

October 7, 2019

Department of Planning and Community Development
ATTN: Steve Sandy, Director/Zoning Administrator
1255 Franklin Street, Suite 103
Rocky Mount, VA 24151

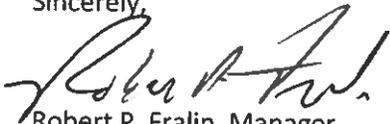
Dear Mr. Sandy,

As you know, my company, Westlake Apartment Homes, LLC wishes to develop and build apartment homes on land that we purchased located at the corner of Village Springs Drive and Morewood Road in Franklin County. We purchased the land in December of 2018 and are almost ready to build the project. We are excited to do business in Franklin County for the first time.

A Special Use Permit was granted for this property in October of 2018 to allow for multi-family development. Because the overall development has changed hands and the property is no longer under one ownership, we feel that the only way to continue our portion of the project is to apply for an amendment to condition #4 of the Special Use Permit. The intent of this amendment is to allow for the continuation of the project, while simultaneously protecting the interests of Franklin County. The amendment will clarify condition #4 for everyone involved and will also allow for a portion of the existing road system to be accepted into the VDOT system, which is a goal of Franklin County.

We hope you find the proposed amendment to be a good solution to enable us to reach our mutual goal. Please let me know if you have any questions or concerns regarding this or any other matter.

Sincerely,



Robert P. Fralin, Manager
Westlake Apartment Homes, LLC

**FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION**

(Type or Print)

I/We, Westlake Apartment Homes, LLC, as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors for a special use permit on the property as described below:

Petitioner's Name: Westlake Apartment Homes, LLC

Petitioner's Address: POB 20886, Roanoke, VA 24018

Petitioner's Phone Number: 540-204-4247 or 540-537-5907

Petitioner's E-mail: kviar@frecorp.com

Property Owner's Name: Westlake Apartment Homes, LLC

Property Owner's Address: POB 20886, Roanoke, VA 24018

Property Owner's Phone Number: 540-204-4247 or 540-537-5907

Property Owner's E-mail: kviar@frecorp.com

Directions to Property from Rocky Mount: Route 122 east to left on Morewood Road to VILLAGE SPRINGS ROAD TO properties on left and right.

Tax Map and Parcel Number: 0300000103A AND 0300000103CC.

Magisterial District: Gills Creek

Property Information:

- A. Size _____ of _____ Property: _____
New lot 7A containing 5.8591 acres and lot 4C containing 3.573 acres (0300000103A AND 0300000103CC)
- B. Existing Zoning: PCD
- C. Existing _____ Land _____ Use: _____
Vacant
- D. Is property located within any of the following overlay zoning districts:
Corridor District Westlake Overlay District Smith Mountain Lake Surface District
- E. Is any land submerged under water or part of a lake? Yes No If yes, explain.

Proposed Special Use Permit Information:

- A. Proposed _____ Land _____ Use: _____
Multi-family dwelling

B. Size of Proposed Use: 9.4321 acres

C. Other Details of Proposed Use: Please see attached

Checklist for completed items:

- Application Form
- Letter of Application
- Concept Plan
- Application Fee

****I certify that this application for a special use permit and the information submitted herein is correct and accurate.**

Petitioner's Name (Print): Robert Fralin

Signature of Petitioner: 

Date: October 7, 2019

Mailing Address: POB 20886, Roanoke, VA 24018

Telephone: 540-204-4247 or 540-537-5907

Email Address: kviar@frecorp.com

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

Owner's Name (Print): _____

Signature of Owner: _____

Date: _____

Date Received by Planning Staff _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

AMOUNT: _____



BALZER
& ASSOCIATES
PLANNERS | ARCHITECTS
ENGINEERS | SURVEYORS

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Roanoke, VA 24018
540.772.9580
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Roanoke
Richmond
New River Valley
Staunton
Harrisonburg
Lynchburg

October 7, 2019

Attn: Brian Casella – Assistant Resident Engineer – Land Use
VDOT Bedford Residency
P.O. Box 446
Bedford, Virginia 24523

Re: Westlake Village Apartments, Phase 1
B&A Project No. 04180116.00

Dear Mr. Casella:

This narrative is being provided to outline the proposed traffic improvements for the Westlake Village Apartments, Phase 1 project, located on Village Springs Drive in Franklin County. The current project consists of four multi-family apartment buildings with a total of 96 proposed dwelling units. The project will include two entrances on Village Springs Drive. Please refer to the attached concept plan for additional details.

As previously discussed with VDOT, there are concerns regarding left turn movements in and out of Village Springs Drive due to left turn improvements that have not yet been installed with the overall development. In order to help alleviate these concerns and direct site traffic to a controlled intersection, the development is proposing two left-in, right-out entrances on Village Springs Drive. This will discourage left turn movements from Route 122, Booker T. Washington Highway onto Village Springs Drive to access the proposed development. Vehicles will instead be encouraged to utilize the traffic signal at Booker T. Washington Highway and Morewood Road, which will provide controlled and safer movements. They will then make a left turn onto Village Springs Drive to access the development. Likewise, exiting vehicles will make a right turn from Village Springs Drive onto Morewood Road and then exit at the traffic signal.

The proposed entrance configuration will provide for safer movements from Route 122 into the development. As shown in the attached turn lane analysis, traffic from the proposed development does not warrant any turn lanes on Morewood Road. In discussions with VDOT, the proposed configuration would allow for the portion of Village Springs Road, from Morewood Road to Brookview Lane to be accepted by VDOT, which is a goal of Franklin County.

Please review the information in this letter and in the supporting documents and do not hesitate to contact me at 540-772-9580 with any questions.

Sincerely,
Balzer and Associates, Inc.

Christopher Burns, P.E.
Associate

TURN LANE ANALYSIS
FOR
Westlake Village Apartments, Phase 1

Village Springs Drive

Franklin County, Virginia

B&A PROJECT #04180116.00

DATE: October 7, 2019



BALZER
& ASSOCIATES

PLANNERS ARCHITECTS ENGINEERS SURVEYORS

1208 Corporate Circle Roanoke, Virginia 24018 Phone (540) 772-9580

CONDITION TO BE REPEALED:

(Westlake Apartment Homes, LLC)

The applicant hereby requests that the following condition enacted by Resolution #18-10-2018 be repealed as it pertains to Tax Numbers 0300000103A and 0300000103CC:

4. Surety in the form of a bond or letter of credit and based on an engineer's estimate to complete streets (Brookview Lane, Parkcrest Drive and Village Springs Drive) for public use shall be required to guarantee the completion of the streets and acceptance into the VDOT system. Parkcrest Drive shall be taken into the VDOT system upon occupancy of three (3) single-family dwellings. Village Springs Drive and Brookview Lane shall be taken into the VDOT system within six (6) months of issuance of a certificate of occupancy for the first multi-family dwelling. Intersection of Village Springs Drive and Route 122 shall have a physical left turn restriction installed within the existing right of way as approved by VDOT when fifty percent (50%) of the 250 multi-family units have been constructed.

PROPOSED CONDITION:

(Westlake Apartment Homes, LLC)

The applicant hereby agrees to the following condition as it pertains to Tax Numbers 0300000103A and 0300000103CC:

4. Surety in the form of a bond or letter of credit for road improvements will be posted for the portion of Village Springs Drive located between Morewood Road and Brookview Lane before any building permit is issued on property described as Tax ID #0300000103A or Tax ID #0300000103CC. Within three months of the first certificate of occupancy being issued, it shall be requested that VDOT accept this portion of Village Springs Drive into the state maintenance program.. Building permits shall be limited to no more than 72 multi-family dwelling units until such time as this portion of Village Springs Drive is accepted by VDOT. Additional building permits may be issued during the warranty period for the roadway.

Introduction:

This traffic study is being provided to analyze the projected traffic from a proposed multi-family residential development located along Village Springs Drive in Franklin County. The proposed development consists of four multi-family buildings with a total of 96 dwelling units.

The property is currently vacant. The proposed site will have two partial access entrances to ensure that development traffic accesses Village Springs Drive from Morewood Road and not directly from Route 122, Booker T. Washington Highway. Please see the attached concept plan for additional information.

Due to traffic being routed to Morewood Road, this turn lane analysis is provided to analyze turn lane requirements on Morewood Road at the intersection of Village Springs Drive.

Existing Daily and Peak Hour Traffic:

Existing traffic volumes were calculated for Morewood Road utilizing 2018 VDOT traffic data, as well as engineering assumptions for the peak hour factor and directional factor. This information is summarized below:

Morewood Road, Rte. 616

AADT = 1,500 VPD

K Factor = 0.09 (assumed)

Dir. Factor = 0.65 (assumed)

The posted speed on Morewood Road is 40 mph.

It is assumed that the proposed project will be completed by the year 2021. In the past 10 years, the traffic volume on Morewood Road has decreased. However, in order to provide a conservative analysis, a 1% growth factor per year has been applied to bring the background traffic to the buildout year.

Background Peak Hour Traffic Data

Village Springs Dr.

90 vph
(49 vph)

49 vph
(90 vph)

SITE

Morewood Rd.

KEY
00 vph = AM PH
(00 vph) = PM PH

Proposed Site Generated Traffic:

The trip generation calculations were based on the proposed land use shown on the concept plan created by Balzer and Associates, Inc. (please see Attachment 2). The policies and procedures found in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*, were employed to determine the potential site generated traffic volumes for the proposed development. Traffic volumes for the average weekday and weekday peak hours of the adjacent street traffic are provided and illustrated in the Table and Figure below, respectively.

Proposed Trip Generation:

LAND USE			TRIP GENERATION						
			AM PEAK HR			PM PEAK HOUR			DAILY
Proposed Development	ITE Code	Independent Variable	Enter	Exit	Total	Enter	Exit	Total	Total
Multi-Family Housing (Mid-Rise)	221	96 D.U.	9	24	33	26	17	43	521

Turn-Lane Requirements:

For the purposes of this analysis, it was assumed that all site-generated traffic will make a left onto Village Springs Drive from Morewood Road.

The analysis to determine turn lane warrants on Morewood Road to serve the proposed development were completed by following the procedures and methodologies found in the *VDOT Road Design Manual, Volume I, Appendix F*.

Left-Turn Lane into Site from Morewood Road

AM Peak Hour Analysis:

- 9 (15.5%) Vehicles per Hour Turning Left into site from Morewood Road
- Advancing Volume = 49 VPH + 9 VPH = 58 VPH Morewood Road
- Opposing Volume = 116 VPH Upland Drive

- Left Turn Lane Requirement, as per *VDOT Road Design Manual, Appendix F*:
No Turn Lane or Taper Warranted (please see Attachment 3).

PM Peak Hour Analysis:

- 26 (22.4%) Vehicles per Hour Turning Left into site from Morewood Road
- Advancing Volume = 90 VPH + 26 VPH = 116 VPH Morewood Road
- Opposing Volume = 58 VPH Morewood Road

- Left Turn Lane Requirement, as per *VDOT Road Design Manual, Appendix F*:
No Turn Lane or Taper Warranted (please see Attachment 3).

Summary:

Based on the data provided, the assumptions made, and the potential site generated traffic, the results of the analysis are:

- The proposed development does not warrant any tapers or turn lanes on Morewood Road.

Virginia Department of Transportation
Traffic Engineering Division
2018
Annual Average Daily Traffic Volume Estimates By Section of Route
Franklin Maintenance Area

ATTACHMENT 1

Route	Length	AADT	QA	4Tire	Bus	Truck				QC	K Factor	QK	Dir Factor	AAWDT	QW	Year
						2Axle	3+Axle	1Trail	2Trail							
Franklin County																
(616) Scruggs Rd	0.77	8800	G	97%	1%	1%	1%	0%	0%	C	0.09	F	0.512	9100	G	2018
From 33-834 Brooks Mill Rd																
To SR 122 E, Booker T Washington Hwy																
(616) Morewood Rd	2.28	1500	R								NA		NA		06/13/2017	
From SR 122 W, Booker T Washington Hwy																
To Dead End																
(617) Dundee Rd	1.00	210	R								NA		NA		08/05/2014	
From Dead End																
To 33-646 Doe Run Rd																
(618) Muddy Fork Rd	0.58	750	G	96%	1%	1%	1%	0%	0%	C	0.121	F	0.628	750	G	2018
From Henry County Line																
To 33-632 Coopers Mountain Rd																
(618) Muddy Fork Rd	5.13	490	G	98%	1%	1%	0%	1%	0%	C	0.118	F	0.621	490	G	2018
From 33-632 Coopers Mountain Rd																
To US 220 Virgil H Goode Hwy																
(619) Pleasant Hill Rd	0.85	710	G	96%	1%	1%	1%	0%	0%	C	0.113	F	0.554	740	G	2018
From SR 40: 33-756																
To 33-939 Menefee Rd																
(619) Pleasant Hill Rd	2.74	670	G	96%	1%	1%	1%	0%	0%	C	0.104	F	0.556	700	G	2018
From 33-939 Menefee Rd																
To 33-756 S. Fishburne Mtn Rd																
(619) Pleasant Hill Rd	2.12	1600	G	98%	0%	1%	1%	0%	0%	C	0.109	F	0.701	1600	G	2018
From 33-756 S. Fishburne Mtn Rd																
To US 220 S, Virgil H Goode Hwy																
(619) Sontag Rd	4.77	3000	G	96%	1%	1%	1%	0%	0%	C	0.101	F	0.558	3100	G	2018
From US 220 N, Virgil H Goode Hwy																
To 33-718 East Colonial Tpke																
(619) Sontag Rd	3.26	2000	G	96%	1%	1%	0%	1%	0%	C	0.093	F	0.676	2000	G	2018
From 33-718 East Colonial Tpke																
To 33-989 S. Dennis Loop																
(619) Sontag Rd	2.22	1500	G	96%	1%	1%	0%	1%	0%	C	0.096	F	0.633	1600	G	2018
From 33-989 S. Dennis Loop																
To 33-630 Airport Rd																
(619) Sontag Rd	1.52	1200	G	97%	1%	1%	0%	1%	0%	C	0.107	F	0.573	1200	G	2018
From 33-630 Airport Rd																
To 33-890 W. Snow Creek Rd																
(619) Fanny Cook Rd	2.39	430	G	96%	1%	2%	0%	1%	0%	C	0.116	F	0.68	430	G	2018
From 33-890 E. Snow Creek Rd																
To Henry County Line																
(620) Campbell Rd	1.42	90	R								NA		NA		08/12/2014	
From 33-652 Circle Creek																
To 33-611 Belcher Rd																
(620) Campbell Rd	0.70	100	R								NA		NA		08/12/2014	
From 33-611 Belcher Rd																
To 33-969 Danville Tpke																
(621) Black Rock Rd	1.50	190	R								NA		NA		08/08/2014	
From SR 122 Booker T Washington Hwy																
To Dead End																
(622) Saint Johns Rd	2.00	100	R								NA		NA		07/07/2017	
From SR 40 Franklin St																
To 33-785 Johnvs Ridge Rd																
(622) Saint Johns Rd	1.00	30	R								NA		NA		07/01/2014	
From 33-785 Johnvs Ridge Rd																
To Patrick County Line																
(623) Fairy Stone Park Rd	4.06	300	G	96%	2%	1%	1%	0%	0%	C	0.116	F	0.61	310	G	2018
From Patrick County Line																
To 33-605 S, Henry Rd																
(623) Ingramville Rd	1.40	740	G	98%	2%	0%	0%	0%	0%	C	0.108	F	0.671	770	G	2018
From 33-605 N, Henry Rd																
To 33-778 Republican Church Rd																
(623) Ingramville Rd	2.58	870	G	98%	1%	0%	0%	0%	0%	C	0.091	F	0.663	900	G	2018
From 33-778 Republican Church Rd																
To 33-865 Timberline Rd																
(623) Timberline Rd	0.05	1900	G	98%	1%	0%	0%	0%	0%	F	0.093	F	0.656	2000	G	2018
From 33-865 Timberline Rd																
To 33-805 Nollens Hill																

Morewood Rd. - Left Turn Lane Warrant at Village Springs Dr. F-63

WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY

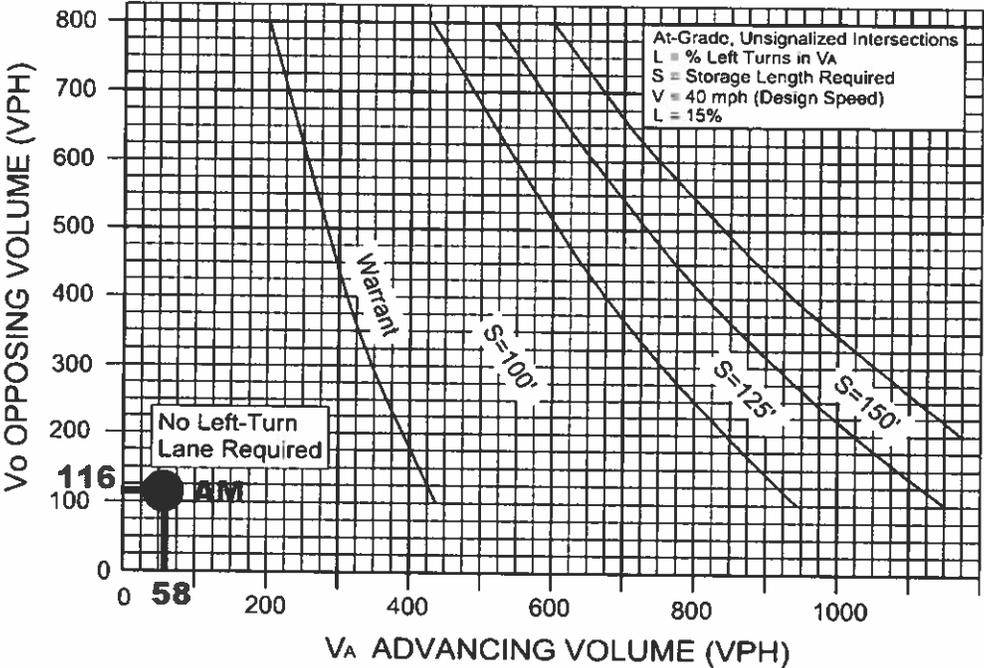


FIGURE 3-7

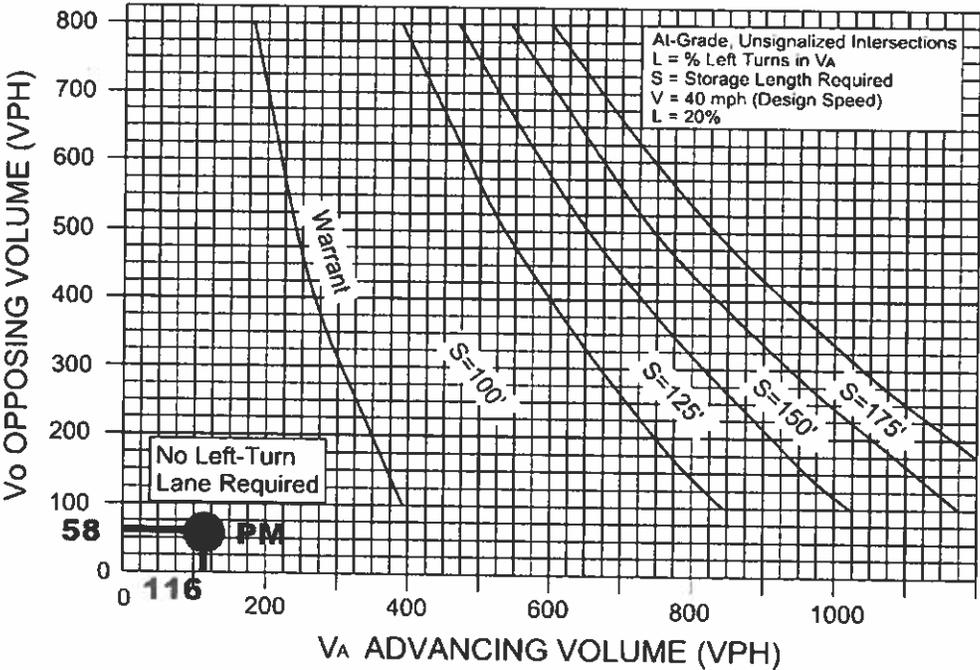


FIGURE 3-8

