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(540) 983-7627
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LETTER OF APPLICATION

August 6, 2018

Franklin County Planning and
Community Development Office
1255 Franklin Street, Suite 103
Rocky Mount, VA 24151

Subject Property: Franklin County Tax Map Nos. 0300000103 and 0300000103A
33.2 acres, more or less, and known as the Remaining Portion of Tract 4 and
Lot 7, Westlake Village Business Park, situated along Morewood Road,
Village Springs Lane, Brookview Lane and Parkcrest Drive, Franklin County,
Virginia

Westlake Holdings, LLC (the "Applicant") the fee simple owner of the Subject Property requests (i) to rezone the Subject Property to a Planned Commercial Development District (PCD) and (ii) a Special Use Permit ("SUP") for multi-family and single family residential dwellings which are proposed to be constructed on the Subject Property.

The Subject Property is currently zoned B2-General Business and is undeveloped. Residential borders a small portion of the Subject Property across Morewood Road (Route 616). The changes resulting from proposed use will have minimal impact on the surrounding area as the development is low density, existing roads have capacity to handle the additional traffic and construction will be harmonious with the character of the Westlake Village.

The proposed development is not allowed by right under the current zoning and the request to rezone and SUP will allow the proposed development.

Very truly yours,

WOODS ROGERS PLC


R. Neal Keeseec, Jr.

{2341429-1, 119534-00001-01}

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ATTORNEY'S CERTIFICATE OF TITLE

Date Requested: August 3, 2018

Property: Franklin County Tax Map Nos. 0300000103 and 0300000103A
33.2 acres, more or less, and known as the Remaining Portion of Tract 4
and Lot 7, Westlake Village Business Park, situated along Morewood
Road, Village Springs Lane, Brookview Lane and Parkcrest Drive,
Franklin County, Virginia

THE UNDERSIGNED certifies to that Westlake Holdings, LLC is the fee simple owner of the above referenced Property as conveyed to Applicant by (i) Deed dated September 26, 2013 from Atlas VA I SPE, LLC recorded in the Circuit County for Franklin County, Virginia in Deed Book 1039, at page 02205 and (ii) Quitclaim Deed of Gift dated September 25, 2013 from Atlas VA I SPE, LLC recorded in the aforesaid Clerk's Office in Deed Book 1039, at page 02210.

WOODS ROGERS PLC

By  _____

FRANKLIN COUNTY
PETITION/APPLICATION FOR REZONING
(Type or Print)

I/We, Waller Perrow, as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors to amend the Franklin County Zoning Maps as hereinafter described:

1. Petitioners Name: Westlake Holdings, LLC

2. Property Owner's Name: Westlake Holdings, LLC

Phone Number: 540-312-8807

Address: 1617 A Crystal Shores Drive
Moneta, VA Zip: 24121

3. Exact Directions to Property from Rocky Mount: Take Booker T. Washington Highway (Route 122) towards Westlake, then left on Parkcrest Dr./Village Spring Dr./Morewood Road (Route 616)

4. Tax Map and Parcel Number: 0300000103 and 0300000103A

5. Magisterial District: Gills Creek

6. Property Information:

A. Size of Property: 33.2 acres, more or less

B. Existing Land Use: Unimproved/Undeveloped

C. Existing Zoning: B2-General Business District

D. Existing number of allowed dwelling units per acre or commercial/industrial development square feet per acre: 0

E. Is property located within any of the following overlay zoning districts:

 Corridor District X Westlake Overlay District Smith Mountain Lake Surface District

F. Is any land submerged under water or part of a lake? Yes No If yes, explain.

7. Proposed Development Information:

A. Proposed Land Use: Multi-Family and Single Family Residential with light commercial

B. Proposed Zoning: PCD (Multi-Family Special Use Permit)

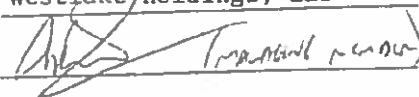
C. Size of Proposed Use: 15.8 acres Multi-Family/5.7 Acres Single Family

D. Proposed dwelling units per acre or commercial/industrial development square feet per acre: Multi-Family 10.3 Single Family 1.7

Checklist for completed items:

- Application Form
- Letter of Application
- List of Adjoining Property Owners and Addresses
- Concept Plan
- Application Fee

I certify that this petition/application for rezoning and the information submitted herein is correct and accurate.

Petitioner's Name (Print): Westlake Holdings, LLC
Signature of Petitioner: 
Date: August 3, 2018
Mailing Address: 1617 A Crystal Shores Drive
Moneta, VA 24121
Telephone: 540-312-8807

Owner's consent, if petitioner is not property owner:

Owner's Name (Print): _____
Signature of Owner: _____
Date: _____

Date Received by Planning Staff: _____
Time: _____
Clerk's Initials: _____

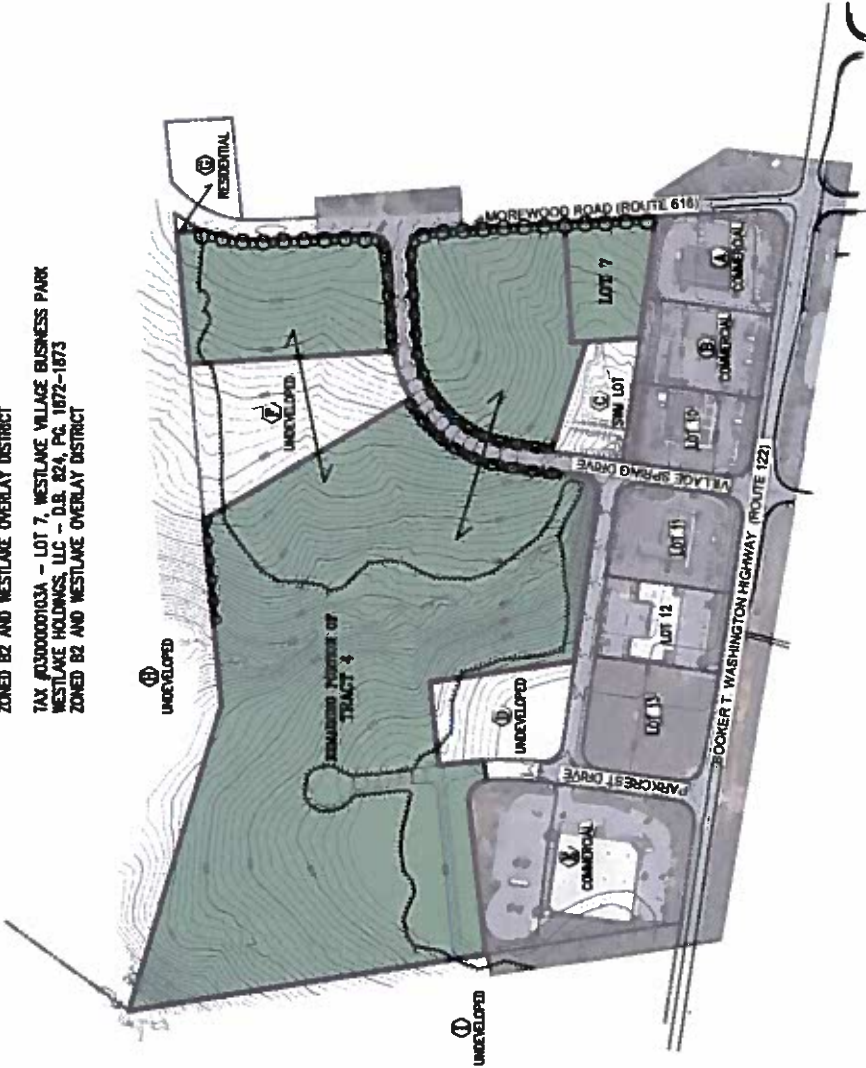
CHECK #: _____
RECPT. #: _____
AMOUNT: _____

REZONING EXHIBIT "A"

SUBJECT PARCELS

TAX #0300000103 - REMAINING PORTION OF TRACT 4, THE SAUNDERS ESTATE
 WESTLAKE HOLDINGS, LLC - D.B. 602, PG. 602-603
 ZONED B2 AND WESTLAKE OVERLAY DISTRICT

TAX #0300000103A - LOT 7, WESTLAKE VILLAGE BUSINESS PARK
 WESTLAKE HOLDINGS, LLC - D.B. 824, PG. 1872-1873
 ZONED B2 AND WESTLAKE OVERLAY DISTRICT



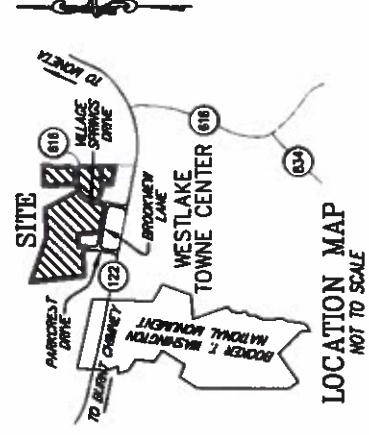
WESTLAKE VILLAGE - PCD CONCEPT PLAN
 Prepared for Westlake Holdings, LLC



Lumsden Associates, P.C.
 ENGINEERS | SURVEYORS | PLANNERS

4664 BRAMBLETON AVENUE
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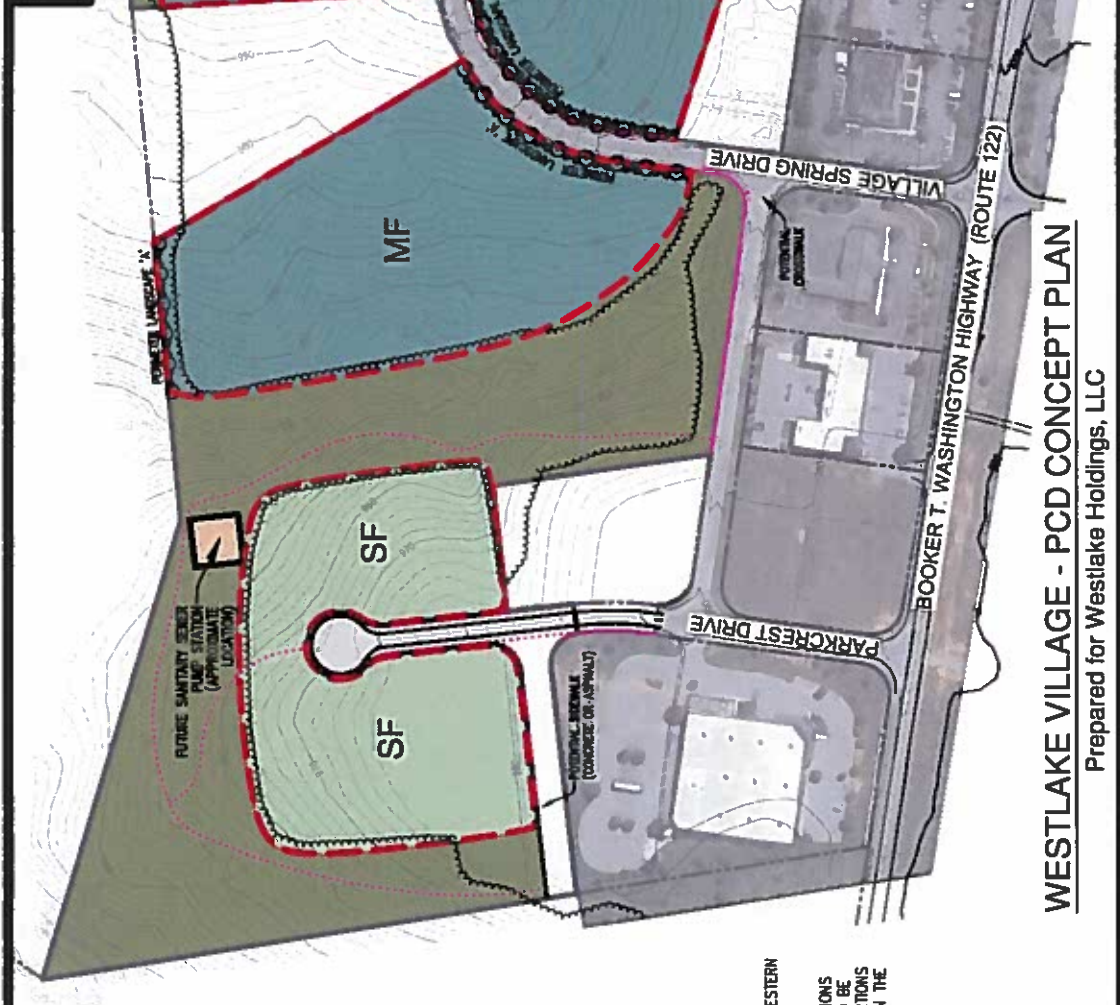


LIST OF ADJOINERS

- ① TAX #0300000103B - LOT 8, WESTLAKE VILLAGE BUSINESS PARK
 ARC CHRYSLER, LLC - D.B. 1032, PG. 2010 - ZONED B2
- ② TAX #0300000103C - LOT 9, WESTLAKE VILLAGE BUSINESS PARK
 PHAN INVESTMENTS, LLC - D.B. 1028, PG. 1868 - ZONED B2
- ③ TAX #0300000103G - COMMON AREA A, WESTLAKE VILLAGE BUSINESS PARK
 WESTLAKE VILLAGE BUSINESS PARK PROPERTY OWNERS ASSOCIATION, INC -
 D.B. 1073, PG. 1335 - ZONED B2
- ④ TAX #0300000103I - LOT 20, WESTLAKE VILLAGE BUSINESS PARK
 CAV PROPERTY HOLDING PARTNERSHIP, LLC - D.B. 885, PG. 576 - ZONED B2
- ⑤ TAX #0300000103J - LOT 14, WESTLAKE VILLAGE BUSINESS PARK
 GRAND PROPERTY OF VIRGINIA, LC - D.B. 878, PG. 594 - ZONED B2
- ⑥ TAX #0300000125 - LOT 25, WESTLAKE VILLAGE BUSINESS PARK
 WESTLAKE MEDICAL CENTER, LLC - D.B. 928, PG. 505 - ZONED B2
- ⑦ TAX #03000006500
 VIRGIL T. & JOHANN F. DELON - D.B. 671, PG. 952 - ZONED A1
- ⑧ TAX #03000002000
 JAMES M. & ROSE MARY S. REMICK - D.B. 416, PG. 300 - ZONED A1
- ⑨ TAX #0300000102 - TRACT 3
 WESTLAKE REAL ESTATE INVESTMENT L.C. - D.B. 905, PG. 1418 - ZONED B2

DATE:	August 3, 2018
COMM. NO.:	14-008
SCALE:	1" = 300'

REZONING EXHIBIT "B"



- PROPOSED DEVELOPMENT AREAS**
- MULTI-FAMILY RESIDENTIAL (MF)
 - SINGLE-FAMILY RESIDENTIAL (SF)
 - UNDEVELOPED AREA
 - PROPOSED DEVELOPMENT AREA APPROX. LIMITS
 - PROPOSED SIDEWALK / WALKING TRAIL

ANTICIPATED RESIDENTIAL DENSITY

GROSS DEVELOPMENT AREA: 33.2 ACRES

MULTI-FAMILY RESIDENTIAL:
 APPROXIMATE PROPOSED AREA: 15.8 ACRES
 MAXIMUM PROPOSED UNITS: 250
 MAXIMUM PROPOSED DENSITY (UNITS PER ACRE) (73% GROSS AREA: 24.2 AC): 10.3

SINGLE-FAMILY RESIDENTIAL:
 APPROXIMATE PROPOSED AREA: 5.7 ACRES
 MAXIMUM PROPOSED UNITS: 15
 MAXIMUM PROPOSED DENSITY (UNITS PER ACRE) (27% GROSS AREA: 9.0 AC): 1.7

DEVELOPMENT NOTES:

WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY THE WESTERN VIRGINIA WATER AUTHORITY.

NEW SIDEWALKS WILL BE CONSTRUCTED IN THE APPROXIMATE LOCATIONS SHOWN. ADDITIONAL WALKS, TRAILS OR PATHS ARE ANTICIPATED TO BE CONSTRUCTED WITHIN BOTH THE DEVELOPED AND UNDEVELOPED PORTIONS OF THE SITE AS DEVELOPMENT PROGRESSES IN ORDER TO FIT WITHIN THE OVERALL WALKING TRAIL SYSTEM OF THE WESTLAKE COMMUNITY.



WESTLAKE VILLAGE - PCD CONCEPT PLAN
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 SCALE: 1" = 200'

REZONING EXHIBIT "C"

DEVELOPMENT NARRATIVE

PLANNING OBJECTIVE:

THE DEVELOPMENT IS ANTICIPATED TO BE MULTI-FAMILY AND SINGLE FAMILY RESIDENTIAL DWELLINGS. THE LOCATION PROMOTES EASY ACCESS TO THE ESTABLISHED AND FUTURE COMMERCIAL AND RETAIL BUSINESS IN THE WESTLAKE AREA AS WELL AS TO ROUTE 122.

EXISTING SITE CONDITIONS:

THE CHARACTER OF THE SITE IS TYPICAL OF UNDEVELOPED PARCELS IN THE AREA WITH ROLLING TOPOGRAPHY AND A MIX OF EXISTING FOREST AREAS AND OPEN FIELDS. A SIGNIFICANT SWALE CROSSES A PORTION OF REARLAND TRACT A, DRAWING APPROXIMATELY SOUTH TO NORTH. THIS SWALE RECEIVES OUTFLOW FROM THE EXISTING STORMWATER MANAGEMENT FACILITY. THERE ARE NO KNOWN HISTORIC OR ARCHAEOLOGICAL SITES ON THE SUBJECT PROPERTIES, NOR ARE THERE ANY NATURAL WATERCOURSES OR MAPPED FLOODPLAIN ON THE PROPERTIES.

DESCRIPTION OF DEVELOPMENT INTENT:

THE DEVELOPER ENVISIONS THREE-STORY MULTI-FAMILY APARTMENT BUILDINGS, SIMILAR IN ARCHITECTURAL STYLE TO THE ILLUSTRATIVE IMAGE INCLUDED ON THIS SHEET, TO BE HARBOROUS WITH THE CHARACTER OF THE WESTLAKE VILLAGE. PARKING FOR THESE APARTMENTS WILL BE IN CLOSE PROXIMITY TO THE BUILDINGS AND WILL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SEC. 25-82. PRESTABILIZED SEWERLINES OR PAVED MULTI-USE PATHS WILL CONNECT EACH BUILDING WITH THE PARKING AREAS AS WELL AS TO ADJACENT BUILDINGS. INTERNAL WALKWAYS WILL BE CONNECTED TO NEW OR EXISTING SEWERLINES ALONG THE STREETS OF WESTLAKE VILLAGE TO PROVIDE AND ENHANCE PEDESTRIAN CIRCULATION AND CONNECTIVITY TO THE LARGER NEIGHBORHOOD. THIS WILL BENEFIT THE COMMUNITY AS A WHOLE AND CREATE A MORE DESIRABLE AND MARKETABLE PRODUCT FOR THE DEVELOPER. THE SINGLE FAMILY RESIDENTIAL PORTION OF THE DEVELOPMENT WILL ALSO PROMOTE SEWERLINES ALONG THE STREET, AND IT IS THE INTENTION OF THE DEVELOPER TO CREATE PATH(S) THROUGH THE UNDEVELOPED AREA OF THE SITE WHERE THE OPPORTUNITY PRESENTS ITSELF.

SITE ACCESS AND PARKING:

NO NEW ENTRANCES WILL BE CONSTRUCTED ALONG MOREWOOD ROAD (ROUTE 616). ALL VEHICULAR ENTRANCES FOR MULTI-FAMILY DEVELOPMENTS WILL BE LOCATED ALONG VILLAGE SPRING DRIVE AND ALL DRIVEWAYS FOR SINGLE FAMILY DWELLINGS WILL BE ALONG PARKCREST DRIVE. ALL MULTI-FAMILY PARKING WILL BE PROVIDED IN OFF-STREET LOTS. THE DEVELOPER WILL ENDEAVOR TO MINIMIZE PARKING AREAS BETWEEN THE STREET AND BUILDING FACADE WHERE PRACTICAL. PARKING AREAS BETWEEN THE STREET AND BUILDING FACADE WILL GENERALLY BE SCREENED WITH LANDSCAPING AND BEINGS WHERE APPROPRIATE AND REASONABLE.

UTILITY SERVICE:

THE DEVELOPMENT WILL BE SERVED BY THE WESTERN VIRGINIA WATER AUTHORITY FOR BOTH WATER AND SANITARY SEWER. THE LATTER WILL REQUIRE A PUMP STATION TO LIFT SEWAGE TO A PUBLIC MAIN. THE LOCATION OF THE PUMP STATION SHOWN ON THIS CONCEPT PLAN IS PRELIMINARY ONLY, AND MAY BE ADJUSTED WITH THE FINAL ENGINEERING PLANS FOR THE FACILITY.

DEVELOPMENT DENSITY:

THE DEVELOPER PROPOSES A RESIDENTIAL DENSITY WELL BELOW THE MAXIMUM ALLOWABLE DWELLING UNITS PER ACRE FOR BOTH SINGLE FAMILY AND MULTI-FAMILY USES. BASED UPON THE AREAS DELINEATED FOR EACH USE, THE MAXIMUM SINGLE FAMILY DENSITY WOULD BE 27 UNITS (USING MAXIMUM DENSITY OF 3 PER ACRE AS PROVIDED FOR IN SEC. 25-208 AREA REGULATIONS, RPOL FOR COMPARATIVE PURPOSES ONLY), WHILE THIS PLAN PROPOSES 19 UNITS, AND THE MAXIMUM MULTI-FAMILY DENSITY WOULD BE 314 UNITS, WHEREAS A MAXIMUM OF 280 UNITS ARE PROPOSED WITH THIS PLAN.

SIGNAGE:

MONUMENT-TYPE FREESTANDING SIGNAGE WILL BE UTILIZED FOR THE DEVELOPMENT. ALL SIGNAGE WILL BE OF A STYLE AND DESIGN HARBOROUS WITH THE ARCHITECTURE OF THE DEVELOPMENT AND WITH THE WESTLAKE VILLAGE COMMUNITY AS A WHOLE. ALL FREESTANDING SIGN SHALL EXCEED TEN (10) FEET IN HEIGHT. SIGNAGE WILL INCLUDE MONUMENT SIGNAGE AT THE INTERSECTION OF VILLAGE SPRING DRIVE AND MOREWOOD ROAD, IN COMPLIANCE WITH ALL SETBACK REQUIREMENTS, AND MONUMENT SIGNAGE AT THE INDIVIDUAL DEVELOPMENT ENTRANCES LOCATED ALONG VILLAGE SPRING DRIVE. MONUMENT SIGNAGE MAY ALSO BE UTILIZED ON ONE OR BOTH SIDES OF PARKCREST DRIVE TO IDENTIFY THE SINGLE FAMILY NEIGHBORHOOD.

TRAFFIC IMPACT ANALYSIS DISCUSSION

OVERVIEW:

THE APPLICANT OBTAINED A COPY OF THE TRAFFIC IMPACT ANALYSIS PERFORMED IN 2004 BY HSBM, INC. AT THE TIME OF THE PREVIOUS REZONING OF THE WESTLAKE VILLAGE PROPERTY. THE LAND USES ORIGINALLY ASSIGNED FOR THE SUBJECT PROPERTY ARE SIGNIFICANTLY DIFFERENT THAN THE RESIDENTIAL USES PROPOSED WITH THIS PLAN. A COMPARISON OF THE TRAFFIC VOLUMES GENERATED BY THOSE ASSIGNED USES VERSUS THE PROPOSED USES INDICATE A NET REDUCTION IN TRAFFIC GENERATION. WHILE THIS COMPARISON IS LIMITED TO THE PM PEAK HOUR TRIP GENERATION, IT SUGGESTS THAT THE TRAFFIC IMPACTS WILL BE LESS THAN THOSE GENERATED BY THE ORIGINALLY-APPROVED USES.

ORIGINALLY APPROVED PM PEAK HOUR VOLUME:

APPENDIX "D" (PAGE D-1) OF THE HSBM STUDY IDENTIFIES 17 INDIVIDUAL USES THAT WERE TO OCCUR ON THE SUBJECT PARCELS OF THOSE, EIGHT (8) ARE LAND USE (L.U.) 710-GENERAL OFFICE BUILDING, FOUR (4) ARE L.U. 110-GENERAL LIGHT INDUSTRIAL, AND ONE (1) EACH OF L.U. 310-HOTEL, L.U. 440-RETAIL COR., L.U. 614-SPECIALTY RETAIL CENTER, L.U. 837-QUICK LUBRICATION VEHICLE SHOP AND L.U. 840-THE STORE. THE SUM OF THE PM PEAK HOUR TRIPS GENERATED BY THESE USES IS 216 TOTAL TRIPS.

PROPOSED RESIDENTIAL PM PEAK HOUR VOLUME:

THE PROPOSED DEVELOPMENT ON THE SUBJECT PARCELS INCLUDES TWO LAND USES, L.U. 210-SINGLE-FAMILY DETACHED HOUSING AND L.U. 223-MD-RISE APARTMENT. THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION MANUAL (9TH EDITION) PROVIDES THE FOLLOWING PM PEAK HOUR TRIP GENERATION INFORMATION:
L.U. 210-SINGLE-FAMILY DETACHED HOUSING, 15 UNITS RESULTS IN 15 TRIPS
L.U. 223-MD-RISE APARTMENT, 250 UNITS RESULTS IN 121 TRIPS
THE PROPOSED PM PEAK HOUR VOLUME IS 136 TOTAL TRIPS.

CONCLUSION:

THE PROPOSED RESIDENTIAL DEVELOPMENT WILL GENERATE 82 FEWER TRIPS IN THE PM PEAK HOUR THAN THE ORIGINALLY APPROVED LAND USE MIX.



ILLUSTRATIVE ARCHITECTURAL STYLE

THIS IMAGE IS REPRESENTATIVE OF THE ARCHITECTURAL STYLE ONLY. THE FINAL ARCHITECTURAL PLANS MAY INCLUDE OTHER DURABLE EXTERIOR FINISH MATERIALS IN ADDITION TO OR IN PLACE OF THE BRICK AND VINYL FINISH DEPICTED.

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DATE:

August 3, 2018

COMM. NO.:

14-008

SCALE:

NO SCALE