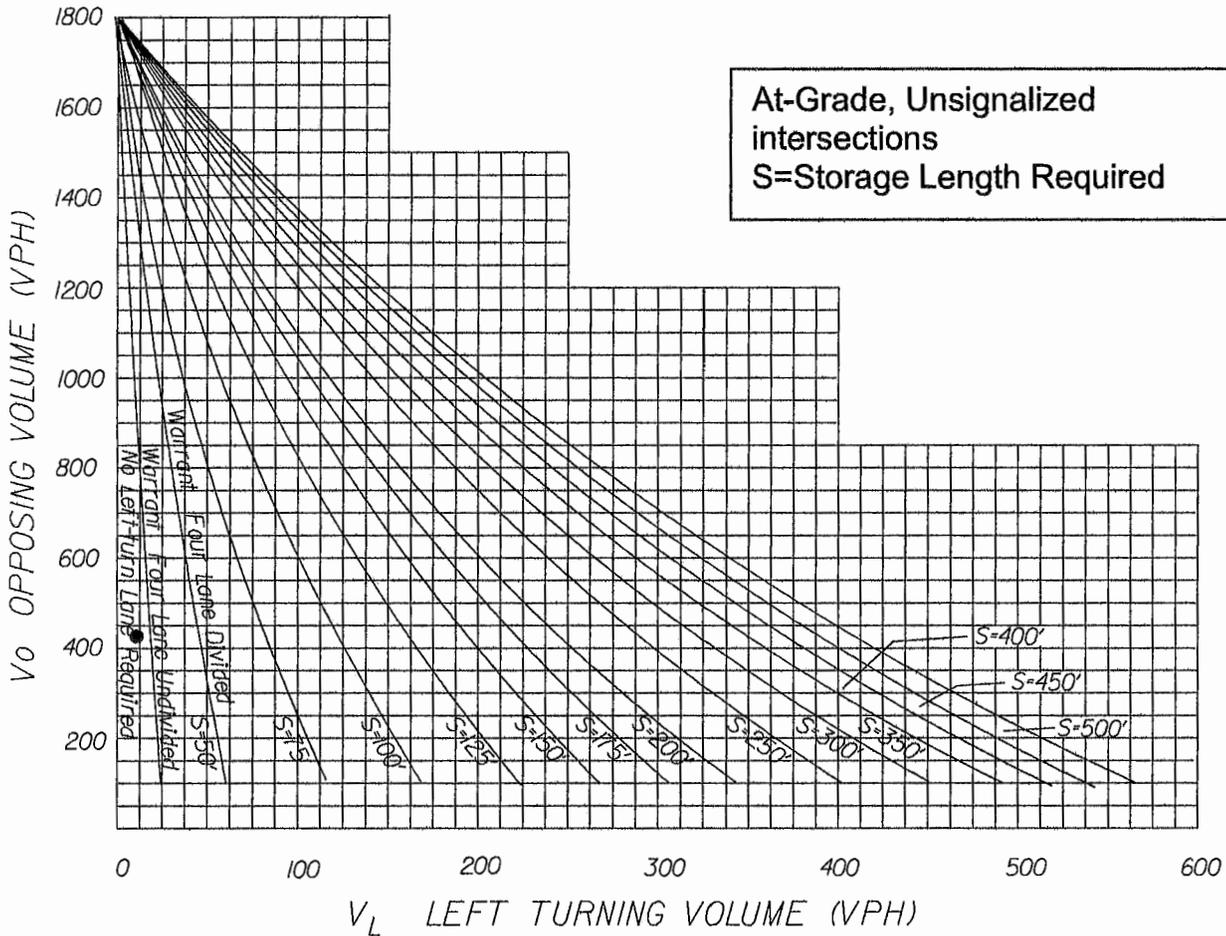
# Warrant for Left-Turn Storage Lanes on Four-Lane Highway

**Project:** WyndSOR View Townhomes  
**Intersection:** Leesville Rd/Site Entrance

**Approach Direction:** Northbound  
**Peak Hour:** AM

**Peak Hour Left Turns ( $V_L$ ):** 7 vph  
**Opposing Volume ( $V_O$ ):** 444 vph

**Conclusion:** No Left-turn Lane Required



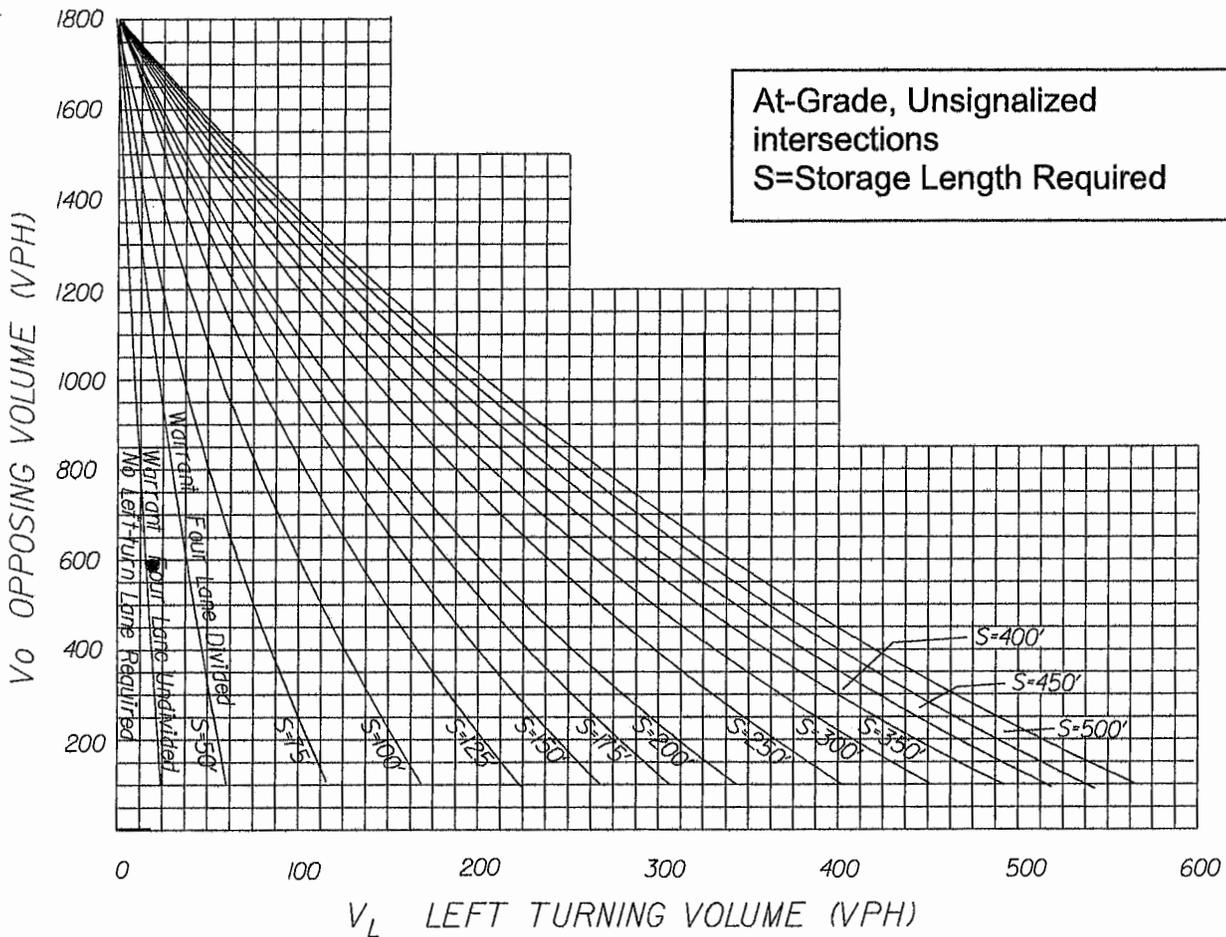
# Warrant for Left-Turn Storage Lanes on Four-Lane Highway

**Project:** WyndSOR View Townhomes  
**Intersection:** Leesville Rd/Site Entrance

**Approach Direction:** Northbound  
**Peak Hour:** PM

**Peak Hour Left Turns ( $V_L$ ):** 19 vph  
**Opposing Volume ( $V_O$ ):** 589 vph

**Conclusion:** 50 Feet Left-turn Lane Required



# Warrant for Right-Turn Storage Lanes on Four-Lane Highway

Project: WyndSOR View Townhomes

Intersection: Leesville Rd/Site Entrance

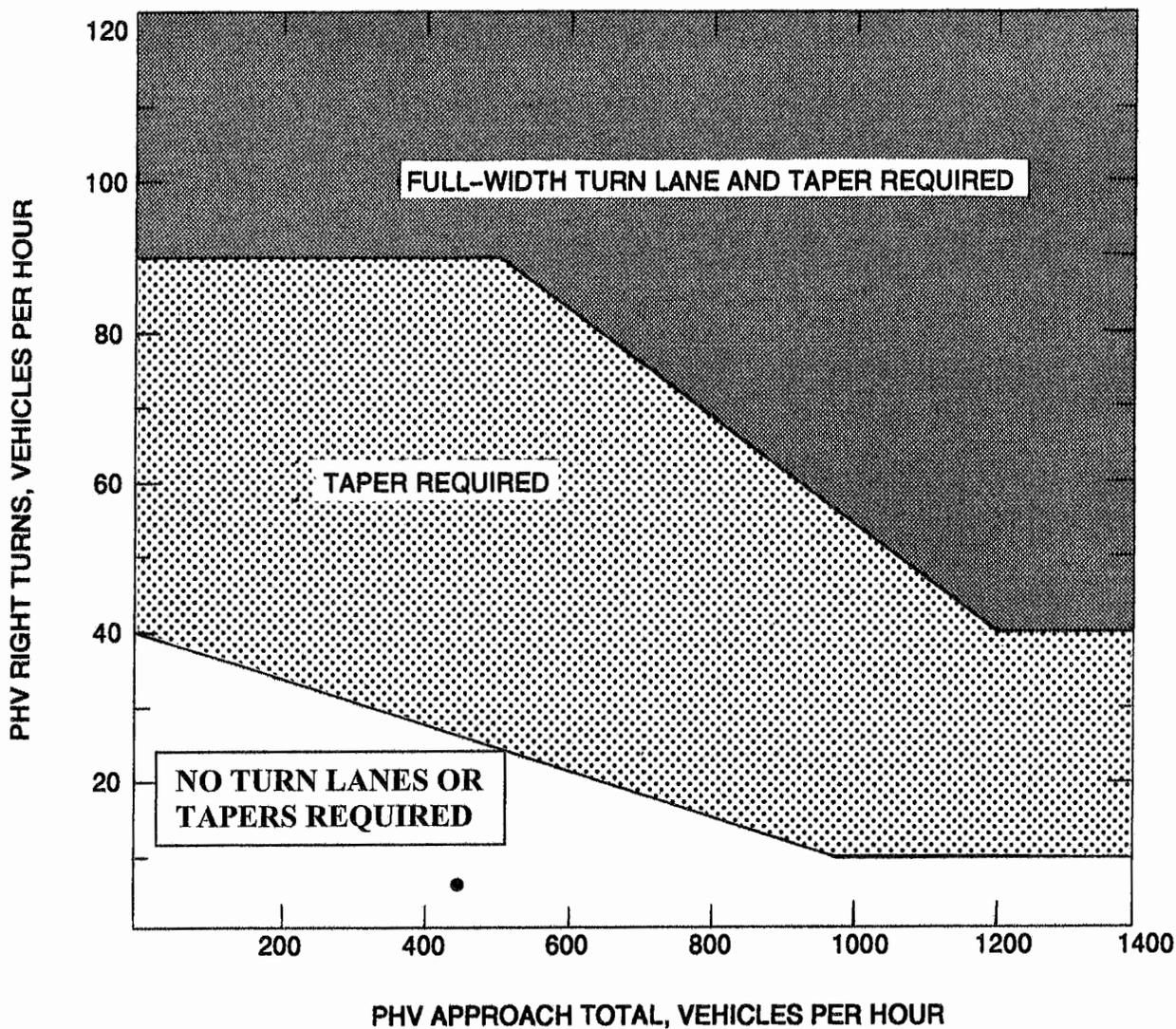
Approach Direction: Southbound

Peak Hour: AM

PHV Approach Total: 444 vph

PHV Right Turns: 6 vph

Conclusion: No Turn Lanes or Tapers Required



# Warrant for Right-Turn Storage Lanes on Four-Lane Highway

Project: WyndSOR View Townhomes  
Intersection: Leesville Rd/Site Entrance

Approach Direction: Southbound  
Peak Hour: PM

PHV Approach Total: 589 vph  
PHV Right Turns: 22 vph

Conclusion: Tapers Required

