

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

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**To:** Planning Commission  
**From:** Planning Division  
**Date:** October 28, 2020  
**Re:** ***Zoning Ordinance*** Amendments – Section 35.2-45, Limited Business District (B-1), Section 35.2-46.4, B-3 District Development Standards, Section 35.2-48.4, B-5, District Development Standards, Section 35.2-61.2, Additional Height Regulations and Section 35.2-61.3, Setbacks related to residential uses permitted by right as part of mixed use developments.

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**I. PETITIONER**

City of Lynchburg, 900 Church Street, Lynchburg, Virginia 24504

**Property Owners:**

N/A

**II. LOCATION**

The *Zoning Ordinance* amendments would affect mixed use developments permitted by right in the B-1, Limited Business District, B-3, Community Business District and B-5, General Business District.

**III. PURPOSE**

The purposes of the *Zoning Ordinance* amendments are to:

- Clarify that multi-tenant commercial developments or mixed-use developments are limited to fifty thousand (50,000) sf per lot.
- Prohibit ground floor residential in the B-1, B-3 & B-5 Districts.
- For lots in the B-1 District, limit buildings to two (2) stories when adjacent to an R-1, R-2 or R-3 District.
- Require commercial space to comprise at least fifty percent (50%) of building gross floor area when part of a mixed-use development in the B-1, B-3 & B-5 District.
- For lots in the B-1 District, require a fence at least six (6) feet in height to be established when adjacent to an R-1, R-2 or R-3 District.
- For lots in the B-1 District, require height to be measured from the natural grade at the horizontal midpoint of the building when adjacent to a residential district.
- For lots in the B-1 District, require a fifty (50) foot setback when adjacent to an R-1, R-2 or R-3 District.

**IV. SUMMARY**

- The *Zoning Ordinance* amendments were initiated by City Council on September 22, 2020.
- The City's *Comprehensive Plan 2013-2030*, recognizes the need to make efficient use of limited land resources, recommends policies that provide for accessory dwellings, density bonuses and mixed use development in an effort to provide for the City's growing population without having to increase densities in residential districts.
- The *Zoning Ordinance* amendments would ensure that business districts are used primarily for commercial purposes while allowing an appropriate mix of residential uses while protecting adjacent residential neighborhoods.

**The Planning Division recommends approval of the *Zoning Ordinance* amendments.**

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**V. FINDINGS OF FACT**

1. **Comprehensive Plan.** The City's *Comprehensive Plan 2013-2030*, recognizes the need to make efficient use of limited land resources, recommends policies that provide for accessory dwellings, density bonuses and mixed use development in an effort to provide for the City's growing population without having to increase densities in residential districts.
2. **Zoning.** The Zoning Ordinance was adopted by City Council on February 23, 2016.
3. **Proffers:** N/A
4. **Board of Zoning Appeals (BZA).** N/A
5. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
  - On January 14, 2014, City Council adopted the *Comprehensive Plan 2013-2020*.
  - On February 23, 2016, City Council adopted the current *Zoning Ordinance*.
  - On September 22, 2020, City Council initiated amendments to the *Zoning Ordinance*.
6. **Site Description.** N/A
7. **Proposed Use of Property.** N/A
8. **Traffic, Parking and Public Transit.** N/A
9. **Stormwater Management.** N/A
10. **Emergency Services:** N/A
11. **Impact.** As a result of concerns expressed by the Richland Hills Neighborhood related to a proposed development at 7051 Timberlake Road, City Council requested staff provide an overview of the B-1, Limited Business District standards. This overview was presented to City Council on September 22, 2020. As a result of the presentation and neighborhood concerns, City Council initiated changes to the *Zoning Ordinance* related to mixed uses allowed by right in the B-1, Limited Business District, B-3, Community Business District and B-5, General Business District.

Policies adopted in the Comprehensive Plan recognizes the need to make efficient use of the City's limited land resources. These policies were adopted to in an effort to provide for the City's growing population without having to increase densities in the residential districts. The City also recognizes the need to preserve commercial land for commercial purposes as demonstrated by the requirement for a conditional use permit for standalone residential uses in business districts. The proposed *Zoning Ordinance* amendments will provide a more appropriate commercial / residential mix while clarifying standards that were adopted in 2016.
12. **Technical Review Committee.** N/A

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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 Section 35.2-45, Limited**

**Business District (B-1), Section 35.2-46.4, B-3 District Development Standards, Section 35.2-48.4, B-5, District Development Standards, Section 35.2-61.2, Additional Height Regulations and Section 35.2-61.3, Setbacks related to residential uses permitted by right as part of mixed use developments.**

This matter is respectfully offered for your consideration.



William T. Martin, AICP

City Planner

pc: Dr. Reid Wodicka, Interim City Manager  
Mr. Kent L. White, Interim Deputy City Manager  
Mr. Walter C. Erwin, City Attorney  
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

**VII. ATTACHMENTS**

1. **Ordinance**
2. **City Council Agenda Summary – September 22, 2020**
3. **City Council Memorandum – September 17, 2020**
4. **City Council Presentation – September 22, 2020**

ORDINANCE:

AN ORDINANCE TO AMEND AND REENACT THE CODE OF THE CITY OF LYNCHBURG, 1981 BY AMENDING ZONING ORDINANCE SECTION 35.2-45, LIMITED BUSINESS DISTRICT (B-1), SECTION 35.2-46.4, B-3 DISTRICT DEVELOPMENT STANDARDS, SECTION 35.2-48.4, B-5 DISTRICT DEVELOPMENT STANDARDS, SECTION 35.2-61.2, ADDITIONAL HEIGHT REGULATIONS AND SECTION 35.2-61.3, SETBACKS RELATED TO RESIDENTIAL USES PERMITTED BY RIGHT AS PART OF A MIXED USE DEVELOPMENT.

WHEREAS, the City Council directed City staff to prepare Zoning Ordinance Amendments related to residential uses allowed by right in the B-1, B-3 and B-5 Districts on September 22, 2020.

WHEREAS, the City Council held a public hearing to consider and address the proposed Zoning Ordinance Amendments and to receive public comment on November 10, 2020.

WHEREAS, the City Council finds that these amendments should be adopted in order to promote the public necessity, convenience, welfare and good zoning practice.

BE IT ORDANINED BY THE COUNCIL OF THE CITY OF LYNCHBURG:

That Section 35.2-45, Limited Business District (B-1), Section 35.2-46.4, B-3 District Development Standards, Section 35.2-48.4, B-5 District Development Standards, Section 35.2-61.2, Additional Height Regulations and Section 35.1-61.3, Setbacks related to residential uses permitted by right as part of a mixed use development of the Code of the City of Lynchburg, 1981, be the same is hereby amended and reenacted as follows:

## 35.2-45 Limited Business Districts (B-1)

### 35.2-45.2 Authorized Uses

- (a) The uses authorized by IV-12 may be established in accordance with the procedures in Article II, the district standards in this article, the site development standards established in Article II and specific use standards established in Article VI, as well as other applicable rules and regulations.
- (b) Uses may also be limited by overlay standards established in Article V of this Zoning Ordinance.
- (c) See Article III for the rules of interpreting authorized uses and Appendix A for a complete listing of land uses allowed in every zoning district.
- (d) Uses designated “P” are permitted by right and uses designated “C” require issuance of a conditional use permit.

**Exhibit IV-12: Authorized Uses in B-1 District**

Land Use	LBCS #	Description	Approval Type
single-household detached	1111S	Typical single-household dwelling	P
modular home	1114S	A prefabricated home without axles or frames (see definitions)	P
Two-household (duplex)	1121S	A building located on one (1) zoning lot containing not more than two (2) dwelling units	C
single-household attached (townhouse)	1140S	Each unit on a separate lot; fire wall may protrude from roof or roofs may be staggered	C
Multi-household structures	1200S	Includes triplexes, four-plexes, and other multi-household dwellings	C
Mixed-use residential structures (see district regulations for limitations)	1201S	Typically commercial uses on lower floors and residential uses on upper floors	P
Housing Services	1200	Housing and custodial services for those who cannot care for themselves. Includes nursing and retirement homes, congregate living, assisted and continuing care living, but excludes rehab uses in LBCS #6520)	P
Bed & Breakfast and Tourist Homes	1310	Guest rooms in a private home or accessory building to a private home	P
boarding house	1321	Non-transient lodging that may include meals and is owner occupied	P
rooming house	1322	Transient or non-transient lodging that may include meals	P
dormitory, sorority or fraternity house	1323	Allowed only as accessory uses to and owned by a college or university	C
Short Term Rental	1350	Provision of lodging for fewer than thirty (30) consecutive days. (See Section 35.2-71.16)	P
Bicycles	2113b	New or used bicycle sales, rental and repair	P

Land Use	LBCS #	Description	Approval Type
camera and photographic supplies; clothing, jewelry, luggage, shoes, clocks, sewing; sporting goods, toy and hobby, and musical instruments; mixed media, school and office supplies	2132-2135	Primarily retail cameras and photographic supplies or retail with repair and film developing; clothing (including shoe repair and tailoring, sporting goods, toys, musical instruments, kitchen goods, books, magazines, music, videos, stationary, greeting cards, seasonal decorations, office and school supplies.	P
florist, art supplies, tobacco products	2141-2143	Florists, art supplies and art dealers, frame shops, tobacco products	P
art galleries	2142b	Excludes art supply sales and retail framing services	P
antique shop	2145	Antique shops, (excludes flea markets, thrift stores and pawn shops)	P
grocery store, supermarket, or bakery, convenience store, specialty food stores	2151-2154	Included are grocery stores, convenience stores, meat, seafood and produce markets, coffee, confections, variety goods and general stores, and delicatessens. Excludes stores with fuel pumps (see 2116 for fuel sales).	P
beer, wine, and liquor store	2155		P
Health and personal care	2160	Retail prescription or nonprescription drugs; retail cosmetics, perfumes, toiletries; prescription or nonprescription eyeglasses; prescription or nonprescription health and convalescent aids; medical devices, retail food supplement products such as vitamins, nutrition supplements, and body enhancing supplements.	P
Bank, credit union, or savings institution	2210	Central banking functions	P
credit card and other financing	2221	Credit card, sales financing, unsecured consumer lending, real estate credit, mortgages, international trade financing	P
Investment banking, securities, and brokerages; insurance; fund, trust, or other financial establishment	2230-2250	Securities underwriting, brokering, exchange services, managing portfolios; Insurance underwriting, selling insurance; manage assets on behalf of shareholders or beneficiaries	P
Real estate services	2310	Sell or lease real estate such as buildings, manufactured home sites and vacant lots; includes real estate appraisers and realtor offices	P
professional offices	2411-2014	Title abstract, lawyers, notaries, accountants, bookkeeping, payroll services, architects, engineers, surveyors, graphic design, interior design and industrial design	P
consulting services (management, environmental technical)	2415	Advise and assist businesses on management, scientific, and technological issues	P
scientific research and development services	2416	Conduct research or analyze in the physical, engineering, cognitive, or life sciences in offices.	P

Land Use	LBCS #	Description	Approval Type
other professional offices	2419, 6810, 6820	Includes advertising and media services intellectual property rights, franchising, labor, political or business organizations, and uses with similar impacts	P
office administrative services	2421	Office administration such as billing, record keeping, personnel, organizational planning	P
facilities support services	2422	Provide operating staff for support services within a client's facilities, including janitorial, security, laundry services, etc.	P
employment agency	2423a	Provide employee placement, temporary help	P
copy center, private mail center, other business support services	2424	Provide document preparation, telephone answering, telemarketing, court reporting, steno typing, FAX, internet access, small signs and banners	P
collection agency	2425	Collect payments, compile credit information, repossess tangible assets	P
Travel arrangement and reservation services	2430	Promote or sell travel, includes convention and visitors' bureaus	P
Restaurants, cafeterias, snack bars & catering	2510-2530 & 2560	Provide food and drinks to patrons – see district specific use regulations for limitations. Includes banquet, assembly and reception halls. See district standards.	P
Personal care	2610	Hair, nail, and skin care and related personal care, barbers, beauty shops, dieting and weight loss, tanning, hair removal, hair weaving, ear piercing and similar services	P
laundromat and dry cleaning	2621 & 2622	Includes Laundromats, dry cleaners, diaper services as well as other commercial laundry services	P
Photofinishing	2630	Primarily engaged in developing film or making slides, etc.	P
Parking lot and parking garage	2640	See district standards	P
licensed massage therapist	2651		P
pet cemetery	2723		C
national post office	4181		P
retail courier and package delivery	4182	Retail courier, package drop-off and mail services	P
wireless telecommunications transmission	4233	Operate, maintain or provide access to facilities for the transmission of voice, data, text, sound or video, see section 35.2-73 for telecommunications towers	P
telephone and other wired telecommunications	4234	Operate telephone networks – excludes switching stations	P
Telecommunications switching stations/exchanges	4239	Telecommunications switching stations and exchanges with no on-site employees	C
library or archive	4242	Provide library or archive services	P
data processing and management, hosting and related services	4244	Web hosting, computer data storage, optical scanning, computer input preparation, microfilm imaging	P

Land Use	LBCS #	Description	Approval Type
<b>Public Utilities Services, Major</b>	<b>4315, 4329, 4339, 4349</b>	Includes transmission lines for water, wastewater, stormwater, electricity, natural gas or telecommunications services regulated by the State Corporation Commission of a regional nature and normally entail the construction of new buildings or structures such as electrical switching facilities and stations or substations, electric, gas, and other utility transmission lines of a regional nature which are not otherwise reviewed and approved by the Virginia State Corporation Commission. All overhead transmission lines are included in this definition.	C
<b>Public Utilities Service Minor</b>	<b>4315, 4329, 4339, 4349</b>	Includes distribution or collection lines and appurtenances for water, wastewater, stormwater, electricity, natural gas or telecommunications services regulated by the State Corporation Commission that are necessary to support development within the immediate vicinity and involve only minor structures. Included in this use type are small facilities such as transformers, relay and booster devices, and well, water and sewer pump stations, and wireless communication antennas attached to existing buildings or structures.	P
<b>electric substations</b>	<b>4316</b>		C
<b>Water treatment plants and utility facilities</b>	<b>4331 – 4333,</b>	Water treatment plants, pumping stations and lift stations	C
<b>Theater, dance or music establishment</b>	<b>5110 &amp; 5160</b>	Companies, groups, or theaters that produce theatrical presentations, dance, dinner theaters, and live musical entertainment; includes facilities for independent artists and performers	P
<b>Promoter of sports, performing arts, similar events and management services</b>	<b>5140 - 5150</b>	Organize, promote, and manage performances and events; agents representing artists, athletes and entertainers	P
<b>Museums and Other Special Purpose Recreational Institutions</b>	<b>5200</b>	Public and private museums, historical sites, and similar establishments	P
<b>Country Club</b>	<b>5340 &amp; 6830</b>	Operate private country clubs, with tennis courts and golf courses along with dining facilities and other recreational facilities; includes civic, social and fraternal organizations without dwellings	P
<b>fitness and recreational sports center</b>	<b>5371</b>	Aerobic dance or exercise center, gymnasium, physical fitness center, health and athletic club, indoor handball, racquetball, volleyball, tennis, or swimming facilities conducted inside a building	P
<b>outdoor recreation</b>	<b>5372, 5373 &amp; 5374</b>	Includes for profit golf courses, archery ranges, outdoor volleyball, tennis, or swimming facilities, recreational courts, recreational day camp and horseback riding	C

Land Use	LBCS #	Description	Approval Type
Natural and other Recreational Parks	5500	All parks without special economic functions, other than limited concessions	P
Nursery or preschool	6110		P
Grade school	6120	Comprises all public, private, and specialty schools between the preschool and university level; includes adult education services not addressed elsewhere. See district use standards	P
College or university	6130	See district use standards	P
Public Safety	6400	Government-owned establishments providing fire and rescue, police, and emergency response services	P
Clinic	6511 & 6567	Include physician offices, dentists, chiropractors, optometrists, licensed massage therapists, and veterans affairs services	P
outpatient care clinic	6512	Provide outpatient family planning services and outpatient care	P
group home small	6522	Fewer than five (5) aged or infirm individuals or fewer than nine (9) individuals with mental, intellectual or developmental disabilities	P
group home large	6523	Five or more aged or infirm individuals, or nine (9) or more individuals with mental, intellectual or developmental disabilities	P
Hospital	6530		C
child and adult day care	6562	Provide day care for children and adults	
Home	6562a	Day care for fewer than six (6) individuals in a residence	P
Small	6562b	Day care for six (6) to twelve (12) individuals in a residence	P
Large	6562c	Provide care for more than 12 individuals	P
Religious Institutions	6600	Churches, temples, synagogues, mosques, convents and monasteries	P
Funeral home and services	6710	Includes funeral homes combined with crematories	P
free-standing cemetery	6722		P
Columbarium	6724		C
Vegetable farming or growing	9120	Includes private fields and community gardens with production limited to retail sales	P
Commercial orchards	9130	Includes fruit and nut trees with production limited to retail sales	P
Animal Production	9300	Keep, graze, breed or feed animals (see district standards)	P
tent revival meetings/transient amusements	9921	Includes temporary carnivals and circuses sponsored by non-profit organizations (see section 35.2-72.23)	P
cluster commercial development	9955	See section 35.2-85	C

**35.2-45.3 B-1 District Use Standards**

The following standards supplement the standards for specific uses established in Article VII:

- (a) No lot, building or structure shall be used and no building or structure shall be erected that is intended or designed to be used, in whole or in part, for any industrial or manufacturing purposes.
- (b) Drive-through and drive-in uses are not allowed in this district except under the following conditions:
  1. Drive through and drive-in uses shall not be associated with businesses providing food or beverage services;
  2. Drive-through services shall be located in the rear of the building and shall take access from an urban collector or local street; and
  3. Drive-through services shall be designed so that not more than one (1) two-way access or two (2) one-way access points serving such uses shall be located on a single block.
- (c) Outdoor operations, storage, or display are prohibited except as authorized for temporary outdoor display or outdoor dining.
- (d) The scale of businesses shall be compatible with adjacent neighborhoods and shall not exceed the floor areas established in Exhibit IV-13.

**Exhibit IV-1: Maximum Floor Areas for the B-1 District**

Development	Maximum Gross Floor Area (sq.ft.) <u>Per Lot</u>
Multi-tenant commercial developments <u>or</u> <u>Mixed Use Developments</u>	50,000
Single office development	20,000
Single retail or service business	5,000
Restaurant	4,000

- (e) Except authorized single household dwellings and other residential uses permitted by conditional use permit, ground floor residential uses shall be prohibited. ~~except when part of a mixed-use building where the residential access is taken from an urban collector or local street.~~
- (f) Schools for general education with maximum enrollments of twenty-five (25) or fewer students shall only be allowed subject to the setbacks for other uses allowed in the district. Schools with

maximum enrollments in excess of twenty-five (25) students shall be subject to approval of a conditional use permit and setback requirements for schools established in section 35.2-72.21 (Schools, Colleges and Vocational Schools).

- (g) Not more than three (3) unrelated individuals may occupy a dwelling unit in the B-1 district unless otherwise approved by a conditional use permit.
- (h) Accessory uses and structures shall comply with the provisions of section 35.2-71.

#### **35.2-45.4 B-1 District Development Standards**

Dimensional standards for the B-1 district are summarized in Exhibit IV-14. Section cross-references identify the location of additional dimensional standards and rules for their application. The standards in this section apply in addition to the site development standards of Article VI and site development standards applicable to specific uses established in Article VII.

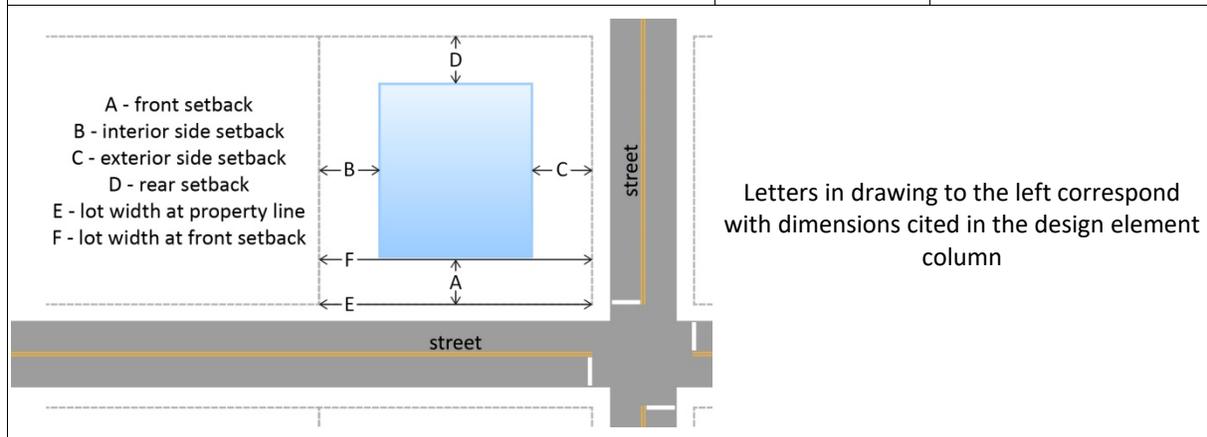
- (a) **Setbacks.** Setbacks are subject to compliance with in section 35.2-66.4 (Visibility at Intersections) and applicable landscaping requirements.
- (b) **Lot Area Regulations.** In addition to the minimum lot size of 6,000 square feet, a total minimum area of 1,000 square feet is required for each dwelling unit, or unit in a boardinghouse, lodging house, nursing home, tourist home or hotel unit.
- (c) **Parking.** Required on-site parking shall be provided behind the front building line in accordance with section 35.2-62 except where an existing building with parking in front of the building line is being reused and locating required parking in rear or side yards is not practical due to extreme topography or access limitations.
- (d) **Dumpsters.** Dumpsters on lots abutting residential zoning districts shall be screened pursuant to section 35.2-63.9 (Utility Screening) and set back at least twenty-five (25) feet from any residential property line
- (e) **Landscaping** Where a building is located within five (5) feet of the right-of-way, required street trees and foundation plantings may be planted in City right-of-way with permission of the City.
- (f) **Development Patterns.** The B-1 district development standards may be modified through the approval of a cluster commercial development.
- (g) **Lots abutting R-1, R-2 or R-3 Districts. Multi-story buildings on lots that abut lots in an R-1, R-3 or R-3 Districts shall not exceed 2 stories within 100 feet of the property line of said abutting lots. See section #5.2-61.2 for additional height requirements and section 35.2-61.3 for additional setback requirements for lots abutting R-1, R-2 or R-3 districts.**

**(h) Mixed Use Developments permitted by right.**

- 1. Commercial space shall comprise at least fifty percent (50%) of the building gross floor area.**
- 2. When a mixed use development in a B-1 District is adjacent to an R-1, R-2 or R-3 District, a fence that is not less than six (6) feet in height shall be established with the required buffer as required by Section 35.2-63.10 (d).**

**Exhibit IV-2: Summary of B-1 Development Standards**

Design Element	Standards	Section Cross-Reference
Maximum height	40'	35.2-61.2
Minimum front setback from right-of-way (dimension A)	0'	35.2-61.3
Minimum side setback, interior (dimension B)	0'	35.2-61.3
Minimum side setback, exterior (dimension C)	0'	35.2-61.3
Minimum rear setback (dimension D)	25'	35.2-61.3
Minimum lot width at front property line (dimension E) and front setback line (dimension F)	50'	35.2-61.4
Minimum lot depth (dimension F)	100'	35.2-61.4
Minimum lot area (square feet)	6,000 with 1,000 sq.ft. of lot area per dwelling unit or boarding unit	35.2-61.4



## 35.2-46.3 B-3 District Use Standards

The following standards supplement the standards for specific uses established in Article VII:

- (a) Schools and colleges of all types (including vocational schools) shall not exceed a maximum enrollment of one hundred (100) students except as authorized by conditional use permit.
- (b) Radio and television studios and stations shall not have towers, shall produce no exterior electromagnetic effect and shall be soundproofed from adjoining properties.
- (c) Large-scale retail establishments shall comply with section 35.2-84 (Retail Establishments, Large Scale) unless otherwise approved through the conditional use permit process.
- (d) Dance floors may be allowed as accessory uses to restaurants.
- (e) Arenas and auditoriums approved through the conditional use permit process shall be limited to a maximum capacity of two thousand five hundred (2,500) persons.
- (f) Veterinarian hospitals authorized through the conditional use permit process shall not have outdoor kennels.
- ~~(g)~~ Except authorized single household dwellings and other residential uses permitted by conditional use permit, ground floor residential uses shall be prohibited. ~~except when part of a mixed-use building where the residential access is taken from an urban collector or local street.~~
- (h) Outdoor storage is prohibited.
- (i) Accessory uses and structures shall comply with the provisions of section 35.2-71

**35.2-48.3 B-5 District Use Standards**

The following standards supplement the standards for specific uses established in Article VII:

- (a) No operations shall create conditions of smoke, fumes, noise, odor, light or dust detrimental to health, safety or the general welfare of the community.
- (b) Billboards shall be subject to the regulations of section 35.2-64.16 (Billboards).
- (c) Second-hand stores may include auction sales provided such activity is conducted wholly within an enclosed building.
- (d) Storage warehouses and yards shall not include the storage of combustibles prohibited by the fire code, sand yards, gravel yards, coal yards, railroad yards and automobile wrecking yards.
- (e) Schools and colleges of all types that exceed a maximum enrollment of one hundred (100) students are prohibited unless otherwise approved through issuance of a conditional use permit.
- ~~(f) Except residential uses specifically permitted by conditional use permit, ground floor residential uses shall be prohibited. **except when part of a mixed-use building where the residential access is taken from an urban collector or local street.**~~
- (g) Large-scale retail establishments shall comply with the provisions of section 35.2-84 (Retail Establishments, Large Scale) unless otherwise approved through issuance of a conditional use permit.
- (h) Outdoor storage, which is permitted as an accessory to a principal use, shall be screened in accordance with section 35.2-63.9 (Utility Screening).

### **35.2-46.4 B-3 District Development Standards**

Dimensional standards for the B-3 district are summarized in Exhibit IV-16. Section cross-references identify the location of additional dimensional standards and rules for their application. The standards in this section apply in addition to the site development standards of Article VI and site development standards applicable to specific uses established in Article VII.

- (a) **Setbacks.** Setbacks are subject to compliance with in section 35.2-66.4 (Visibility at Intersections) and applicable landscaping requirements.
- (b) **Lots Abutting R-1, R-2 or R-3 Districts.** See section 35.2-61.2 for additional height requirements and section 35.2-61.3 for additional setback requirements for lots abutting R-1, R-2 or R-3 districts.
- (c) **Area Regulations.** A minimum of one thousand (1,000) square feet of lot area is required for each dwelling unit or unit in a boardinghouse, lodging house, convalescent and nursing home, tourist home or hotel.
- (d) **Parking.** Parking areas shall be set back at least twenty (20) feet from front or exterior side property lines or set behind the front building line on all street frontages.
- (e) **Development Patterns.** The B-3 district development standards may be modified through the approval of a cluster commercial development or traditional neighborhood development.
- (f) **Mixed Use Developments permitted by right.**
  - 1. **Commercial space shall comprise at least fifty percent (50%) of the building gross floor area.**

## 35.2-48.4 B-5 District Development Standards

Dimensional standards for the B-5 district are summarized in Exhibit IV 20. Section cross-references identify the location of additional dimensional standards and rules for their application. The standards in this section apply in addition to the site development standards of Article VI and site development standards applicable to specific uses established in Article VII.

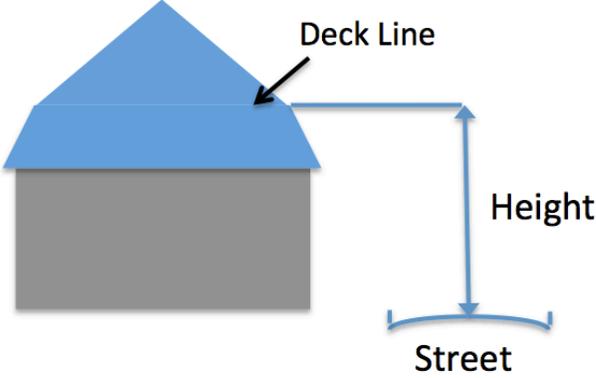
- (a) Height regulations. Subject to the provisions of sections 35.2-61.2 (Height) and 35.2-61.3 (Setbacks), buildings may be erected to any height, provided that the height of that portion of the building in excess of two (2) times the width of the street on which it abuts shall be governed by the following regulations:
  - 1. For each foot such building or portion thereof is set back from any street, lot or minimum setback line, such building or portion thereof may be erected ten (10) feet in height, provided that no street shall for this purpose be considered to be less than forty (40) feet nor more than sixty (60) feet in width.
  - 2. If a building abuts on two (2) or more streets, that street which permits the greater height shall be used as the basis of measurement.
- (b) Lots Abutting R-1, R-2 or R-3 Districts. See section 35.2-61.2 (Height) for additional height requirements and section 35.2-61.3 (Setbacks) for additional setback requirements for lots abutting R-1, R-2 or R-3 districts.
- (c) Area regulations. Each dwelling, boardinghouse, lodging house, convalescent and nursing home, tourist home and hotel, together with their accessory buildings, shall be located on a lot having an area of not less than one thousand (1,000) square feet for each household unit, except that the minimum area for any such lot shall be six thousand (6,000) square feet, and the minimum width fifty (50) feet.
- (d) Development Patterns. The B-5 district development standards may be modified through the approval of a cluster commercial development or traditional neighborhood development.
- (e) **Mixed Use Developments permitted by right.**
  - 1. **Commercial space shall comprise at least fifty percent (50%) of the building gross floor area.**

**35.2-61 Building Envelope, Lot Area and Density Standards****35.2-61.1 Rules for Building Envelope Standards (Height, Setbacks and Building Coverage)**

- (a) The building envelope standards are listed for each zoning district in Article IV and are summarized in Appendix B. This section describes the general rules for applying height, setback and building coverage standards.
- (b) Building envelope standards, other than those established in the applicable zoning district and this article may apply when:
1. Greater setbacks or lesser heights are required pursuant to the zoning district standards in Article IV or the standards in this article;
  2. An overlay district imposes different standards pursuant to Article V;
  3. The City Council approves alternative building envelope standards pursuant to a conditional use permit issued in accordance with section 35.2-11 (Applications Requiring Public Hearings Before City Council); or
  4. Board of Zoning Appeals modifies building envelope standards by granting a variance pursuant to section 35.2-12 (Variances and Appeals to the Board of Zoning Appeals).

**35.2-61.2 Additional Height Regulations****(a) Measurement of Height**

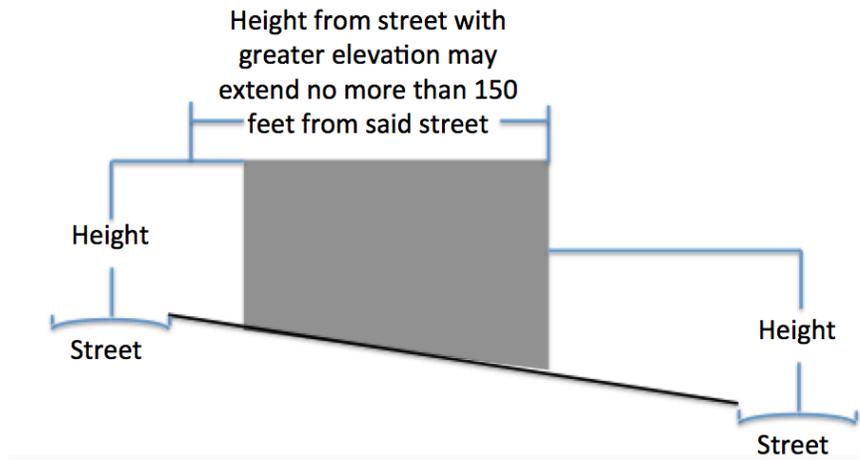
1. **Building Height.** Building height is the vertical distance measured from the crown of the street opposite the middle of the front of the building to:

<p>The highest point of roof surface of a flat roof</p>	
<p>The deck line of a mansard roof</p>	
<p>The mean height level between eaves and ridge of a gable, hip or gambrel roof</p>	

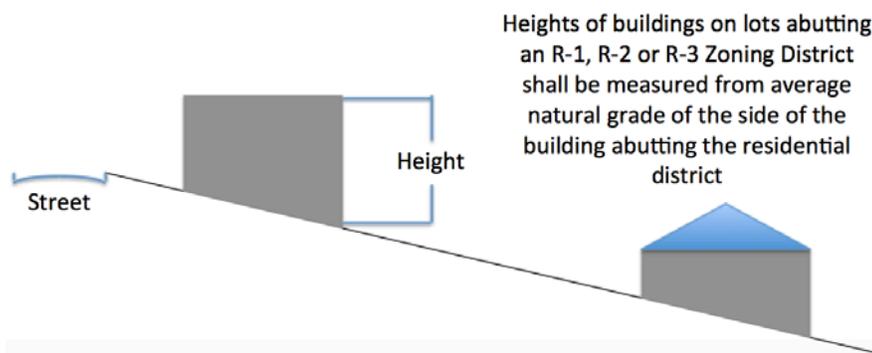
## 2. Exceptions to Measurement of Building Height

- a. Buildings with Large Setbacks. Where a building is set back from the street line thirty-five (35) feet or more, building height shall be measured from the average elevation of finished ground surface along the front of the building.
- b. Large Corner Lots. On corner lots exceeding twenty thousand (20,000) square feet in area, the height of the building may be measured from the crown of either street at the midpoint of the building facing the applicable street.
- c. Through Lots. For lots extending through from street to street, the height may be measured from the crown of either street at the midpoint of the building facing the applicable street, provided that the maximum height that would be

permitted based on the lower street shall extend back from the right-of-way of such street not less than one hundred fifty (150) feet (see following illustration).



- d. Properties Abutting R-1, R-2 or R-3 Districts. For lots in any R-4, **B-1**, B-3, B-5, IN-1, I-1, I-2 or I-3 district abutting property zoned R-1, R-2 or R-3, height shall be measured from natural grade at the horizontal midpoint of the building wall facing each abutting residential property and shall apply to any portion of the building located within one-hundred-feet (100) feet of the property line (see following illustration). In no case shall a building be required to be less than twenty (20) feet in height at the front building line.



(b) Height Exceptions for Certain Structures

1. The height limitations shall not apply to the following features projecting above the roof line: flag poles, church spires/steeple, belfries, cupolas and domes not used for human occupancy, chimneys, ventilators, skylights, water tanks, bulkheads or

similar features, radio and television antennas for the use of residents of dwelling units in apartments, and necessary mechanical appurtenances (including, but not limited to solar energy panels and related appurtenances, plumbing vents, exhaust vents, HVAC equipment, electrical connections, lightning rods and telecommunications connections) usually carried above the roof level provided that:

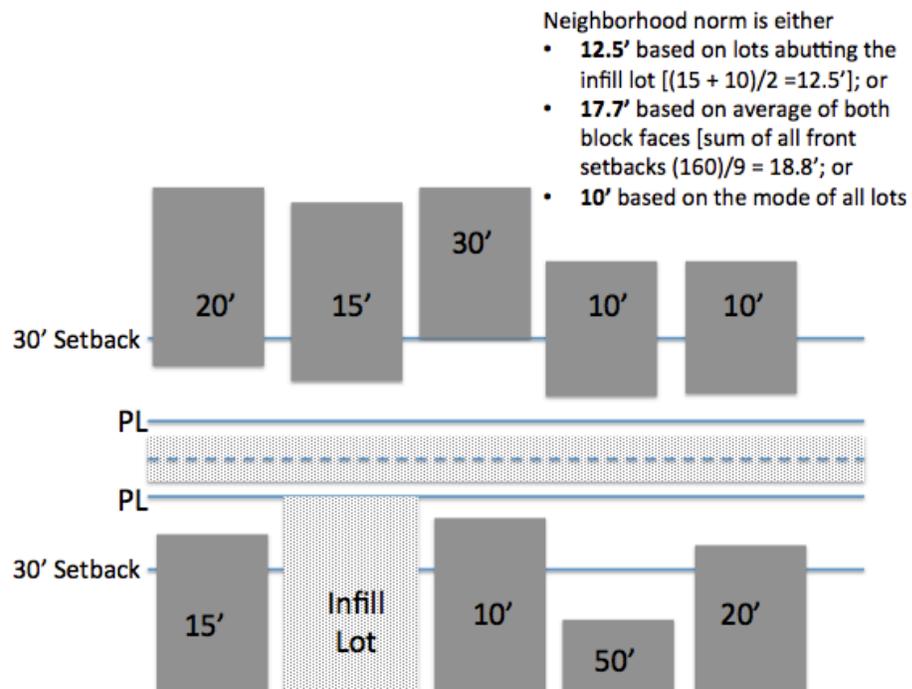
- a. Such a feature shall be erected only to a height necessary to accomplish the purpose it is intended to serve, but in no case more than fifteen (15) feet above its lowest point of contact with the roof.
  - b. The total area covered by such features shall not exceed in horizontal cross-sectional area fifteen (15) percent of the area of the plane of roof upon which they are located.
  - c. Such features as water tanks, cooling towers and bulkheads, but not solar energy panels and related appurtenances, shall be enclosed within walls constructed of the same material as the main walls of the building on which they are located.
2. Parapet walls may extend not more than five (5) feet above the limiting height of the building on which they rest.
  3. No sign, name plate, display or advertising device of any kind whatsoever shall be inscribed upon or attached to any chimney, tower, tank or other structure which extends above the district height limitations.
- (c) Tall Buildings in the R-4, B-1, B-3 and IN-1 Districts. In the R-4, B-1, B-3 and IN-1 districts, apartment buildings, public or semi-public buildings such as a religious institution, school, library, hospital, may be erected to not more than one hundred twenty-five (125) feet in height; provided that the portion of such building more than forty (40) feet in height shall set back from the street, lot or required setback line, one (1) foot for each one (1) foot of such additional height (see following illustration).

**35.2-61.3 Setbacks**

- (a) **Measuring Setbacks.** Setbacks shall be measured as the shortest distance between the applicable property line (front, side or rear) and the nearest portion of the building, except as specifically provided in this section. For purposes of this measurement, the property line shall be considered a vertical plane and all distances shall be measured horizontally from that plane.
- (b) **Setbacks, Buffers and Open Spaces Unique to Lot.** No required setback, buffer or open space for any building or lot shall be considered to provide a required setback, buffer or open space for a building on any other lot.
- (c) **Corner Lots.** On a corner lot, the required side setback abutting a street (exterior side setback) shall be at least equal to a required front setback for other lots fronting on the side street. The Zoning Administrator shall determine the front, side and rear yards based on the predominant orientation of lots on the block on which the property is located.
- (d) **Interior Lots with Double Frontage.** Interior lots having frontages on two (2) streets shall have a front setback on each street, except where all lots or existing dwellings are designed to face the same street.
- (e) **Authorized Encroachments.** The following structures may encroach upon minimum setback areas as provided herein:
  - 1. **Terraces.** A paved terrace shall not be subject to minimum setback or maximum lot coverage requirements; provided that such terrace is without roof, awnings, screens, walls, parapets or other forms of enclosure and is not more than three (3) feet above grade. Such terrace, however, may have a guard railing, wall or fence not over four (4) feet high with less than fifty (50) percent opacity, and shall not be closer than five (5) feet from any lot line.
  - 2. **Porches.** Unenclosed porches or decks may project not more than ten (10) feet beyond the front, exterior side and rear walls of a building into the minimum front, exterior side or rear setback for the district. Any two (2) story or enclosed porch, or one having a roof, shall be considered a part of the building in the determination of the required setback and amount of building coverage.
  - 3. **Projecting Horizontal Architectural Features.** Architectural features, such as windowsills, belt courses, chimneys, cornices, eaves or bay windows, may project not more than three (3) feet into any required setback, but not closer than five (5) feet to any lot line. The sum of any bay or bow window projections on any wall shall not exceed one-fourth (1/4th) of the length of said wall.
  - 4. **Fire Escapes.** Open fire escapes may extend into any required setback not more than five (5) feet; provided, however, that such fire escapes shall not be closer than five (5) feet at any point to any lot line.

## 5. Fences and Walls

- a. The setback requirements of this Zoning Ordinance shall not be deemed to prohibit any otherwise lawful fence or wall if:
  - i) Each fence and/or wall does not exceed four (4) feet in height in a front yard.
  - ii) Each fence and/or wall shall not exceed eight (8) feet in height in side and rear yards in residential districts of ten (10) feet in height in other districts.
  - iii) Fences and/or walls in required exterior side setbacks shall not exceed four (4) feet in height.
  - iv) Fences and walls do not conflict the standards for visibility at intersections established in section 35.2-66.4 (Visibility at Intersections) in any district.
  - v) On a corner lot, no fence and/or wall shall exceed four (4) feet in height in the required exterior side or rear setback abutting a street when a front yard is required for any lot on the side street in any district.
- (f) **Setback Reductions for Neighborhood Norms.** The following provisions are applicable to new development, additions or redevelopment in the R-1, R-2 or R-3 districts:
  1. Subject to the provisions of paragraphs 3 and 4 of this section, the minimum front and side setbacks shall be reduced to match the lesser of:
    - a. The average setbacks on the block face on which the proposed building fronts and the block face opposite the front of the proposed building;
    - b. The average setback of the buildings located on either side of the proposed development;
    - c. The mode of setbacks on the block face of the proposed development and the block face opposite the front of the proposed development;



2. The minimum rear setback shall be reduced by twenty-five (25) percent when a legally created lot is less than the minimum lot area for the applicable district.
  3. When determining the average setbacks, the City shall determine the mean of all principal structure setbacks. For any structure set back further than the minimum required setback for the applicable zoning district shall be deemed to be set back to that minimum. The mode shall be the most frequently occurring setback on the applicable lot's block face and the block face across the street.
  4. Regardless of the neighborhood norm, side and rear setbacks shall comply with minimum fire code requirements.
  5. When the neighborhood norm provisions are not applicable, the Zoning Administrator may authorize a minor exception, not to exceed one (1) foot from the required dimension, for a building setback for one and two-household dwellings to preserve existing vegetation or where other purposes of this Zoning Ordinance are achieved.
- (g) **Future Street Widening.** On any street where a street widening plan designating future right-of-way lines has been officially adopted by the City or Commonwealth of Virginia, the setbacks required by this Zoning Ordinance shall be measured from such lines rather than the existing street lines; and where no setback is otherwise required, a setback at the future right-of-way line is required.

- (h) **Setbacks from Limited Access Highways.** On any limited access highway (including ramps), there shall be provided a setback line of fifty (50) feet from the right-of-way line for billboards.
- (i) **B-1 District Abutting and R-1, R-2 or R-3 District.** Where a B-1 lot abuts a R-1, R-2 or R-3 lot, the minimum front setbacks along block faces shall be the lesser of the neighborhood norm as provided in paragraph (f) of this section or twenty (20) feet.
- (j) **R-4, B-1, B-3, B-5, IN-1 or IN-2 Districts Adjacent to R-1, R-2 or R-3 Districts**
1. In all instances where a lot in a R-4, B-1 B-3, B-5, IN-1 or IN-2 district abuts a lot in a R-1, R-2 or R-3 district:
    - a. A buffer shall be established between the districts in compliance with section 35.2-63.10.
    - b. A fifty (50) foot setback shall be provided.
  2. Where lot in a B-3, B-5, IN-1 or IN-2 district is on the same block as a residential district, the front and exterior side setback requirements of the residential district shall apply to the applicable business or institutional district.
  3. The buffer and setback requirements of paragraphs (j)1. and (j)2. of this section do not apply when the property within the R-1, R-2 or R-3 district is owned or leased by an institutional use.
- (k) **Industrial Districts Adjacent to Residential Districts**
1. In all instances where a lot in an industrial district (I-1, I-2 or I-3) abuts a lot in a residential district (R-1, R-2, R-3 or R-4):
    - a. A buffer shall be established between the districts in compliance with section 35.2-63.10.
    - b. There shall be required a one-hundred (100) foot minimum building setback on the lot in the industrial district.
  2. Where a lot in an industrial district is on the same block as a residential district, the front and exterior side setback requirements of the residential district shall apply to the applicable industrial district.
- (l) **Private recreational facilities.** Private recreational facilities such as swimming pools, tennis courts and basketball courts permitted as accessory uses located on residentially zoned land, shall not be located in any front yard and shall have the following setbacks:
1. If accessory to a single-household use or duplex, the edge of the facility shall be located not less than five (5) feet from any lot line.

2. If accessory to a residential use other than a single-household residence or duplex, the edge of the facility shall be located not less than twenty (20) feet from any lot line.
  3. Any private recreational facility with above ground lighting shall comply with minimum setback requirements for the principal structure in the applicable location.
  4. In the event that a lighted facility is located less than fifty (50) feet from any lot line, it shall be screened pursuant to section 35.2-63.9 (Utility Screening).
- (m) **Dedicated Street as Portion of Required Buffer.** When a dedicated street separates two (2) districts requiring additional setbacks, one fourth (1/4th) of the width of the dedicated right-of-way may be deducted from the required setback.

That this ordinance shall become effective upon its adoption.

Adopted:

Certified: \_\_\_\_\_

Clerk of Council

# LYNCHBURG CITY COUNCIL

## Agenda Item Summary

MEETING DATE: **September 22, 2020**

AGENDA ITEM #: **2**

CONSENT:  
ACTION: **X**

REGULAR:  
INFORMATION:

WORK SESSION: **X**

CLOSED SESSION:  
(Confidential)

**ITEM TITLE: Proposed Amendments to mixed use development in the B-1, Limited Business Zoning District**

KEY ELEMENTS:

**X** Economic Development **X** Excellent Government **X** Natural and Built Environment **X** Safe Community **X** Vibrant Community

**RECOMMENDATION:** Review the current requirements of the B-1, Limited Business Zoning District and initiate changes related to mixed-use developments.

**SUMMARY:** The City of Lynchburg's current Zoning Ordinance was adopted by City Council on February 23, 2016. When the B-1, Limited Business District Standards were drafted, the purpose was to provide for office, retail, restaurant and service uses that are compatible and in scale with nearby residential areas, have pedestrian-oriented designs and do not involve the constant traffic flows characteristic of community-scaled retail activities. The B-1 Zoning District also allows for a variety of residential uses. Single-household detached and mixed-use (typically commercial uses on lower floors with residential uses on upper floors) structures are permitted by right; two-household (duplexes), single-household attached (townhouses) and multi-household structures (apartments) are allowed with approval of a conditional use permit by City Council.

In an August 25, 2020 email to City Council, the Richland Hills Neighborhood Association expressed their concerns with a proposed mixed use development at 7051 Timberlake Road. Planning staff met with representatives from the neighborhood association on September 9, 2020. Although staff maintains the intent of the ordinance is to allow limited residential uses as part of a mixed-use development, the consensus is that the development as proposed does not meet the intent of the B-1, Limited Business District.

In lieu of eliminating the provision for "by right" mixed-use residential uses, staff recommends that City Council initiate changes to the B-1, Limited Business District that would (i) increase setbacks from lower density residential zoning districts, (ii) add a graphic and/or further explanation to the ordinance of when ground floor residential units are permitted as part of a mixed-use development, (iii) clarify that no development can exceed the fifty thousand (50,000) square foot maximum gross floor area and (iv) consider adding a maximum lot size or a requirement for a series of private or local streets to serve larger B-1 areas. If initiated by City Council, staff would also review applicability of the standards to other business zoning districts prior to scheduling public hearings with Planning Commission and City Council to amend the ordinance.

**PRIOR ACTION(S):**

January 14, 2014: *Comprehensive Plan 2013-2030* adopted by City Council

February 23, 2016: *Zoning Ordinance* adopted by City Council

**FISCAL IMPACT:** N/A

**CONTACT(S):**

Tom Martin, AICP, City Planner – 455-3900

Kent White, Community Development Director – 455-3900

**ATTACHMENT(S):** Presentation Slides; Memo; Logan's Landing II Preliminary Site Plan (excerpt)

**REVIEWED BY:** raw 120A



# Memorandum

Planning Division • Community Development  
900 Church Street  
Lynchburg, Virginia 24504  
P 434-455-3900

To: City Council

From: Tom Martin, AICP, City Planner

CC: Reid Wodicka, Interim City Manager; John Hughes, IV, Assistant City Manager; Walter Erwin, City Attorney; Kent White, Director Community Development; Kevin Henry, Zoning Administrator

Date: September 17, 2020

Re: B-1, Limited Business Zoning District

The City of Lynchburg Zoning Ordinance was adopted by City Council on February 23, 2016. The updated ordinance was the result of a process that began in 2012 and included fifteen community listening sessions, interviews with staff, elected officials, appointed bodies and work sessions with Planning Commission and City Council. The adopted Zoning Ordinance replaced an ordinance that had not been comprehensively revised since 1978. It was intended to create a document that streamlined City processes to enhance the City's built environment and implement many of the goals of the *Comprehensive Plan 2013-2030*.

The *Comprehensive Plan 2012-2030* recognizes the need to make efficient use of the City's limited land resources and establishes policies that provide for accessory dwellings, density bonuses (for provision of community benefits e.g., open space or water quality enhancements) and mixed use development in commercial categories that previously excluded residences. *These policies were adopted in the plan and implemented in the subsequent rewrite of the Zoning Ordinance in an effort to provide for the City's growing population, without having to increase densities in the residential districts.*

As a result of concerns expressed by the Richland Hills Neighborhood related to a proposed development at 7051 Timberlake Road, City Council requested that staff provide an overview of the B-1, Limited Business District standards at an upcoming work session. The development proposes the construction of four "mixed use" buildings containing one hundred twenty-three (123) apartment units and seventeen (17) commercial units. Each building would contain a floor plate of fifteen thousand seven hundred seventy-seven (15,777) square feet and contain three (3) stories. Each building would contain approximately forty-seven thousand three hundred thirty-three (47,333) square feet. Total square footage of all four buildings would be approximately one hundred eighty-nine thousand, three hundred, thirty-two (189,332) square feet. The submitted site plan also indicates the construction of two hundred fifty-nine (259) parking spaces, a pool and pool house. The total disturbed area would be seven and six tenths (7.6) acres.

*Zoning Ordinance* Section 35.2-45.1 states the purpose of the B-1, Limited Business District:

- Provide for office, retail, restaurant and service uses compatible with nearby residential areas.
- Be in scale with adjacent neighborhood development.
- Have pedestrian-oriented designs.
- Generate a moderate level of traffic.
- Provide a transition from retail districts and heavily traveled thoroughfares to residential areas.

When the B-1, Limited Business District Standards were drafted, they were intended to create development patterns similar to what exists at 2472–2496 Rivermont Avenue. This block is zoned B-1, Limited Business District and contains thirty-seven thousand, three hundred ninety-four (37,394) square feet of commercial space on one and nineteen hundredths (1.19) acres. This area is bordered by residential neighborhoods and would meet all of the intended purposes as stated for the B-1, Limited Business District.



***2472-2496 Rivermont Avenue***

The B-1, Limited Business District allows a variety of residential uses:

- Single-Household Detached – Permitted by Right
- Two-Household (Duplex) – Conditional Use Permit
- Single-Household Attached (Townhouses) – Conditional Use Permit
- Multi-Household Structures (Apartments) – Conditional Use Permit
- Mixed-use Residential Structures (Typically Commercial uses on lower floors with residential uses on upper floors) – Permitted by Right

Mixed use residential structures permitted by right in the B-1, Limited Business District are subject to “District Standards”. District Standards include the following:

- Limitations on drive-through location.
- Prohibited outdoor operations such as storage or display.
- Scale of business that is compatible with adjacent neighborhoods.
  - Multi-Tenant Commercial Developments – 50,000 sf.
  - Single-Office Development – 20,000 sf.
  - Single Retail or Service Business – 5,000 sf.
  - Restaurant – 4,000 sf.
- Except authorized single-household dwellings and other residential uses permitted by conditional use permit, ground floor residential uses shall be prohibited except when part of a mixed-use building where the residential access is taken from an urban collector or local street.

The B-1, Limited Business District also includes the following “Development Standards”:

- Visibility at Intersections
- Lot area regulations – 6,000 sf. minimum plus 1,000 sf. per dwelling unit
- Parking provided behind the front building line
- Dumpster screening
- Landscaping
- Height – 40 Feet Maximum
- Front Setback – 0 Foot
- Side Setback – 0 Foot
- Rear Setback – 25 Feet
- Lot Width – 50 Feet Minimum
- Lot Depth – 100 Feet Minimum

In an August 25, 2020 e-mail to City Council, the Richland Hills Neighborhood Association expressed the following concerns with the proposed development at 7051 Timberlake Road:

1. Allowing commercially zoned land to be developed largely as high-density residential (apartment complexes) without review or approval by the Planning Commission or City Council.
2. The impact the proposed development would have on Timberlake Road traffic.
3. The intention of the developer to purchase the property at 1514 Brookville Lane to include as part of the proposed development.
4. Setbacks for B-1, Limited Business District uses adjacent R-1, Low Density Residential Districts.
5. Ratio of commercial space to residential units.
6. The provision for mixed use developments to exceed the maximum 50,000 square foot maximum gross floor area.

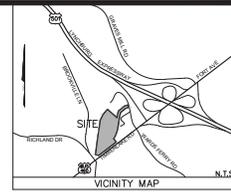
Planning staff agrees that the development as proposed does not meet the intent of the B-1, Limited Business District. The following are offered as responses to the concerns expressed by the Richland Hills Neighborhood Association and possible solutions that Council may wish to consider:

1. The intent of the B-1, Limited Business District was not to allow high-density residential (apartment complexes) without review by the Planning Commission or City Council. The B-1, Limited Business District expressly requires standalone, duplex, townhouse and apartment units to obtain a Conditional Use Permit from Planning Commission and City Council. Staff does believe it was the intent to allow “limited” residential uses as part of a mixed-use development.
2. The proposed development exceeded the thresholds for which a traffic study is required. The City Engineer has requested and reviewed a traffic-analysis for the proposed development. The City Engineer has requested corrections to the traffic-analysis, which have not yet been submitted. Primary access to the proposed development would be from Logan’s Lane. An access with turn-lane into the development is proposed from Timberlake Road. This access would be “right-in” and “right-out” of the development due to an existing median in Timberlake Road. Greater Lynchburg Transit Company (GLTC) Route 7 would serve the proposed development with a stop located at Middleview Street within

approximately seven hundred (700) feet. A sidewalk would be required along the entire property frontage of Timberlake Road.

3. The property located at 1514 Brookville Lane is currently zoned R-1, Low Density Residential District and recommended for Low Density Residential uses on the *Future Land Use Map (FLUM)*. If the developer was to propose using this property for anything other than low density residential uses it would need to have a *FLUM* Amendment and be rezoned. Planning staff informed the developer and the Richland Neighborhood Association that they would not support a *FLUM* Amendment or rezoning of this property. However, final decision on any proposed *FLUM* Amendment or zoning change would, of course, rest with City Council.
4. Setbacks for B-1, Limited Business Districts adjacent to R-1, Low Density Residential Districts. As written the underlying B-1, Limited Business District rear yard setback of twenty-five (25) feet is required. *Zoning Ordinance* Section 35.2-61.3, Setbacks establishes standards for adjacent districts. Section 35.2-61.3 (j) establishes the setback as fifty (50) feet when an R-4, B-3, B-5, IN-1 or IN-2 District is adjacent to R-1, R-2 or R-3 Districts. *City staff recommends City Council consider adding B-1, Limited Business District to this section of the Zoning Ordinance.*
5. Ratio of commercial space to residential units. City staff has informed the developer that the first floor of all buildings must be commercial space and that ground floor residential units are prohibited unless access to the residential units is taken from an urban collector or local street. The developer has indicated that he intends to appeal this decision of the Zoning Administrator; however, no official interpretation or appeal has been requested. The site plan will not be approved as submitted unless all ground floor space is commercial. *City staff recommends City Council consider adding a graphic and/or further explanation of when ground floor residential units are permitted as part of a mixed-use development.*
6. Mixed-use ability to exceed the maximum fifty thousand (50,000) square foot maximum gross floor area in the B-1, Limited Business District. The Zoning Administrator has opined that the fifty thousand square foot maximum gross floor area does not apply to mixed-use developments in the B-1, Limited Business District because it is not listed in Exhibit IV-13: Maximum Floor Area for the B-1 District. This is the largest “flaw” with the existing Ordinance. *City staff recommends City Council consider adding clarification that no development can exceed the fifty thousand (50,000) square maximum gross floor area in the B-1, Limited Business District. City Council may also want to consider adding a maximum lot size for the B-1, Limited Business District or adding a requirement for a series of private or local streets to serve larger B-1 areas.*

# COVER SHEET FOR LOGAN'S LANDING II CITY OF LYNCHBURG, VIRGINIA



**UTILITY CONTACTS**

**WATER & SEWER:** CITY OF LYNCHBURG  
DEPARTMENT OF WATER RESOURCES  
ATTN: HARRY DOSS  
525 TAYLOR STREET  
LYNCHBURG, VA 24501  
(434) 454-2171

**TELEPHONE:** VERIZON VIRGINIA INC.  
LESLIE SCHMITT  
ENGINEERING DEPARTMENT  
553 LEESVILLE ROAD  
LYNCHBURG, VA 24502  
(434) 237-9522  
REF: 1-888-663-0363

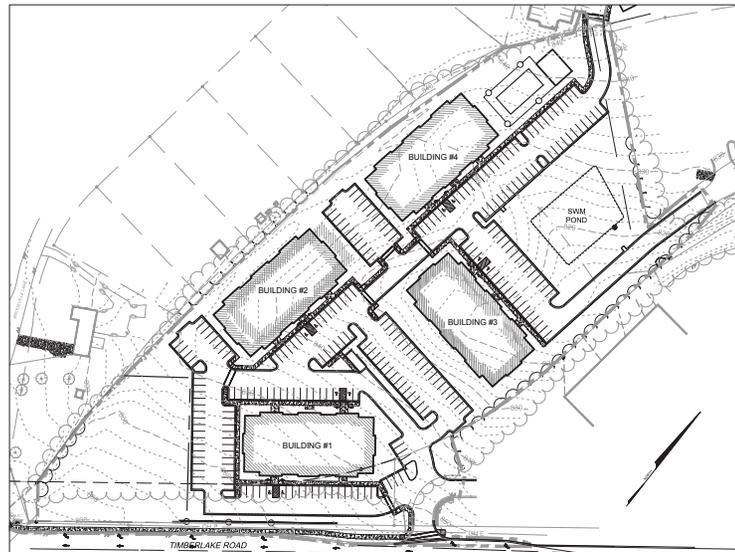
**ELECTRICITY:** AMERICAN ELECTRIC POWER  
CHRIS ATKINS  
4001 MAYFLOWER DRIVE  
LYNCHBURG, VA 24501  
(434) 522-4228

**GAS:** COLUMBIA GAS OF VIRGINIA INC.  
CUSTOMER SERVICE  
RICHMOND, VA 23226  
1-800-543-8911

**CABLE:** COMCAST DIGITAL CABLE  
2820 LINKHORNE DRIVE  
LYNCHBURG, VA 24501  
(800) 262-2079

**FIRE:** CITY OF LYNCHBURG FIRE DEPARTMENT  
LYNCHBURG COMMUNICATIONS (811 DISPATCH)  
(WHEN ALTERNATE OR REDUCING WATER  
AVAILABILITY OR ROUTES)  
434.847.1485 OR 434.847.1602

- GENERAL NOTES:**
- PARCEL ID# 24405006  
ZONED R-1 1.1  
CURRENT USE: VACANT  
PROPOSED USE: MIXED-USE RESIDENTIAL  
PROPERTY ADDRESS: 7291 TIMBERLAKE ROAD  
LYNCHBURG, VA 24502
  - OWNER: LOGAN'S LANDING II, LLC  
ADDRESS: 101 COMMONWEALTH BLVD EAST  
MARTINSVILLE, VA 24112-2082
  - CONTACT: DOYLE ALLEN  
PHONE: 434-522-7660  
EMAIL: DALLEN@HANDP.COM
  - THE SCOPE OF THIS PLAN SHALL INCLUDE THE DEVELOPMENT OF FOUR (4) MIXED-USE RESIDENTIAL BUILDINGS, ASSOCIATED UTILITIES, PARKING & SIDEWALK, POOL AREA AND LANDSCAPING.
  - TOTAL DISTURBED AREA WILL BE 7.60 ACRES. A VSPM/SWPPP WILL BE REQUIRED.
  - NO DEMOLITION, SITE WORK OR GRADING IS PERMITTED PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT ISSUED BY THE CITY OF LYNCHBURG.
  - BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED, ALL EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT MEASURES MUST BE DE-WATERED, AND ALL PERMANENT EROSION AND SEDIMENT CONTROL AND STORMWATER MEASURES MUST BE CONSTRUCTED AND FUNCTIONING.
  - ALL CONSTRUCTION STAGING, LOADING, TEMPORARY PARKING, AND LAY DOWN AREAS SHALL BE COORDINATED WITH THE OWNER PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITIES.
  - CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE DUST CONTROL TO PREVENT DAMAGING AND/OR NUISANCE AIRBORNE DUST FROM LEAVING THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING WHAT NECESSARY MEASURES ARE NECESSARY TO CORRECT AND/OR COMPENSATE BORDERING PROPERTY OWNERS AND THE OWNER FOR ALL DAMAGES DUE TO DUST. NO DUST CONTROL ADHESIVES ARE PROPOSED FOR THIS PROJECT.
  - THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF LYNCHBURG MANUAL OF DETAILS AND SPECIFICATIONS.
  - CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS AND BONDS AS DEEMED NECESSARY BY THE CITY OF LYNCHBURG.
  - CONTRACTOR SHALL CONTACT THE CITY OF LYNCHBURG PRIOR TO ANY DEMOLITION OR GRADING ACTIVITIES WITHIN THE RIGHT OF WAY TO OBTAIN THE APPROPRIATE PERMITS.
  - CONTRACTOR SHALL CONTACT THE OWNER IN WRITING NOT LESS THAN 30 DAYS MINIMUM PRIOR TO ANY DEMOLITION AND/OR CONSTRUCTION ACTIVITY TO VERIFY MARKING OF EXISTING UTILITY SERVICES.
  - A SOIL TEST IS REQUIRED PRIOR TO FINAL SITE STABILIZATION, TO DETERMINE FERTILIZER APPLICATION RATES FOR THE ESTABLISHMENT OF GRASS ON SITE. THE VIRGINIA COOPERATIVE EXTENSION, OR A GEOTECHNICAL FIRM WITH SOIL TESTING FACILITIES, SHALL BE CONTACTED TO OBTAIN A SOILS REPORT FOR NUTRIENT APPLICATION.
  - THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE "X" AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE "A" FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S SHOW ON COMMUNITY PANEL MAP #510930102D DATED REVISED JUNE 3, 2008.
  - THE CITY OF LYNCHBURG WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE PROJECT OWNER OR AN OWNER-DESIGNATED AGENT, THE CERTIFIED RESPONSIBLE LAND DISTURBER, THE ENGINEER AND THE CITY OF LYNCHBURG ENVIRONMENTAL PLAN REVIEWER PRIOR TO THE ISSUANCE OF THE LAND DISTURBANCE PERMIT. LYNCHBURG ENVIRONMENTAL PLAN REVIEWER MAY BE CONTACTED AT 434-455-3900 TO SET UP MEETINGS. CONTRACTOR SHALL BE PREPARED TO PROVIDE THEIR CERTIFICATION NUMBER AT THIS MEETING.
  - ALL APPLICABLE FEDERAL/STATE PERMITS INCLUDING THOSE ISSUED BY THE U.S. ARMY CORPS OF ENGINEERS, VIRGINIA DEPARTMENT OF ENVIRONMENTAL AND VIRGINIA MARINE RESOURCES COMMISSION FOR WORK IN STREAMS AND WETLANDS MUST BE SECURED PRIOR TO SITE PLAN APPROVAL FOR THE PROJECT.
  - CONTACT THE CITY ENVIRONMENTAL REVIEWER, THE CITY CONSTRUCTION COORDINATOR AND MISS UTILITY 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
  - ANY ADDITIONAL SIGNS MUST BE SUBMITTED FOR REVIEW OUTSIDE THE NORMAL TRC PROCESS.
  - ALL PROPOSED PRIVATE UTILITIES SHALL BE INSTALLED UNDERGROUND.
  - ALL PUBLIC INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF LYNCHBURG MANUAL OF SPECIFICATIONS AND STANDARD DETAILS.
  - PROPOSED BUILDING MATERIAL WILL BE BRICK.
  - THE LIMITS OF CLEARING AND GRADING, AND ALL CRITICAL AREAS, SHOULD BE CLEARLY MARKED / FLAGGED IN THE FIELD AND MAINTAINED DURING CONSTRUCTION.



SHEET INDEX

<b>LEGEND</b>	<b>STORM SEWER LEGEND</b>
<ul style="list-style-type: none"> <li>□ ELECTRIC POLE</li> <li>□ ELECTRIC PEDESTAL</li> <li>□ GUY WIRE</li> <li>□ TELEPHONE POLE</li> <li>□ TELEPHONE PEDESTAL</li> <li>□ TELEPHONE MARKER</li> <li>□ TELEPHONE MARKER</li> <li>□ CLEANOUT</li> <li>□ WATER METER</li> <li>□ WATER VALVE</li> <li>□ STORM MANHOLE</li> <li>□ SANITARY MANHOLE</li> <li>□ FIRE HYDRANT</li> <li>□ LIGHT POLE</li> <li>□ EDGE OF PAVEMENT</li> <li>□ EDGE OF GRAVEL</li> <li>□ CREEK</li> <li>□ GAS VALVE</li> <li>□ GAS METER</li> <li>□ GAS MARKER</li> <li>□ SIGN</li> <li>□ EDGE OF WOODS</li> <li>□ OH E - OVERHEAD ELECTRIC</li> <li>□ OH T - OVERHEAD TELEPHONE</li> <li>□ OH CTV - OVERHEAD CABLE TV</li> <li>□ UG CTV - UG CABLE TELEVISION</li> <li>□ UG E - UG ELECTRIC LINE</li> <li>□ UG FO - UG FIBER OPTIC LINE</li> <li>□ UG G - UG GAS LINE</li> <li>□ UG SAN. SEWER LINE</li> <li>□ UG T - UG TELEPHONE LINE</li> <li>□ UG W - UG WATER LINE</li> <li>□ CONCRETE</li> </ul>	<ul style="list-style-type: none"> <li>--- LIMITS OF CLEARING/GRADING</li> <li>--- PROPOSED INDEX CONTOUR</li> <li>--- PROPOSED CONTOUR</li> <li>--- STORM SEWER</li> <li>□ STORM INLET</li> <li>□ CONCRETE</li> </ul>

**ABBREVIATIONS LEGEND**

AD	ALGEBRAIC DIFFERENCE
AR	AIR RELEASE ASSEMBLY
BA	BLOW OFF ASSEMBLY
BOL	BEGINNING OF LINE
CL	CLASS
CONC	CONCRETE
DIP	DUCTILE IRON PIPE
ELEV	ELEVATION
EOL	END OF LINE
FA	FIRE HYDRANT ASSEMBLY
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INVERT	INVERT
NOT TO SCALE	NOT TO SCALE
OPC	OUTLET PROTECTION FOR BYPASS CULVERTS
OPS	OUTLET PROTECTION FOR STORM SEWER LINES
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENT
PVC	POINT OF VERTICAL CURVATURE
PVT	POINT OF VERTICAL TANGENT
PVI	POINT OF VERTICAL INTERSECTION
PCC	POINT ON CURVE
PCC	POINT OF COMPOUND CURVATURE
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
SCH	SCHEDULE
SDR	STANDARD DIAMETER RATIO
SPEC	SPECIFICATION
SSD	STOPPING SIGHT DISTANCE
STA	STATION
STD	STANDARD
TELECOM	TELECOMMUNICATIONS UTILITY
TR	TO BE REMOVED
TRV	TYPICAL
VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION

**SPOT ELEVATION LEGEND**

P	PAVEMENT
W	WALK
G	GROUND
FF	FINISH FLOOR
EP	EDGE OF PAVEMENT
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
TS	TOP OF STAIRS
BS	BOTTOM OF STAIRS
LP	LOW POINT
HP	HIGH POINT
MG	MATCH GRADE
PWH	WALK & PAVEMENT AT EQUAL ELEVATIONS
PMP	PAVEMENT ELEVATION AT HIGH POINT
PLP	PAVEMENT ELEVATION AT LOW POINT
WHP	WALK ELEVATION AT HIGH POINT
WLP	WALK ELEVATION AT LOW POINT
GMG	GROUND ELEVATION TO MATCH EXISTING ELEVATION

- G-101 - COVER SHEET**
- G-102 - GENERAL NOTES**
- V-101 - TOPOGRAPHIC SURVEY**
- C-101 - E & S STAGE 1 AND DEMOLITION PLAN**
- C-102 - SITE LAYOUT**
- C-103 - E & S STAGE 2 AND GRADING PLAN**
- C-104 - UTILITY PLAN**
- C-201 - STORMWATER PROFILES**
- C-202 - SANITARY SEWER PROFILES**
- C-203 - WATERLINE PROFILES**
- C-501 - EROSION & SEDIMENT CONTROL DETAILS**
- C-502 - SITE DETAILS**
- C-503 - STORMWATER SEWER DETAILS**
- C-504 - WATER DETAILS**
- C-505 - SANITARY SEWER DETAILS**
- C-506 - STORMWATER MANAGEMENT DETAILS**
- C-601 - DRAINAGE AREA MAPS**
- L-101 - LANDSCAPE PLAN**

CONTRACTOR SHALL PROVIDE AN APPROVED PLAN ADDENDUM PRIOR TO ISSUANCE OF ANY LAND DISTURBANCE PERMIT, IDENTIFYING THE LOCATION, ADEQUATE STABILIZATION MEASURES AND AN APPROVED PERMIT FOR ANY OFFSITE BORROW/FILL/WASTE AREAS THAT WILL BE USED IN CONJUNCTION WITH THIS PROJECT. APPROXIMATELY 35,000 CY OF MATERIAL WILL BE GRADED ONSITE TO CONSTRUCT THE PROPOSED FINISH ELEVATIONS APPROXIMATELY 1,300 CY OF TOPSOIL MATERIAL WILL BE STRIPPED AND SPREAD ONSITE. THE EARTHWORK ON SITE IS BALANCED AND NO OFFSITE EXPORT OR IMPORT IS PROPOSED. THE ULTIMATE DESTINATION OF ALL DEBRIS FROM DEMOLITION MUST BE IDENTIFIED AT THE PRE-CONSTRUCTION CONFERENCE. THIS EARTHWORK VOLUME IS BASED ON A COMPARISON OF THE EXISTING AND PROPOSED SURFACE, USING AN 8" TOPSOIL DEPTH AND A 12" SUB-GRADE CUT AT ALL IMPERVIOUS AREAS. THE CONTRACTOR SHALL PERFORM AN INDEPENDENT EXISTING SURFACE SURVEY TO DETERMINE THE VOLUME OF MATERIAL THAT WILL BE MOVED TO CONSTRUCT THE PROPOSED IMPROVEMENTS TO THE DESIGN ELEVATIONS.

"I hereby certify that, to the best of my ability, this plan has been prepared, where applicable, in accordance with the latest City of Lynchburg Manual of Specifications and Standard Details and City Code."

Signature: \_\_\_\_\_  
Printed Name and Title: \_\_\_\_\_  
Date: \_\_\_\_\_ Registration Number: \_\_\_\_\_

"I hereby certify that all site construction, drainage and grading will be done pursuant to this plan and that the applicable Stormwater Management conditions and requirements of the City of Lynchburg, the Commonwealth of Virginia and the Federal Government and its agencies are hereby made part of this plan."

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

LAND DISTURBANCE ONLY: EROSION & SEDIMENT CONTROL APPROVAL  
TRC: \_\_\_\_\_ DATE: \_\_\_\_\_  
EAS: \_\_\_\_\_ DATE: \_\_\_\_\_

**IMPERVIOUS AREA STATISTICS**

PROPERTY AREA: 7.782 AC (GIS)  
EXISTING IMPERVIOUS AREA: 0.0 AC  
PROPOSED IMPERVIOUS AREA: 3.70 AC  
HUC: 02082030304 (LM10) BLACKWATER CREEK

**VIRGINIA CERTIFIED RESPONSIBLE LAND DISTURBER**

NAME - PRINTED: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
PHONE # \_\_\_\_\_ COMPANY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

THE ENGINEER AND/OR SURVEYOR TAKES NO RESPONSIBILITY FOR THE LOCATION OR ACCURACY OF THE UTILITIES AS SHOWN HEREON OR ANY UTILITIES WITHIN THE PROJECT THAT MAY NOT BE SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES TO SEE IF ANY UTILITIES EXIST WITHIN THE AREA OF THE PROJECT BEFORE ANY CONSTRUCTION BEGINS. ANY COST INCURRED BY DAMAGING ANY UTILITY WITHIN THE PROJECT SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

48 WORKING HOURS PRIOR TO STARTING THE WORK, THE CONTRACTOR SHALL CALL MISS UTILITY AT PHONE NUMBER 811 AND ADVISE THE NATURE AND LOCATION OF THE WORK.



**HURT & PROFFITT**  
INSPIRED / RESPONSIVE / TRUSTED

434.847.7766  
2824 LANSHORNE ROAD  
LYNCHBURG, VA 24501

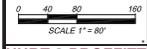
HANDP.COM  
CONSTRUCTION, COMMUNITY DEVELOPMENT, CULTURAL PRESERVATION

COVER SHEET FOR LOGAN'S LANDING II CITY OF LYNCHBURG, VIRGINIA

PROJECT NO. 20191446  
LAT. 37.365720°  
LONG. -79.207180°  
DATE: 12/23/2019  
DRAWN BY: DBC  
CHECKED BY: ELA



**REVIEW SET**



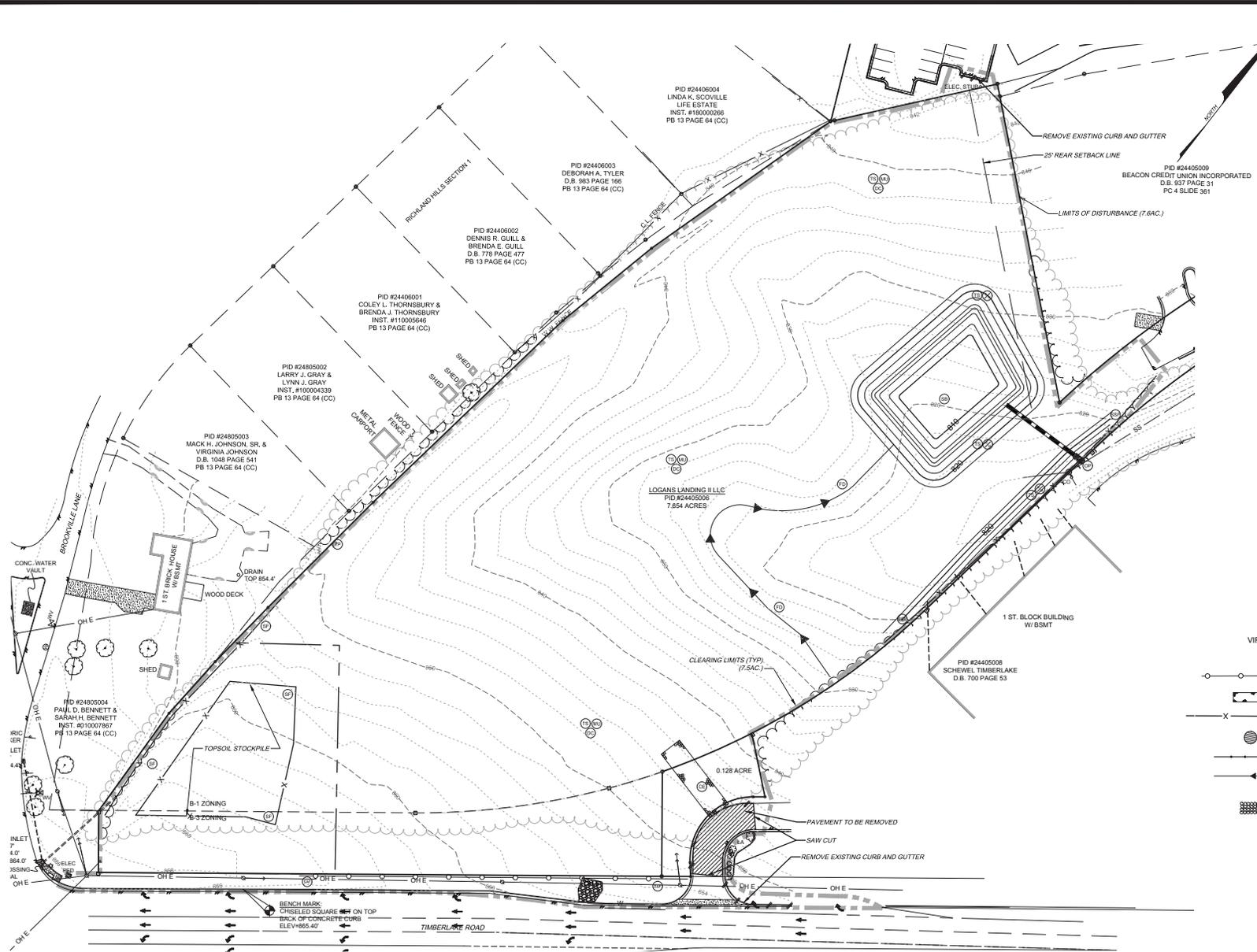
**HURT & PROFFITT**

SHEET NO. G-101 REV. ---

11/30/2020 TRC Comments



THIS SHEET IS INTENDED TO BE REPRODUCED AS PART OF A PROJECT. REPRODUCTION OF THIS SHEET AS A SEPARATE FILE IS PROHIBITED. THE SCALE OF THIS SHEET IS AS SHOWN ON THE SHEET.



**Anti-Sleep Collar Design**

Pipe Diameter (ft)	3
T = 10' Depth of Water at Principal Spillage (ft)	4.6
Z = Slope of Upstream Embankment (2H:1V)	3
S = Barrel Slope (ft/ft)	0.012
Ls = Length of Barrel in Saturated Zone (ft)	33.8
10% Increase in Seepage Length (ft)	5.1
Number of Collars	3
Minimum Required Collar Projection (ft)	2.5
Collar Size	8' x 6'

**Buoyancy Calculations**

Riser Height (ft)	4.0
Riser Outside Diameter (ft)	6.0
Riser Volume (CY)	113
Substnant Force (lb)	1067
Ballast Weight (150 of x 150 pcf)	9550
Riser Weight (Height x 1,300 lb/cy)	5000
Base Weight	2160
Total Downward Force	13230
Downward Force/Buoyant Force	1.87

**Sediment Basin Calculations**

Drainage Area	AC	13.2
Dry Storage Volume Required	CY	884
Dry Storage Volume Provided	CY	1651
Wet Storage Volume Required	CY	884
Wet Storage Volume Provided	CY	1138
Length-to-Width Ratio	X:1	2
Bottom Elevation	FT	815.0
Sediment Cleanout Elevation	FT	813.0
Deswasting Orifice Elevation	FT	815.0
Principal Spillage Elevation	FT	819.0
Emergency Spillage Elevation	FT	N/A
Design High Water Elevation	FT	821.3
Embankment Elevation	FT	823.5
Riser Pipe Diameter	ft	60
Anti-Sleep Collar Diameter	ft	N/A
Deswasting Tube Diameter	ft	6
Embankment Top Width	ft	25
Embankment Side Slopes	Z:1	2:1
Riser Base Depth	ft	1
Riser Base Diameter	ft	48
Number Of Anti-Sleep Collars		1

**Basin Outlet Protection**

Drainage Area	AC	13.2
C-Value		Decision
Time of Concentration	MIN	8.4
Intensity	IN/HR	3.0
Design Flow	CFS	26.2
Tailwater Depth	FT	1.3
Discharge Velocity	FT	9.7
Rip Rap Creation	ft	N/A
Apron Length	ft	10
Apron Width	ft	10
Side Slopes	ft	2:1
Apron Depth	ft	24

- VIRGINIA UNIFORM CODING SYSTEM FOR EROSION AND SEDIMENT CONTROL PRACTICES  
\* CHART TAKEN FROM THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (JULY 1992)
- TS TEMPORARY SAFETY FENCE (3.01)
  - CE TEMPORARY CONSTRUCTION ENTRANCE (3.02)
  - SE SILT FENCE (3.05)    SR WIRE REINFORCED SILT FENCE (3.05)
  - IP INLET PROTECTION (3.07)
  - DD DIVERSION DIKE (3.09)
  - FD FILL DIVERSION (3.10)
  - SB TEMPORARY SEDIMENT BASIN (3.14)
  - OP OUTLET PROTECTION (3.16)
  - CC ROCK CHECK DAMS (3.20)
  - SR SURFACE ROUGHENING (3.29)
  - TS TEMPORARY SEEDING (3.31)
  - PS PERMANENT SEEDING (3.32)
  - ML MULCHING (3.35)
  - X SOIL STABILIZATION BLANKETS & MATTING (3.36)
  - DC DUST CONTROL (3.39)

**DEMOLITION LEGEND**

X TO BE REMOVED

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434.847.7786  
2824 LYNCHBURG ROAD  
LYNCHBURG, VA 24061

HANDOFF.COM  
LYNCHBURG, VA 24061

**E & S STAGE 1 AND DEMOLITION PLAN**  
FOR  
**LOGAN'S LANDING II**  
CITY OF LYNCHBURG, VIRGINIA

PROJECT NO.	20191446
LAT.	37.365780°
LONG.	-79.207180°
DATE	12/23/2019
DRAWN BY:	ELC
CHECKED BY:	DBA

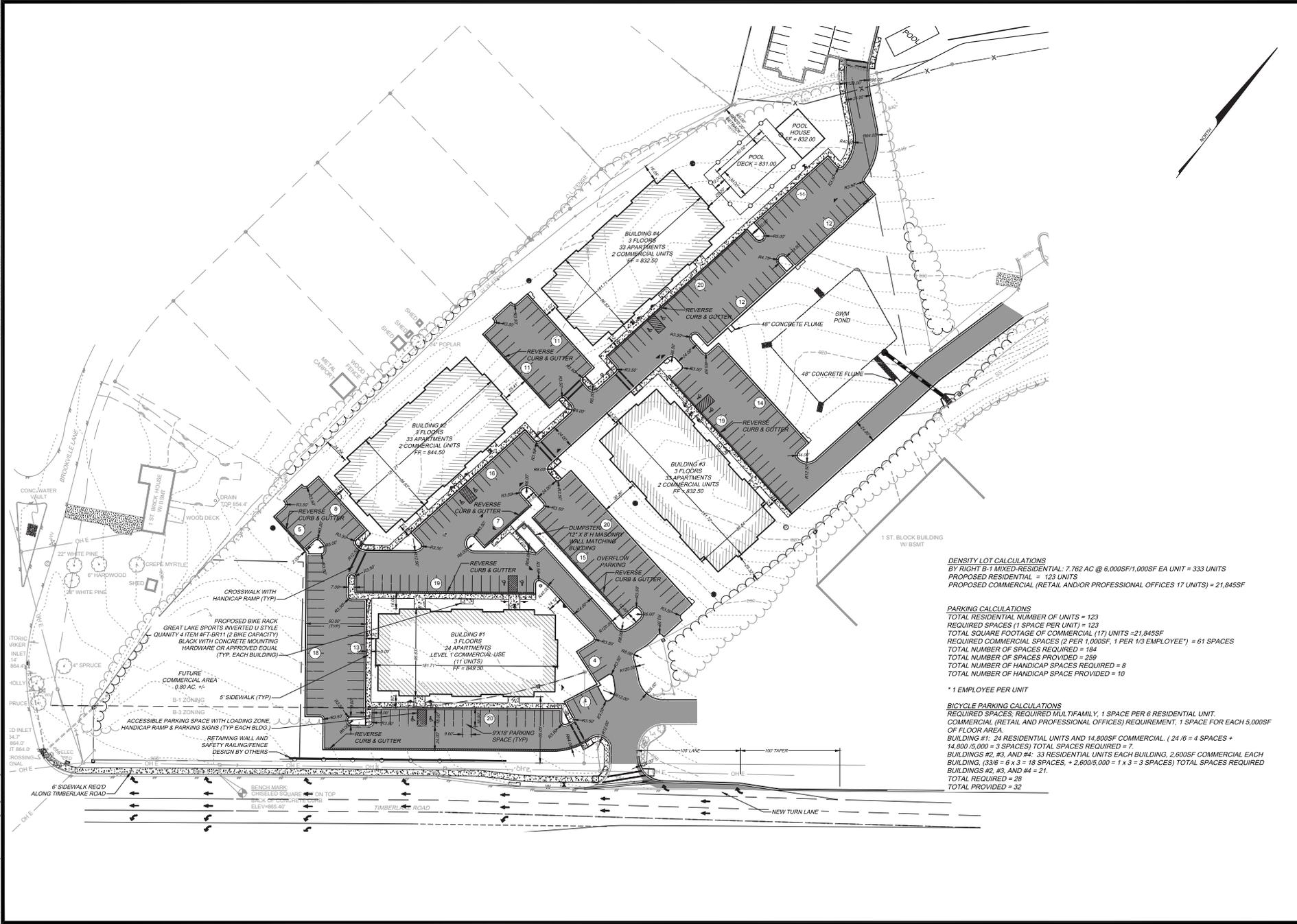


**REVIEW SET**

SCALE 1" = 40'

SHEET NO.	REV.
C-101	---

THIS SHEET IS INTENDED TO BE REPRODUCED AS PART OF THE SHEET OF ADVERTISEMENT SIZE TRANSMISSION SHALL LOAD THE SCALE INDICATED ON THIS SHEET.



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 2524 LANCHORNE ROAD  
 LYNCHBURG, VA 24061

HANDY.COM  
 LYNCHBURG, VA 24061

**SITE LAYOUT FOR LOGAN'S LANDING II**  
 CITY OF LYNCHBURG, VIRGINIA

**DENSITY LOT CALCULATIONS**  
 BY RIGHT B-1 MIXED-RESIDENTIAL: 7.762 AC @ 6,000SF/1,000SF EA UNIT = 333 UNITS  
 PROPOSED RESIDENTIAL = 123 UNITS  
 PROPOSED COMMERCIAL (RETAIL AND/OR PROFESSIONAL OFFICES 17 UNITS) = 21,845SF

**PARKING CALCULATIONS**  
 TOTAL RESIDENTIAL NUMBER OF UNITS = 123  
 REQUIRED SPACES (1 SPACE PER UNIT) = 123  
 TOTAL SQUARE FOOTAGE OF COMMERCIAL (17) UNITS = 21,845SF  
 REQUIRED COMMERCIAL SPACES (2 PER 1,000SF, 1 PER 1/3 EMPLOYEE\*) = 61 SPACES  
 TOTAL NUMBER OF SPACES REQUIRED = 184  
 TOTAL NUMBER OF SPACES PROVIDED = 259  
 TOTAL NUMBER OF HANDICAP SPACES REQUIRED = 8  
 TOTAL PROVIDED = 10

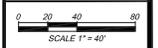
**\* 1 EMPLOYEE PER UNIT**

**BICYCLE PARKING CALCULATIONS**  
 REQUIRED SPACES: REQUIRED MULTIFAMILY, 1 SPACE PER 6 RESIDENTIAL UNIT.  
 COMMERCIAL (RETAIL AND PROFESSIONAL OFFICES) REQUIREMENT, 1 SPACE FOR EACH 5,000SF OF FLOOR AREA.  
 BUILDING #1: 24 RESIDENTIAL UNITS AND 14,800SF COMMERCIAL (24/6 = 4 SPACES + 14,800/5,000 = 3 SPACES) TOTAL SPACES REQUIRED = 7.  
 BUILDINGS #2, #3, AND #4: 33 RESIDENTIAL UNITS EACH BUILDING, 2,600SF COMMERCIAL EACH BUILDING, (33/6 = 6 x 3 = 18 SPACES, + 2,600/5,000 = 1 x 3 = 3 SPACES) TOTAL SPACES REQUIRED BUILDINGS #2, #3, AND #4 = 21.  
 TOTAL REQUIRED = 28  
 TOTAL PROVIDED = 32

PROJECT NO.	20191446
LAT.	37.365720°
LONG.	-79.207180°
DATE	12/23/2019
DRAWN BY:	ELC
CHECKED BY:	DBA



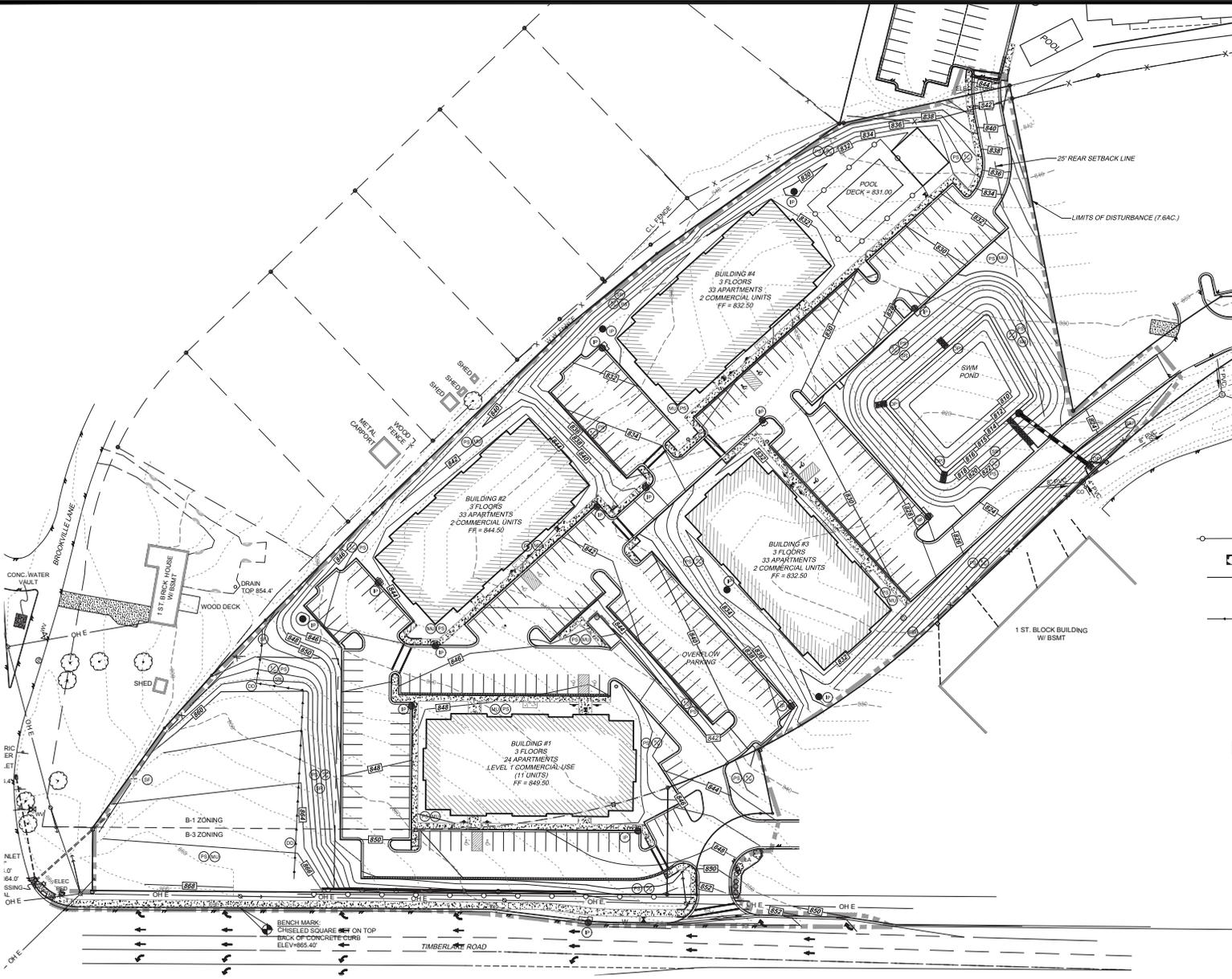
**REVIEW SET**



**HURT & PROFFITT**

SHEET NO.	REV.
C-102	---

THIS SHEET IS INTENDED TO BE REPRODUCED AS PART OF A SET. REPRODUCTION OF THIS SHEET AS AN INDIVIDUAL ITEM IS PROHIBITED. ANY REPRODUCTION SHALL MAINTAIN THE SCALE AND PORTION OF THE SHEET.



- VIRGINIA UNIFORM CODING SYSTEM FOR EROSION AND SEDIMENT CONTROL PRACTICES  
\*CHART TAKEN FROM THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (JULY 1992)
- EF TEMPORARY SAFETY FENCE (3.01)
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  - SF SILT FENCE (3.05) SR WIRE REINFORCED SILT FENCE (3.05)
  - IP INLET PROTECTION (3.07)
  - DD DIVERSION DIKE (3.09)
  - SB TEMPORARY SEDIMENT BASIN (3.14)
  - OP OUTLET PROTECTION (3.18)
  - SR SURFACE ROUGHENING (3.29)
  - TS TEMPORARY SEEDING (3.31)
  - PS PERMANENT SEEDING (3.32)
  - MU MULCHING (3.35)
  - SM SOIL STABILIZATION BLANKETS & MATTING (3.36)

OUTLET PROTECTION TABLE (3.18) (OP)

ID	OP #1			OP #2			OP #3		
	DESIGN FLOW	TAILWATER DEPTH	DISCHARGE VELOCITY	DESIGN FLOW	TAILWATER DEPTH	DISCHARGE VELOCITY	DESIGN FLOW	TAILWATER DEPTH	DISCHARGE VELOCITY
	24.53	9.03	7.70	24.53	9.03	7.70	24.53	9.03	7.70
	24"	18"	24"	24"	18"	24"	24"	18"	24"
	8.12	5.11	2.95	8.12	5.11	2.95	8.12	5.11	2.95
	C3.14	C3.14	C3.14	C3.14	C3.14	C3.14	C3.14	C3.14	C3.14
	8FT	7FT	8FT	8FT	7FT	8FT	8FT	7FT	8FT
	5.5FT	4.5FT	5.5FT	5.5FT	4.5FT	5.5FT	5.5FT	4.5FT	5.5FT
	3:1	3:1	3:1	3:1	3:1	3:1	3:1	3:1	3:1
	6"	6"	6"	6"	6"	6"	6"	6"	6"

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LYNCHBURG, VA 24601

HANDY.COM  
LYNCHBURG, VA 24601  
ARCHITECTURE • CONSTRUCTION • TRAFFIC & SIGNAGE • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING

E & S STAGE 2 AND GRADING PLAN  
FOR  
**LOGAN'S LANDING II**  
CITY OF LYNCHBURG, VIRGINIA

PROJECT NO. 20191446  
LAT. 37.365782°  
LONG. -79.207180°  
DATE 12/23/2019  
DRAWN BY: ELC  
CHECKED BY: DBA



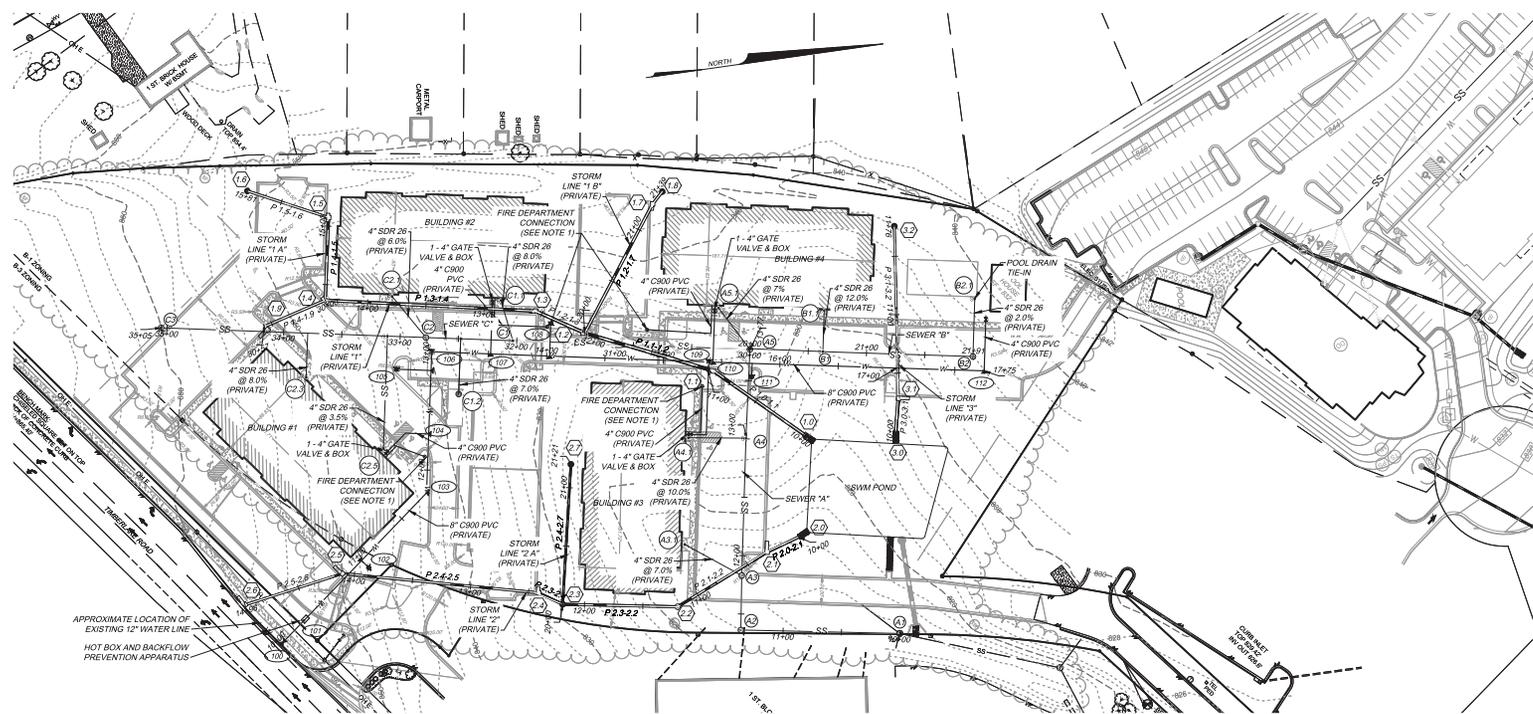
**REVIEW SET**

0 20 40 80  
SCALE 1" = 40'

**HURT & PROFFITT**

SHEET NO. C-103  
REV. ---

THIS SHEET IS PART OF A SET OF DRAWINGS FOR THE PROJECT. THE SHEET IS TO BE USED IN CONJUNCTION WITH THE OTHER SHEETS OF THE SET. THE SHEET IS NOT TO BE USED IN ISOLATION. THE SHEET IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF HURT & PROFFITT.



**STORM STRUCTURE SCHEDULE**

1.0	VDOT STD DI-38, 12L TOP=817.90 INV IN=816.00 (FROM 1.1) INV OUT=817.34	2.1	VDOT STD DI-38, 12L TOP=817.90 INV IN=817.54 (FROM 2.2) INV OUT=817.34
1.1	VDOT STD DI-38, 6L TOP=831.63 INV IN=819.89 (FROM 1.2) INV OUT=819.65	2.2	VDOT STD MH-1 TOP=837.50 INV IN=819.89 (FROM 2.3) INV OUT=819.65
1.2	VDOT STD DI-38, 6L TOP=837.06 INV IN=824.55 (FROM 1.3) INV OUT=824.35	2.3	VDOT STD DI-1 TOP=839.59 INV IN=823.00 (FROM 2.4) INV OUT=823.00 (FROM 2.7) INV OUT=822.50
1.3	VDOT STD DI-38, 6L TOP=842.00 INV IN=828.05 (FROM 1.4) INV OUT=828.85	2.4	VDOT STD DI-38, 12L TOP=846.91 INV IN=840.08 (FROM 2.6) INV OUT=839.89
1.4	VDOT STD DI-38, 6L TOP=843.17 INV IN=838.70 (FROM 1.5) INV OUT=838.70	2.5	VDOT STD DI-38, 12L TOP=858.09 INV IN=837.75 (FROM 1.6) INV OUT=837.80
1.5	VDOT STD DI-38, 6L TOP=843.50 INV IN=835.80 (FROM 1.8) INV OUT=835.80	2.6	VDOT STD DI-1 TOP=850.50 INV IN=835.00 (FROM 1.5) INV OUT=835.00
1.6	VDOT STD DI-38, 6L TOP=843.17 INV IN=838.70 (FROM 1.5) INV OUT=838.70	2.7	VDOT STD DI-1 TOP=850.50 INV IN=837.80 (FROM 1.6) INV OUT=837.80
1.7	VDOT STD DI-38, 6L TOP=851.50 INV IN=825.80 (FROM 1.8) INV OUT=825.80	2.8	VDOT STD DI-1 TOP=850.50 INV IN=826.00 (FROM 1.9) INV OUT=826.00
1.8	VDOT STD DI-38, 12L TOP=846.99 INV IN=816.00 (FROM 2.1) INV OUT=816.00	2.9	VDOT STD DI-1 TOP=849.69 INV IN=824.25 (FROM 2.1) INV OUT=824.25

**STORM PIPE SCHEDULE**

P 1.0-1.1	94LF OF 24" N12 HDPE @ 3.86%
P 1.1-1.2	115LF OF 24" N12 HDPE @ 3.92%
P 1.2-1.3	46LF OF 24" N12 HDPE @ 11.45%
P 1.2-1.7	125LF OF 18" N12 HDPE @ 1.00%
P 1.3-1.4	180LF OF 18" N12 HDPE @ 3.68%
P 1.4-1.5	71LF OF 18" N12 HDPE @ 0.99%
P 1.4-1.9	57LF OF 18" N12 HDPE @ 8.94%
P 1.5-1.6	73LF OF 15" N12 HDPE @ 1.23%
P 1.7-1.8	14LF OF 18" N12 HDPE @ 1.48%
P 2.0-2.1	30LF OF 18" N12 HDPE @ 4.47%
P 2.1-2.2	90LF OF 18" N12 HDPE @ 2.73%
P 2.3-2.2	99LF OF 18" N12 HDPE @ 2.55%
P 2.3-2.4	23LF OF 18" N12 HDPE @ 23.02%
P 2.4-2.5	169LF OF 15" N12 HDPE @ 6.58%
P 2.4-2.7	120LF OF 15" N12 HDPE @ 1.62%
P 2.5-2.6	88LF OF 15" N12 HDPE @ 3.34%
P 3.0-3.1	28LF OF 24" N12 HDPE @ 3.87%
P 3.1-3.2	147LF OF 15" N12 HDPE @ 3.96%

**SANITARY STRUCTURE SCHEDULE**

A1	SANITARY MANHOLE STA: 10+00.00 (LINE SEWER-A) N: 3657344.49 E: 11277404.82 INV IN=807.70 (FROM A2) INV OUT=827.00
A2	SANITARY MANHOLE STA: 11+36.25 (LINE SEWER-A) N: 3657210.05 E: 11277382.71 INV IN=812.34 (FROM A3) INV OUT=810.42
A3	SANITARY MANHOLE STA: 11+42.89 (LINE SEWER-A) N: 3657217.41 E: 11277308.05 INV IN=821.40 (FROM A4) INV IN=823.10 (FROM 1) INV OUT=821.50
A3.1	CLEANOUT STA: 12+07.72 (LINE SEWER-A) N: 3657172.71 E: 11277033.38 INV IN=820.00 (FROM B2.1) INV OUT=824.00
A4	CLEANOUT STA: 13+00.81 (LINE SEWER-A) N: 3657237.51 E: 11277293.89 INV IN=821.87 (FROM A4.1) INV IN=821.87 (FROM A4) INV OUT=821.87
A4.1	CLEANOUT STA: 12+99.20 (LINE SEWER-A) N: 3657181.13 E: 11277213.31 INV IN=827.00 (FROM A4.1) INV OUT=827.00
A5	SANITARY MANHOLE STA: 13+76.76 (LINE SEWER-A) N: 3657251.63 E: 11277145.83 INV IN=823.11 (FROM C1) INV OUT=822.17
A5.1	CLEANOUT STA: 30+28.23 (LINE SEWER-C) N: 3657292.93 E: 11277106.94

B1	CLEANOUT STA: 20+62.80 (LINE SEWER-B) N: 3657313.23 E: 11277156.61 INV IN=822.71 (FROM B1.1) INV IN=822.71 (FROM B2) INV OUT=822.71
B1.1	CLEANOUT STA: 20+62.80 (LINE SEWER-B) N: 3657316.51 E: 11277151.90 INV IN=827.00 (FROM B1.1) INV OUT=827.00
B2	SANITARY MANHOLE STA: 21+61.30 (LINE SEWER-B) N: 3657440.81 E: 11277178.81 INV IN=823.33 (FROM B2.1) INV OUT=823.13
B2.1	CLEANOUT STA: 21+61.23 (LINE SEWER-B) N: 3657376.51 E: 11277128.61 INV IN=824.00 (FROM B2.1) INV OUT=824.00

C1	CLEANOUT STA: 32+03.39 (LINE SEWER-C) N: 3657051.45 E: 11277109.89 INV IN=832.29 (FROM C1.1) INV IN=833.88 (FROM ST-(B4)) INV OUT=833.88
C1.1	CLEANOUT STA: 32+14.84 (LINE SEWER-C) N: 3657026.21 E: 11277074.25 INV IN=839.00 (FROM C1.1) INV OUT=839.00
C1.2	SEWER DRAIN DUMPSITER ENCLOSURE STA: 32+14.84 (LINE SEWER-C) N: 3656999.08 E: 11277146.62 INV IN=839.00 (FROM C1.1) INV OUT=839.00
C2	SANITARY MANHOLE STA: 32+71.92 (LINE SEWER-C) N: 3656979.09 E: 11277038.71 INV IN=837.75 (FROM 1) INV IN=838.23 (FROM 1) INV OUT=837.42
C2.1	CLEANOUT STA: 33+08.25 (LINE SEWER-C) N: 3656951.28 E: 11277057.69 INV IN=841.00 (FROM C2.1) INV OUT=841.00
C2.3	CLEANOUT STA: 33+79.29 (LINE SEWER-C) N: 3656974.96 E: 11277116.04 INV IN=844.00 (FROM C2.3) INV OUT=844.00
C2.5	CLEANOUT STA: 33+76.76 (LINE SEWER-C) N: 3656928.60 E: 11277156.69 INV IN=844.00 (FROM C2.5) INV OUT=844.00
C3	SANITARY MANHOLE STA: 35+05.03 (LINE SEWER-C) N: 3656976.96 E: 11277106.94 INV IN=839.75 (FROM C3) INV OUT=839.75

NOTE: 1. EACH FIRE DEPARTMENT CONNECTION TO HAVE A PERMANENT LABEL IDENTIFYING BUILDING BEING SERVED.  
2. LANDSCAPING AND/OR OTHER FEATURES SHALL NOT BE SUCH THAT THEY IMPACT THE REQUIRED ALLOWANCES FOR ANY RPZ AND/OR RPZ FOR BACKFLOW NOW OR IN THE FUTURE.

**WATER LINE STRUCTURE SCHEDULE**

100	STA: 10+00+00 RECORD: CONNECT TO EXISTING WATER LINE (1) - 12" X 8" WET TAPPING TEE (1) - 8" GATE VALVE AND BOX	108	STA: 14+00+00 RECORD: (1) - FIRE HYDRANT ASSEMBLY
101	STA: 10+29+00 RECORD: (1) - HOT BOX & RPZ (1) - CONCRETE ANCHOR	109	STA: 15+38+00 RECORD: (1) - 8" X 4" TEE (1) - 4" GATE VALVE AND BOX OFFSET 90° RT. (1) - CONCRETE ANCHOR
102	STA: 11+00+00 RECORD: (1) - FIRE HYDRANT ASSEMBLY	110	STA: 11+80+00 RECORD: (1) - 8" X 4" TEE (1) - CONCRETE ANCHOR
103	STA: 11+80+00 RECORD: (1) - 8" X 4" BEND (1) - CONCRETE ANCHOR	111	STA: 15+75+00 RECORD: (1) - FIRE HYDRANT ASSEMBLY
104	STA: 12+31+00 RECORD: (1) - 8" X 4" TEE (1) - 4" GATE VALVE AND BOX OFFSET 180° LT. (1) - CONCRETE ANCHOR	112	STA: 17+75+00 RECORD: (1) - 8" X 4" TEE (1) - 4" GATE VALVE AND BOX OFFSET 45° LT. (1) - CONCRETE ANCHOR
105	STA: 12+85+00 RECORD: (1) - FIRE HYDRANT ASSEMBLY		
106	STA: 13+01+00 RECORD: (1) - 8" 90° BEND (1) - CONCRETE ANCHOR		
107	STA: 13+52+00 RECORD: (1) - 8" X 4" TEE (1) - 4" GATE VALVE AND BOX OFFSET 45° LT. (1) - CONCRETE ANCHOR		

**HURT & PROFFITT**  
INSPIRED / RESPONSIVE / TRUSTED

434.847.776  
2824 LANCHORNE ROAD  
LYNCHBURG, VA 24601

**UTILITY PLAN FOR LOGAN'S LANDING II CITY OF LYNCHBURG, VIRGINIA**

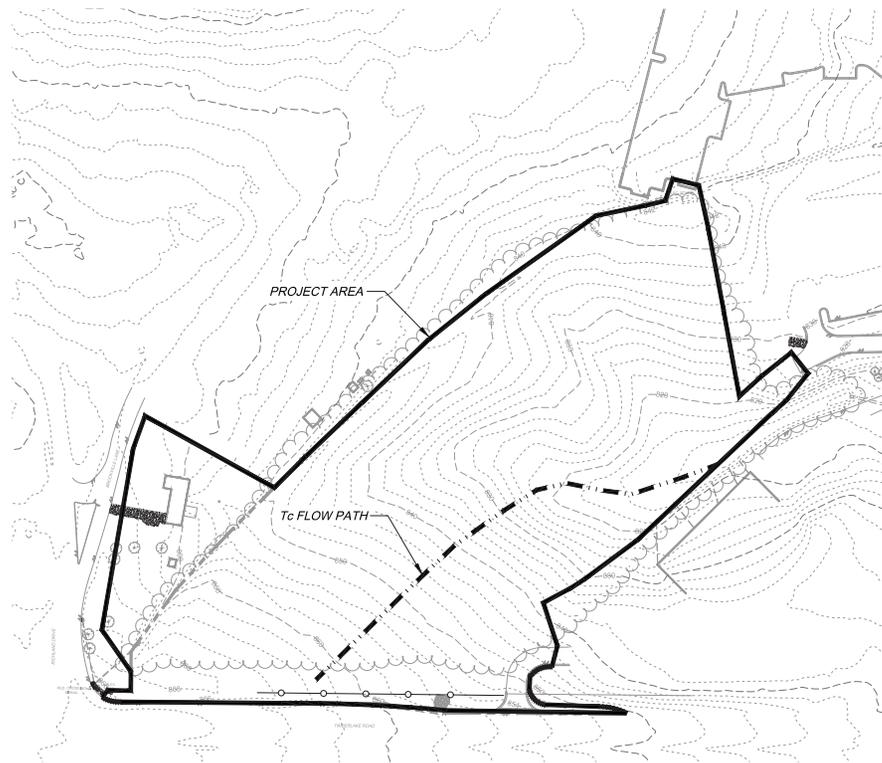
PROJECT NO.	20191446
LAT.	37.365720°
LONG.	-79.207180°
DATE	12/23/2019
DRAWN BY:	ELC
CHECKED BY:	DBA



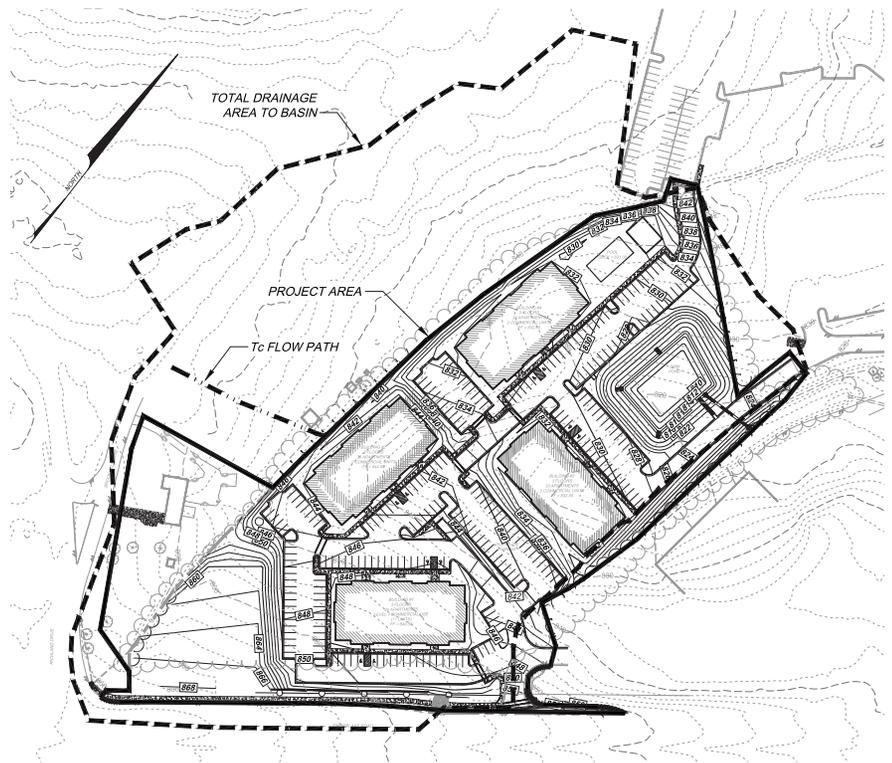
**REVIEW SET**

SCALE 1" = 50'

THIS SHEET IS INTENDED TO BE REPRODUCED AS A PART OF A PERMITTING APPLICATION. ANY REPRODUCTION OF THIS SHEET AS A PERMITTING APPLICATION SHALL HAVE THE SCALE INDICATED ON THE SHEET.



PRE-DEVELOPED DRAINAGE AREA MAP



POST-DEVELOPED DRAINAGE AREA MAP

**NOTE: PROJECT AREA INCLUDES FUTURE DEVELOPMENT ON AREA ADJACENT TO THE PROPOSED APARTMENT COMPLEX. THIS FUTURE DEVELOPMENT AREA IS ACCOUNTED FOR IN THE STORMWATER QUANTITY CALCULATIONS. STORMWATER QUALITY TREATMENT FOR THIS FUTURE AREA IS NOT PROVIDED AS PART OF THIS DEVELOPMENT.**

**Pre-developed Quantity Calculations**

Total Area	AC	8.50
Drainage Area Breakdown		
Description	CN	
Wood/Open Space (B)	55	AC 7.19
Managed Turf (B)	61	AC 1.10
Impervious Area	98	AC 0.30
Weighted Curve Number		57
Time of Concentration	MIN	10
Design Flow (1-YR)	CFS	9.8
Design Flow (2-YR)	CFS	2.5
Design Flow (10-YR)	CFS	12.9

**Post-developed Quantity Calculations**

Total Area	AC	8.50
Drainage Area Breakdown		
Description	CN	
Wood/Open Space (B)	55	AC 0.60
Managed Turf (B)	61	AC 3.60
Impervious Area	98	AC 4.90
Weighted Curve Number		80
Time of Concentration	MIN	5
Design Flow (1-YR)	CFS	19.4
Design Flow (2-YR)	CFS	25.5
Design Flow (10-YR)	CFS	47.5
Routed Outflow (1-YR)	CFS	8.1
Routed Outflow (2-YR)	CFS	6.3
Routed Outflow (10-YR)	CFS	16.3

Note: Post-developed impervious area includes an additional 1.1 acres associated with the adjacent future commercial area.

**Channel Protection Compliance (Energy Balance, 1-Year Storm)**

Disturbed Area	AC	8.50
Improvement Factor (IF)		0.8
1-Year Rainfall (P)	IN	2.8
Pre-developed Area	AC	8.50
Pre-developed CN		57
Pre-developed S	IN	7.54
Pre-developed Runoff Depth	IN	0.19
Pre-developed E.B. Flow (Q <sub>pre</sub> )	CFS	0.8
Pre-developed Volume (RV <sub>pre</sub> )	CF	5.023
Post-developed Area	AC	8.50
Post-developed CN		82
Post-developed S	IN	2.20
Post-developed Runoff Depth	IN	1.22
Post-developed Volume (RV <sub>post</sub> )	CF	37.750
Allowable Flow from Energy Balance	CFS	0.1
$= IF \times (Q_{pre} + RV_{pre}) / RV_{post}$		
$= 0.8 \times (0.8 \text{ cfs} + 5.023 \text{ cf}) / 37.750 \text{ cf}$		
Post-developed Routed Flow	CFS	6.1

**Flood Protection Compliance (10-Year Storm)**

Pre-developed Flow	CFS	12.9
Post-developed Flow	CFS	16.3

**Total Drainage to Basin**

Total Area	AC	13.80
Drainage Area Breakdown		
Description	CN	
Wood/Open Space (B)	55	AC 1.00
Managed Turf (B)	61	AC 6.40
Impervious Area	98	AC 6.40
Weighted Curve Number		78
Time of Concentration	MIN	10
Design Flow (1-YR)	CFS	20.5
Design Flow (2-YR)	CFS	28.3
Design Flow (10-YR)	CFS	57.1

**HURT & PROFFITT**  
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2824 LANGHORNE ROAD  
LYNCHBURG, VA 24501

HAND2COM  
LYNCHBURG, VA 24501

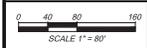
REGISTERED PROFESSIONAL ENGINEER  
CONSTRUCTION, TRAFFIC & SURVEYING - CIVIL ENGINEER

**DRAINAGE AREA MAPS**  
FOR  
**LOGAN'S LANDING II**  
CITY OF LYNCHBURG, VIRGINIA

PROJECT NO. 20191446  
LAT. 37.365760°  
LONG. -79.207180°  
DATE 12/23/2019  
DRAWN BY: ELC  
CHECKED BY: DBA



**REVIEW SET**



**HURT & PROFFITT**

SHEET NO. C-601 REV. ---





## B-1, Limited Business District

Tom Martin, AICP

City Planner

Department of Community Development

City Council Work Session

September 22, 2020



# Purpose and Outline

**Purpose: Discuss staff recommendations to amend the B-1, Limited Business District**

**Outline:**

- 1. Comprehensive Plan 2013-2030**
- 2. Proposed Logan's Landing II Development**
- 3. B-1 District Purpose**
- 4. B-1 District Residential Uses**
- 5. B-1 District Standards**
- 6. B-1 District Development Standards**
- 7. Richland Hill Neighborhood Concerns**
- 8. Staff Analysis and Recommendations**



# *Comprehensive Plan*

## **Comprehensive Plan**

- **Recognizes the need to make efficient use of limited land resources.**
- **Recommends policies that provide for accessory dwellings, density bonuses and mixed use development.**
- **Effort to provide for City's growing population without having to increase densities in residential districts.**



# Proposed Logan's Landing II

## Proposed Logan's Landing II

- 7051 Timberlake Road – 7.6 acres
- Zoned B-1, Limited Business District and B-3, Community Business District
- 123 Apartments, 17 Commercial Units
- 189,332 sf. In 4 Buildings
- 259 Parking Spaces
- Pool & Pool House



## B-1 District Purpose

### B-1 District Purpose

- **Provide for office, retail, restaurant and service uses compatible with nearby residential areas.**
- **Be in scale with adjacent neighborhood development.**
- **Have pedestrian-oriented designs.**
- **Generate a moderate level of traffic.**
- **Provide a transition from retail districts and heavily traveled thoroughfares to residential areas.**



## B-1 District Purpose



2472-2496 Rivermont Avenue



# Residential Uses in the B-1 District

## Residential Uses in the B-1 District

- **Single-Household Detached – Permitted by Right**
- **Two-Household (Duplex) – Conditional Use Permit**
- **Single-Household Attached (Townhouses) – Conditional Use Permit**
- **Multi-Household Structures (Apartments) – Conditional Use Permit**
- **Mixed-use Residential Structures (Typically Commercial uses on lower floors with residential uses on upper floors – Permitted by Right**



# B-1 District Standards

## B-1 District Standards

- **Limitations on drive-through location.**
- **Prohibited outdoor operations such as storage or display.**
- **Scale of business that is compatible with adjacent neighborhoods.**
  - Multi-Tenant Commercial Developments – 50,000 sf.
  - Single-Office Development – 20,000 sf.
  - Single Retail or Service Business – 5,000 sf.
  - Restaurant – 4,000 sf.
- **Except authorized single-household dwellings and other residential uses permitted by conditional use permit, ground floor residential uses shall be prohibited except when part of a mixed-use building where the residential access is taken from an urban collector or local street.**



# B-1 Development Standards

## B-1 Development Standards

- **Visibility at Intersections**
- **Lot area regulations – 6,000 sf. minimum plus 1,000 sf. per dwelling unit**
- **Parking provided behind the front building line**
- **Dumpster screening**
- **Landscaping**
- **Height – 40 Feet Maximum**
- **Front Setback – 0 Foot**
- **Side Setback – 0 Foot**
- **Rear Setback – 25 Feet**
- **Lot Width – 50 Feet Minimum**
- **Lot Depth – 100 Feet Minimum**



# Richland Hills Neighborhood Concerns

## Neighborhood Concerns

- 1. Allowing commercially zoned land to be developed largely as high-density residential (apartment complexes) without review or approval by the Planning Commission or City Council.**
- 2. The impact the proposed development would have on Timberlake Road traffic.**
- 3. The intention of the developer to purchase the property at 1514 Brookville Lane to include as part of the proposed development.**
- 4. Setbacks for B-1, Limited Business District uses adjacent R-1, Low Density Residential Districts.**
- 5. Ratio of commercial space to residential units.**
- 6. Mixed use developments ability to exceed the maximum 50,000 square foot maximum gross floor area.**



# Staff Response

## Analysis and Recommendations

- **Intent is not to allow high density apartments without review by Planning Commission or Council. Should allow for “limited” residential uses as part of a mixed-use development.**
- **A traffic analysis is being reviewed by the City Engineer.**
- **The property at 1514 Brookville Lane is not part of the submitted site plan and would require a *FLUM* Amendment and Rezoning.**
- **Amend Section 35.2-16 (j) to require a 50’ setback when B-1 Districts are adjacent to Low Density Residential Districts.**



# Staff Response

## Analysis and Recommendations

- **Ground floor residential uses must take access from collector or local street. Developer expressed intent to appeal Zoning Administrator decision. (No official decision and no appeal filed)**
- **Amend B-1 standards or clarify explanation of when ground floor residential uses are permitted.**
- **Amend B-1 Standards to clarify no single development can exceed 50,000 square feet of maximum gross floor area.**
- **Consider maximum lot sizes or requirements for internal private or local streets.**



## Recommended Action

### Next Steps

- **Draft amendments to the B-1 Limited Business District**
  - increase setbacks if adjacent to lower density residential zoning districts;
  - add a graphic and/or further explanation to the ordinance of when ground floor residential units are permitted as part of a mixed-use development;
  - clarify that no development can exceed the fifty thousand (50,000) square maximum gross floor area; and
  - provide for a maximum lot size and/or a requirement for a series of private or local streets to serve larger B-1 areas.
- **Review applicability of the standards to other business districts.**
- **Schedule public hearings to amend the Zoning Ordinance with Planning Commission and City Council.**



# Discussion

**Questions?**