



DEPARTMENT OF PLANNING &
INSPECTIONS
116 W. BEVERLEY STREET | P.O. BOX
58 | STAUNTON, VA 24402
540.332.3862 (OFFICE)
540.332.3807 (FAX)

APPLICATION FOR SPECIAL USE PERMIT

DATE: June 4, 2024

NAME OF APPLICANT: Management Services Corporation - Authorized Applicant, Trey Steigman, Vice President, Development

ADDRESS OF APPLICANT: P.O. Box 5306, Charlottesville, Virginia 22905

PHONE #: (434) 293-6069

E-MAIL ADDRESS: tsteigman@msc-rents.com

IF APPLICANT IS **NOT** THE OWNER OF THE PROPERTY IN QUESTION, EXPLAIN. A COPY OF A PENDING CONTRACT OR OPTION AGREEMENT MUST BE ATTACHED HERETO AND MADE A PART OF THIS APPLICATION.

LOCATION OF PROPERTY: 206 Frontier Drive, Staunton, Virginia 24401

MAP PROVIDED: YES ☒ NO ☐ SITE PLAN PROVIDED: YES ☒ NO ☐

FEE PAID: YES ☒ NO ☐ *check or cash only \$250.00

PRESENT ZONING OF THE PROPERTY: B-2 (General Business District)

APPLICABLE SECTION OF ZONING CODE STATING USE IS PERMITTED ON REVIEW:
City of Staunton Code Chapter 18.60.070 (3)(b)

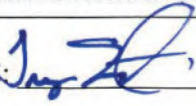
ARE PUBLIC UTILITIES AVAILABLE AND ADEQUATE FOR PROPOSED USE? IF **NO**, EXPLAIN HOW UTILITIES WILL BE PROVIDED:

Yes, as per May 15, 2024 pre-application meeting review of public works and utilities

LEGAL DESCRIPTION OF PROPERTY: City of Staunton, Virginia - PID 10272, Owned By K-WEST, LLC
DETAILED DESCRIPTION OF PROPOSED USE (DRAWINGS MUST BE INCLUDED IF NEW CONSTRUCTION, ADDITIONS, OR CHANGES TO THE EXTERIOR OF THE PROPERTY ARE PROPOSED).

PANORAMA RIDGE APARTMENTS

Conceptual Layout Plan dated June 4, 2024, Proposed Multifamily Residential Community, 308 Units, 11 Buildings, Clubhouse/Pool

SIGNATURE:  Trey Steigman, Vice President, Development, Management Services Corporation, Authorized Applicant



MSC
Management Services Corporation
Real Property Managers, Developers and Brokers

June 12, 2024

City of Staunton, Virginia
Community Development Department
116 West Beverley Street
Staunton, Virginia 24402

RE: Panorama Ridge Apartments – Application for Special Use Permit
206 Frontier Drive, Staunton, Virginia 24401
Parcel Identification Number – 10272

To Whom It May Concern:

On behalf of the contract purchaser and serving as the Authorized Applicant, please consider the following as it relates to the enclosed Special Use Permit (SUP) Application:

Current Existing

PID 10272 – 23.346 Acres – B-2 (General Business), Vacant Use

Future Proposed

PID 10272 – 23.346 Acres – B-2 (General Business), SUP Conditional, Multifamily Residential Use

In summary, this application is for the special use permit conditional of the existing zoning district (B-2 General Business) to provide multifamily residential use which would allow the proposed development of 308 dwelling units, 11 buildings, clubhouse, pool, and related community amenities, as per the enclosed conceptual layout plan dated June 4, 2024.

Also, this application is for the Special Use Permit (SUP) conditional modification for the applicable code requirement for a minimum off-street parking of two (2) spaces per each multifamily dwelling unit to a requirement for a minimum off-street parking of one (1) space per one bedroom (1BR) unit, two (2) spaces per two bedroom (2BR) unit, and two (2) spaces per three bedroom (3BR) unit.

Please let us know if you have any questions.

Sincerely,

Trey Steigman - Authorized Applicant
and
Vice President, Development, Management Services Corporation

Enclosures – SUP Application & Fee, Authorized Applicant Designation, Conceptual Layout Plans (10)

cc: Panorama Ridge Apartments - File



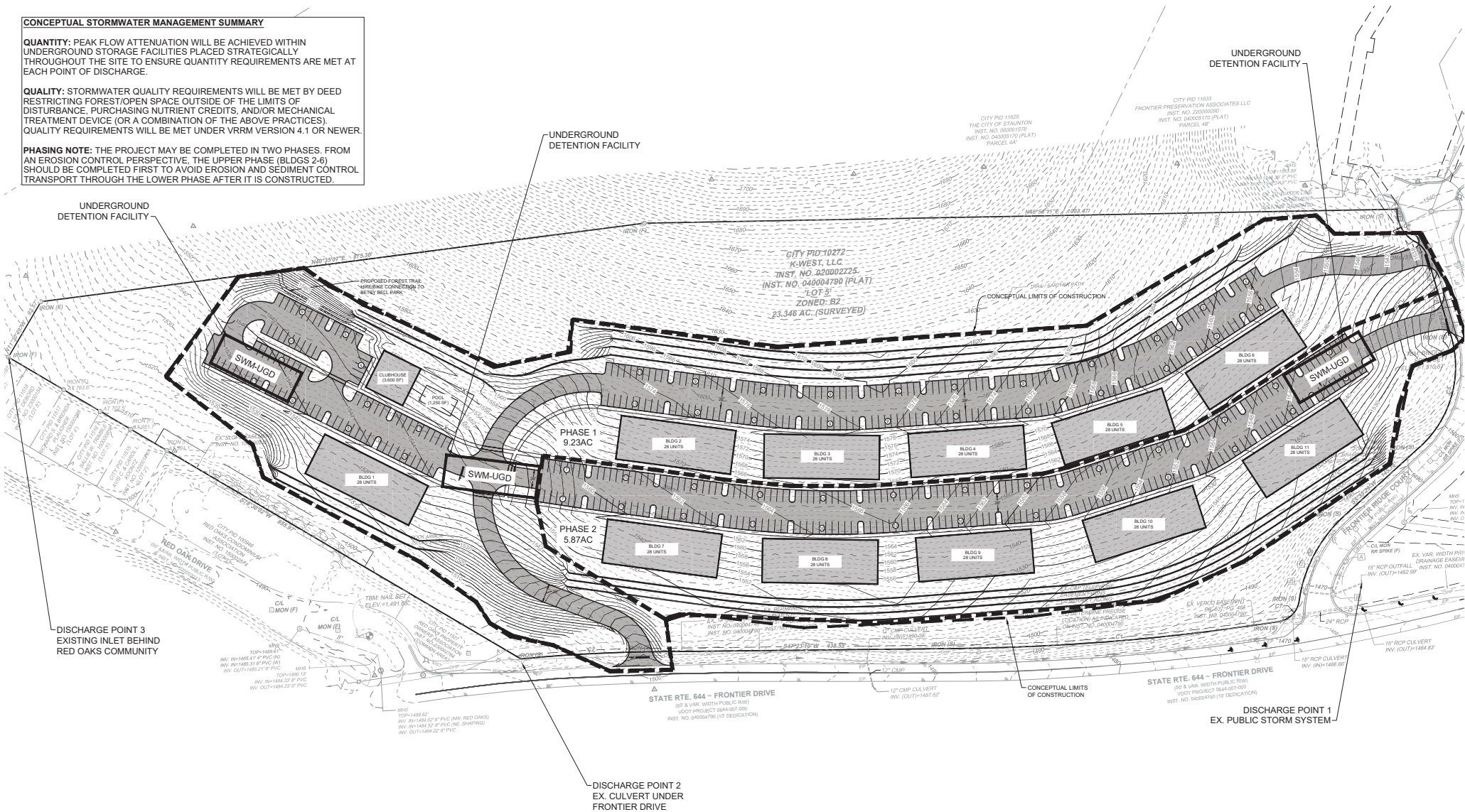
Attachment 2

CONCEPTUAL STORMWATER MANAGEMENT SUMMARY

QUANTITY: PEAK FLOW ATTENUATION WILL BE ACHIEVED WITHIN UNDERGROUND STORAGE FACILITIES PLACED STRATEGICALLY THROUGHOUT THE SITE TO ENSURE QUANTITY REQUIREMENTS ARE MET AT EACH POINT OF DISCHARGE.

QUALITY: STORMWATER QUALITY REQUIREMENTS WILL BE MET BY DEED RESTRICTING FOREST/OPEN SPACE OUTSIDE OF THE LIMITS OF DISTURBANCE, PURCHASING NUTRIENT CREDITS, AND/OR MECHANICAL TREATMENT DEVICE (OR A COMBINATION OF THE ABOVE PRACTICES). QUALITY REQUIREMENTS WILL BE MET UNDER VRRM VERSION 4.1 OR NEWER.

PHASING NOTE: THE PROJECT MAY BE COMPLETED IN TWO PHASES. FROM AN EROSION CONTROL PERSPECTIVE, THE UPPER PHASE (BLDGs 2-6) SHOULD BE COMPLETED FIRST TO AVOID EROSION AND SEDIMENT CONTROL TRANSPORT THROUGH THE LOWER PHASE AFTER IT IS CONSTRUCTED.



PANORAMA RIDGE APARTMENTS

CONCEPTUAL GRADING & STORMWATER MANAGEMENT PLAN

OCTOBER 14, 2024

MANAGEMENT SERVICES CORPORATION - DEVELOPMENT



SCALE 1"=60'

A horizontal scale bar with a white left half and a black right half. The left half is labeled '0' at the start and '60'' at the midpoint. The right half is labeled '120'' at the end. The text 'SCALE 1"=60'' is centered above the bar.

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

2:115263567-Gauntion_MSC_AptsDWG/Sheet/Exhibit/63567-103C-CONCEPT EXHIBIT.dwg | Plotted on 10/15/2024 2:37 PM | by Logan O'Day

206 Frontier Dr - Vicinity Map

Attachment 4



7/11/2024, 4:00:02 PM

- World Transportation

Lot_Lines

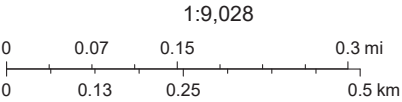
City Limits
- Tax Parcels

Road Centerline

2022 Imagery
- Green: Band_2

Blue: Band_3

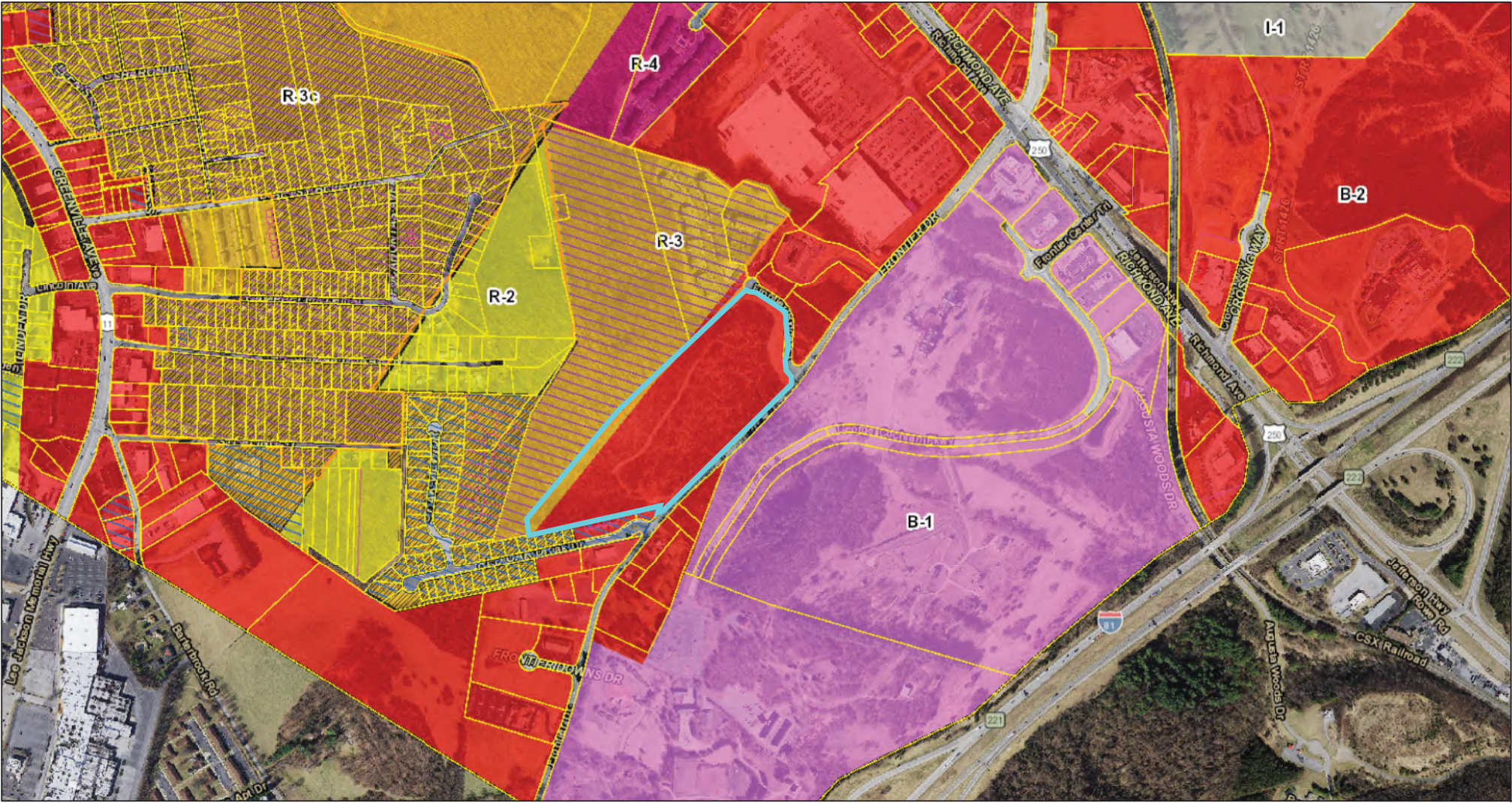
Red: Band_1



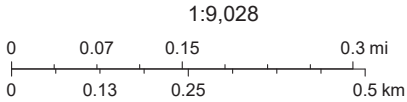
VITA, Esri, HERE, IPC, Maxar

206 Frontier Dr - Zoning Map

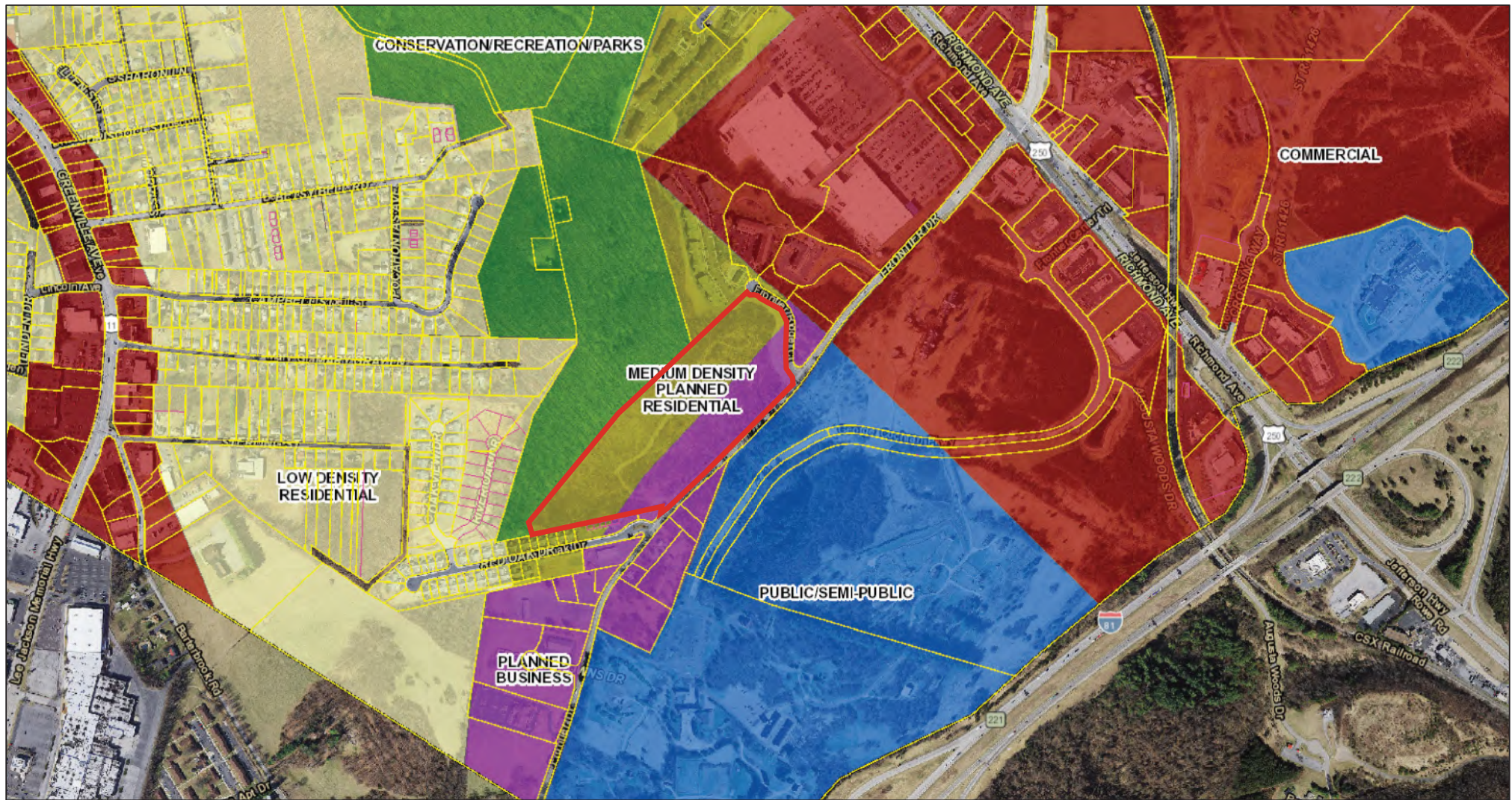
Attachment 5



7/11/2024, 3:55:47 PM

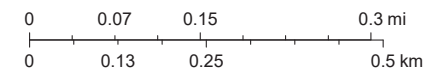
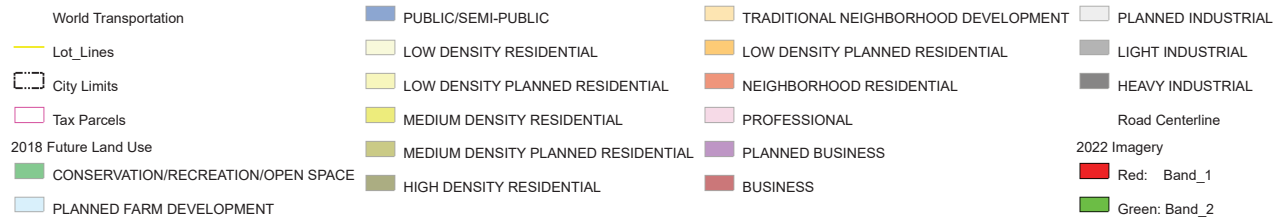


VITA, Esri, HERE, IPC, Maxar

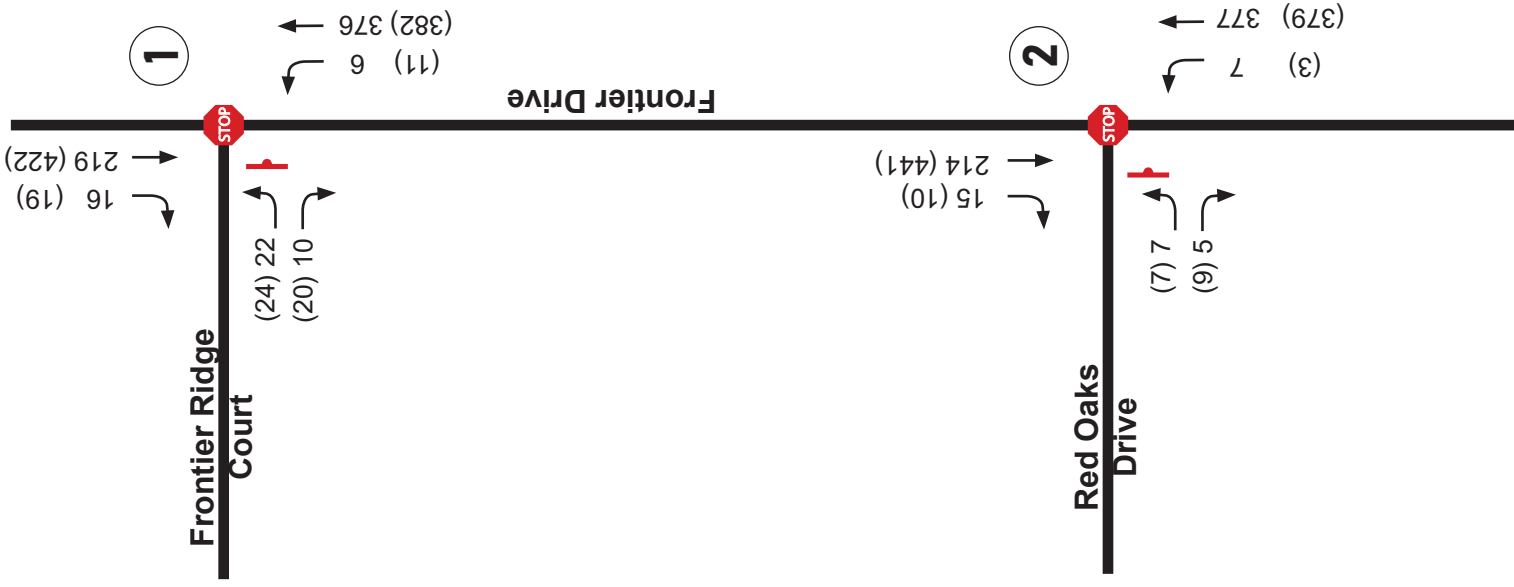


7/11/2024, 3:57:46 PM

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VITA, Esri, HERE, IPC, Maxar



Existing Road

S' Effective Storage (Feet)

Stop Controlled Intersection

Stop Controlled Approach

00 (00) AM (PM) Volumes

Lane Configuration

stop

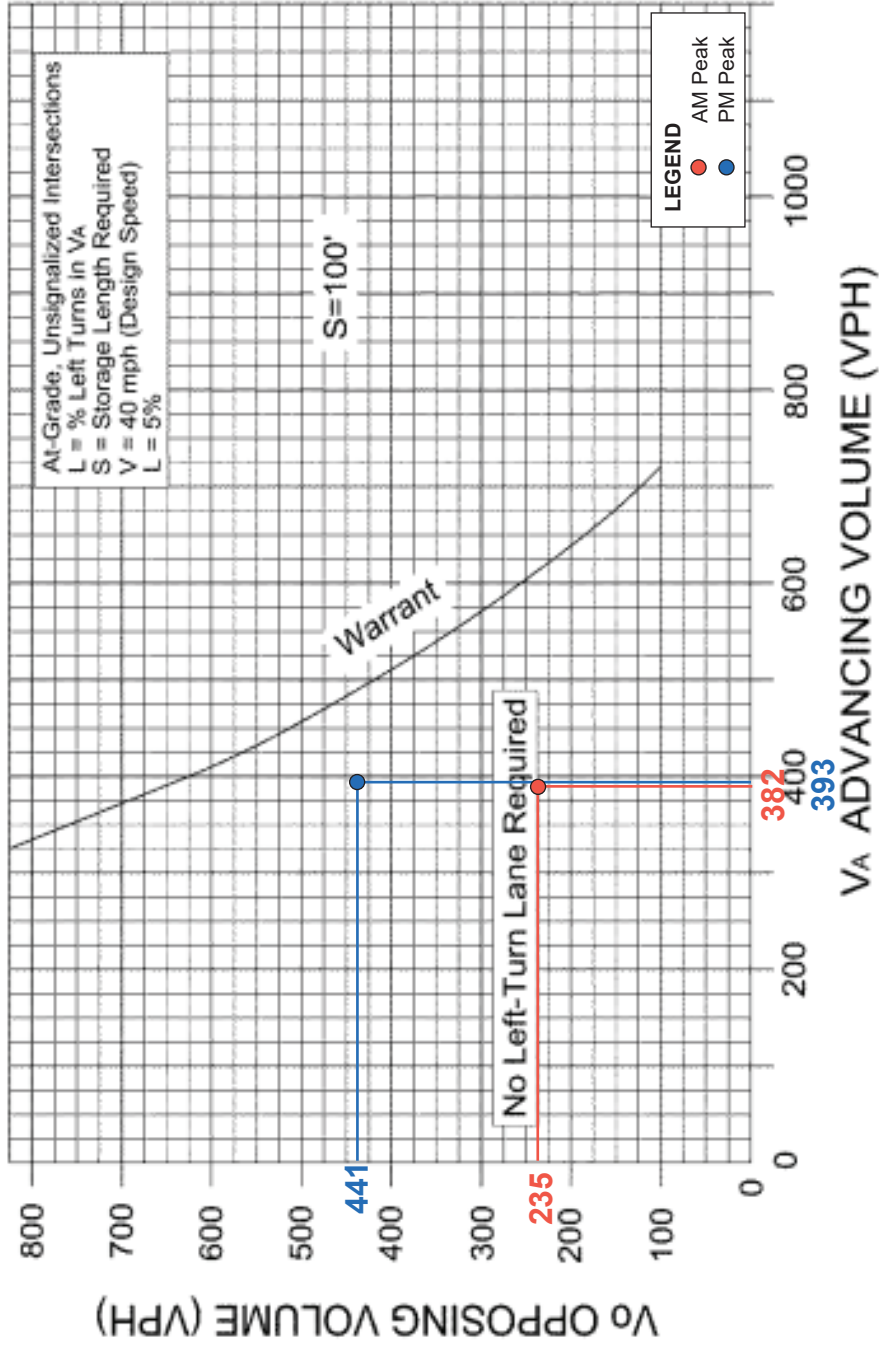
00 (00)

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00 (00)

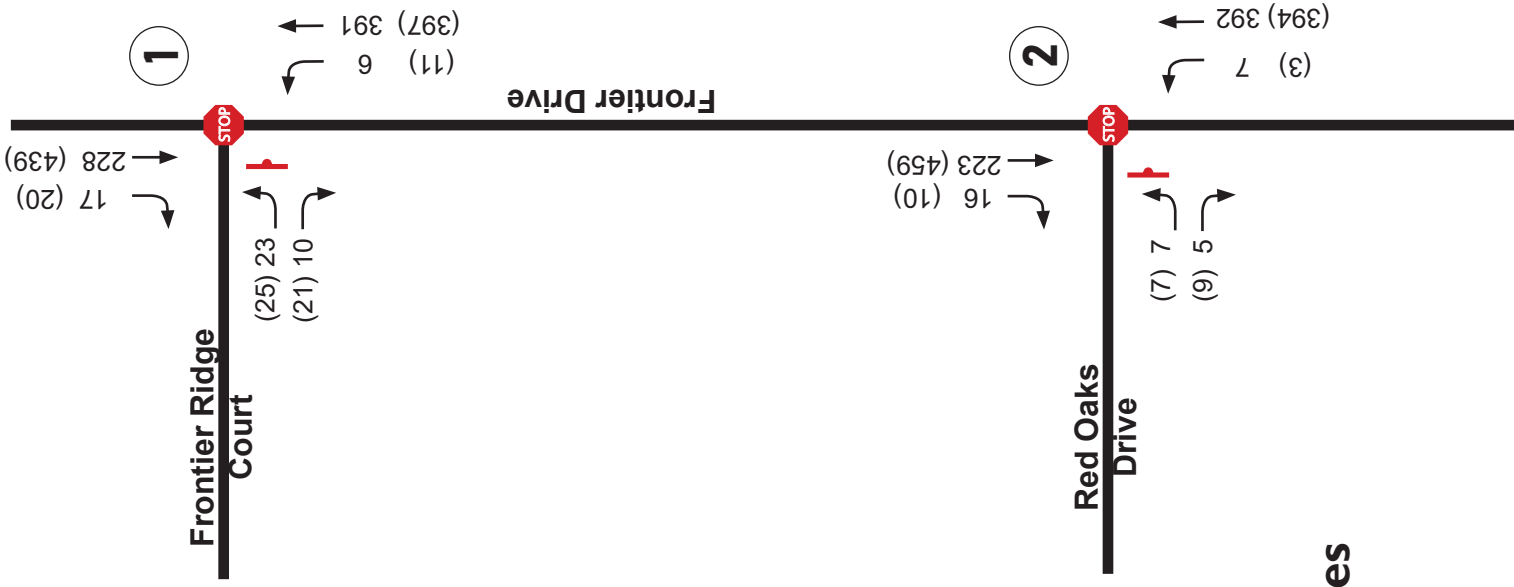
*Per TOSAM, Effective Storage is the length of the full width lane plus 1/2 the length of the taper

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



0% Panorama Ridge | 0% Vista Ridge
Intersection |
2024 Existing Peak Hour Traffic Volumes
Frontier Drive & Frontier Ridge Court Left Turn Lane Warrant

Panorama Ridge Apartments TIA
City of Staunton, Virginia



Legend

- Existing Road
- S' Effective Storage (Feet)
- Stop Controlled Intersection
- Stop Controlled Approach
- 00 (00) AM (PM) Volumes
- Lane Configuration

*Per TOSAM, Effective Storage is the length of the full width lane plus 1/2 the length of the taper

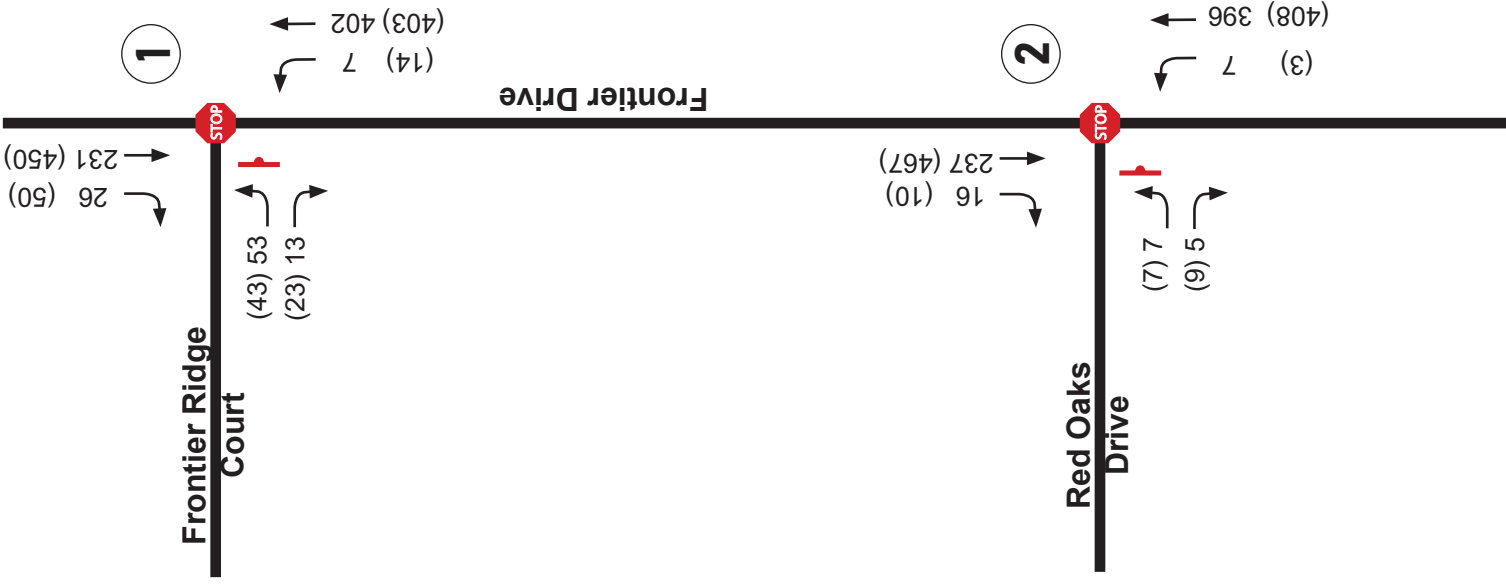
0% Panorama Ridge | 0% Vista Ridge

2026 Background Peak Hour Traffic Volumes

Panorama Ridge Apartments TIA

City of Staunton, Virginia

TIMMONS GROUP



Legend

- Existing Road
- S' Effective Storage (Feet)
- Stop Controlled Intersection
- Stop Controlled Approach
- 00 (00) AM (PM) Volumes
- Lane Configuration

*Per TOSAM, Effective Storage is the length of the full width lane plus 1/2 the length of the taper

50% Panorama Ridge | 0% Vista Ridge

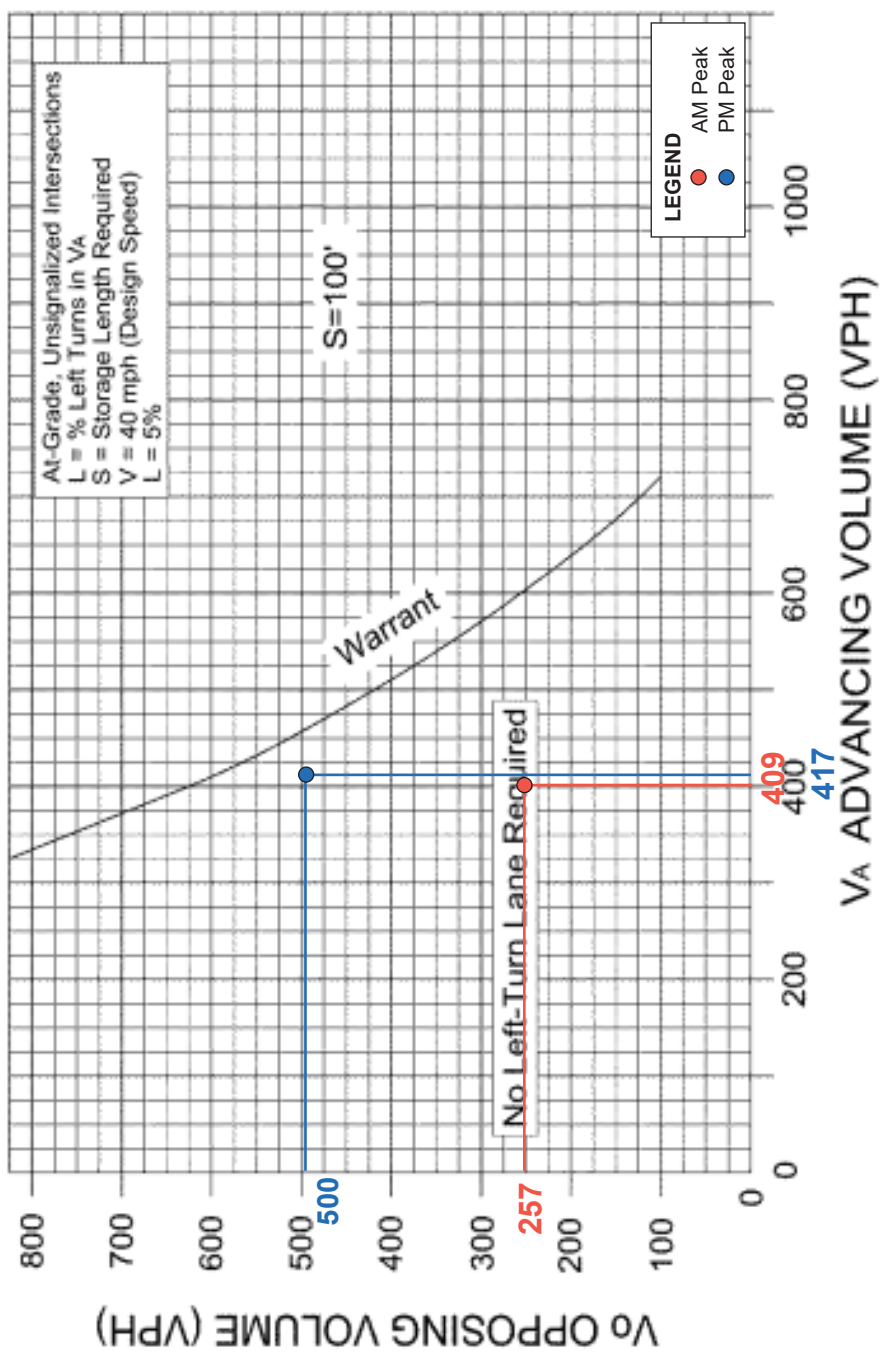
2026 Total Peak Hour Traffic Volumes

Panorama Ridge Apartments TIA

City of Staunton, Virginia

TIMMONS GROUP

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



50% Panorama Ridge | 0% Vista Ridge
Intersection I
2026 Total Peak Hour Traffic Volumes
Frontier Drive & Frontier Ridge Court Left Turn Lane Warrant (154 Units)
Panorama Ridge Apartments TIA
City of Staunton, Virginia
TIMMONS GROUP

Figure 5

Figure 21: Vista Ridge AM PH Exiting Distribution

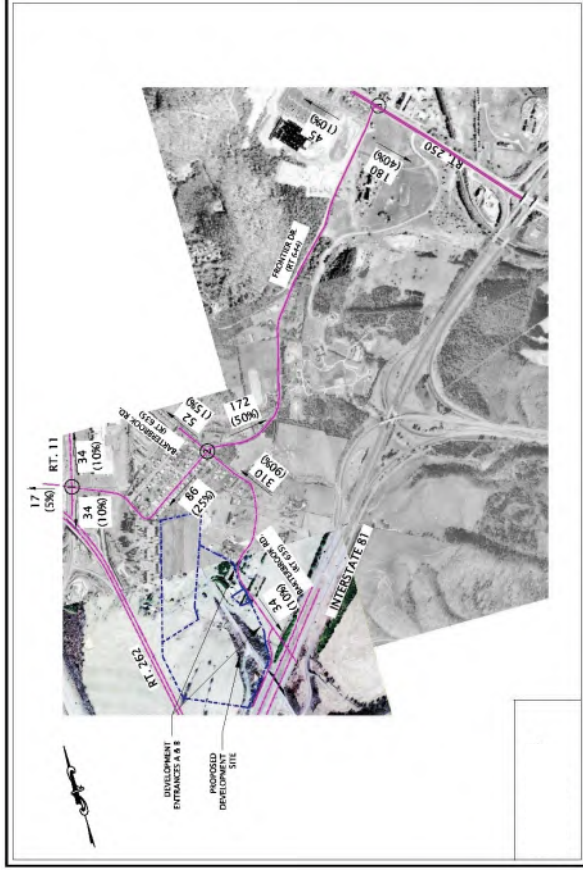


Figure 22: Vista Ridge AM PH Entering Distribution

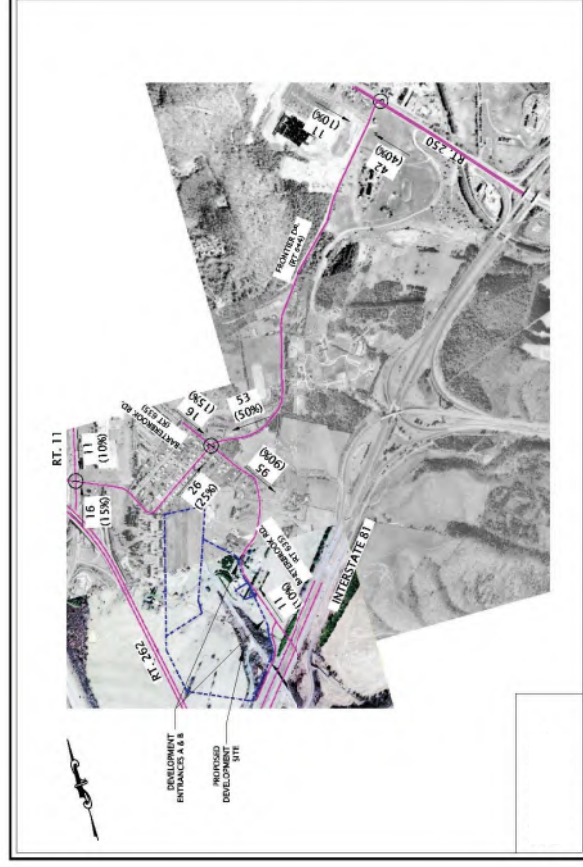


Figure 23: Vista Ridge PM PH Exiting Distribution

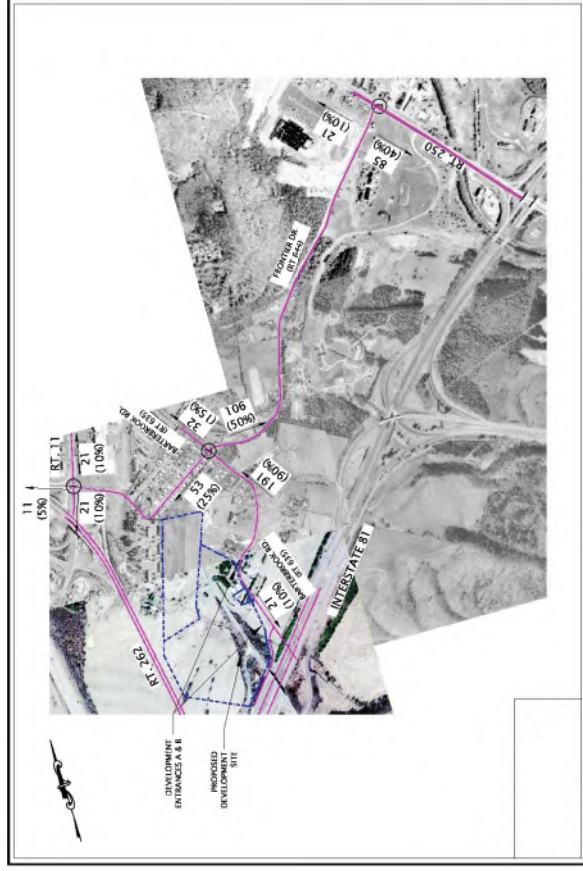
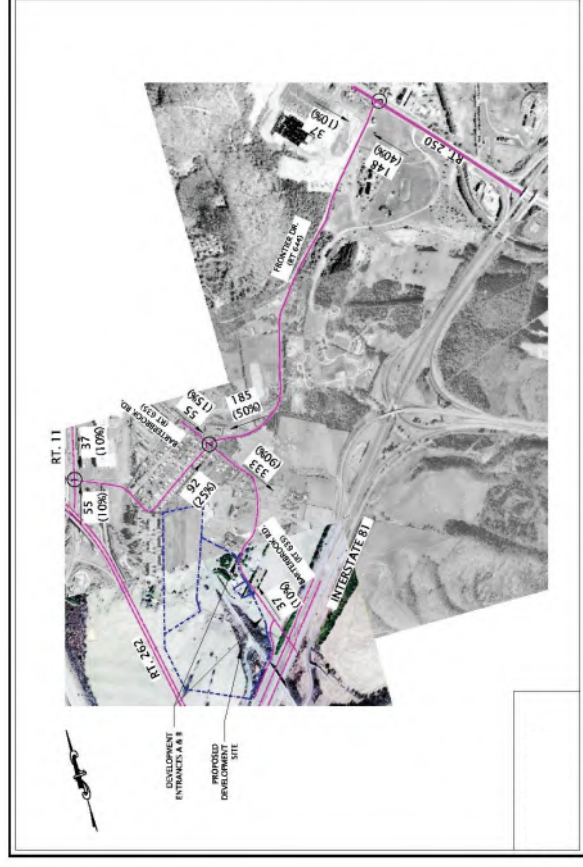


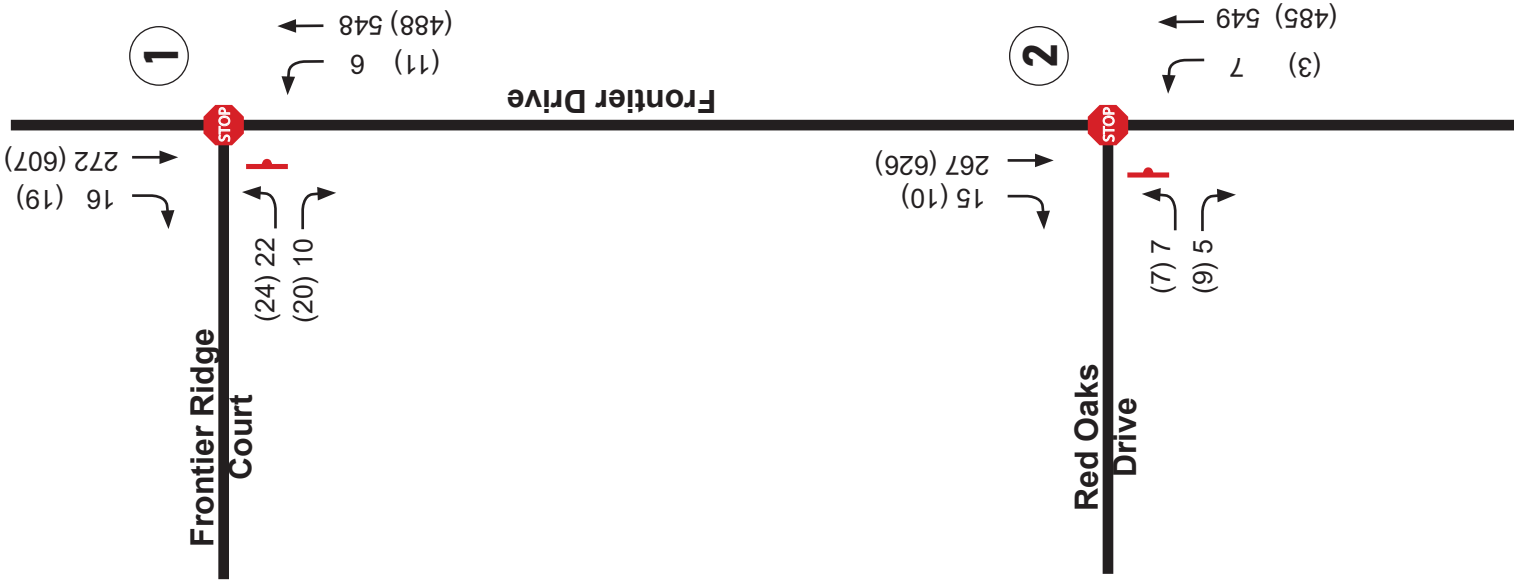
Figure 24: Vista Ridge PM PH Entering Distribution



Vista Ridge Development: Site Generated Trips

Panorama Ridge Apartments TIA

City of Staunton, Virginia



Legend

- Existing Road
- S' Effective Storage (Feet)
- Stop Controlled Intersection
- Stop Controlled Approach
- 00 (00) AM (PM) Volumes
- Lane Configuration

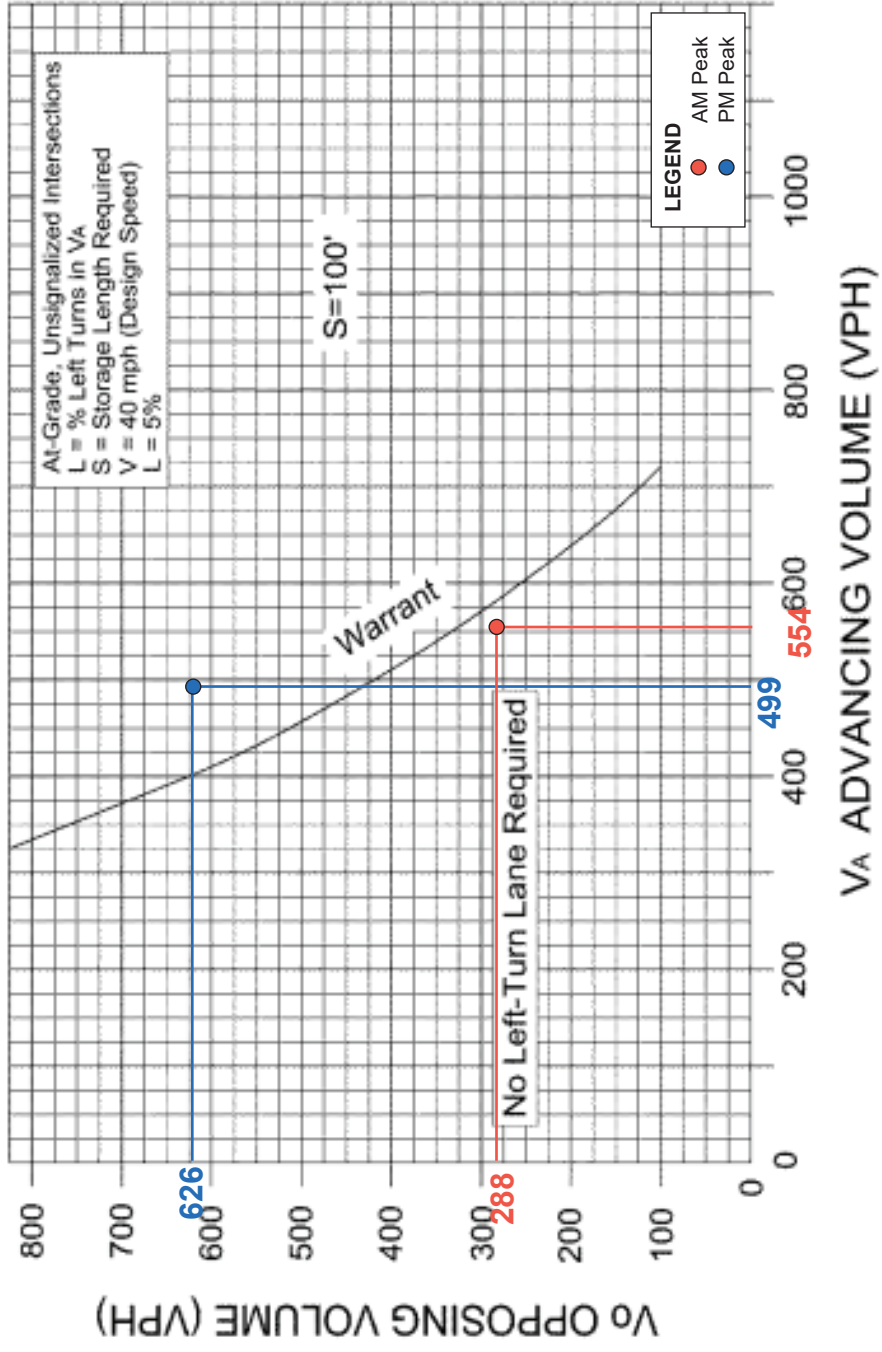
*Per TOSAM, Effective Storage is the length of the full width lane plus 1/2 the length of the taper

Vista Ridge 100%

AM NB: 172
AM SB: 53

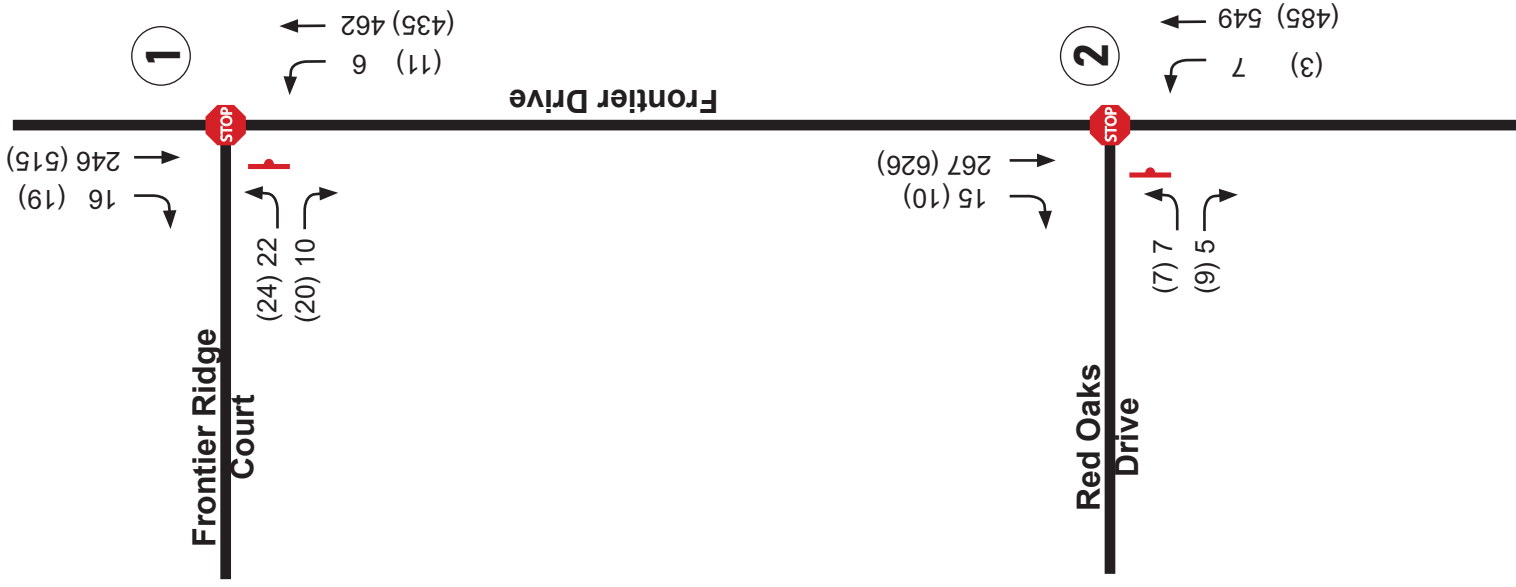
PM NB: 106
PM SB: 185

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



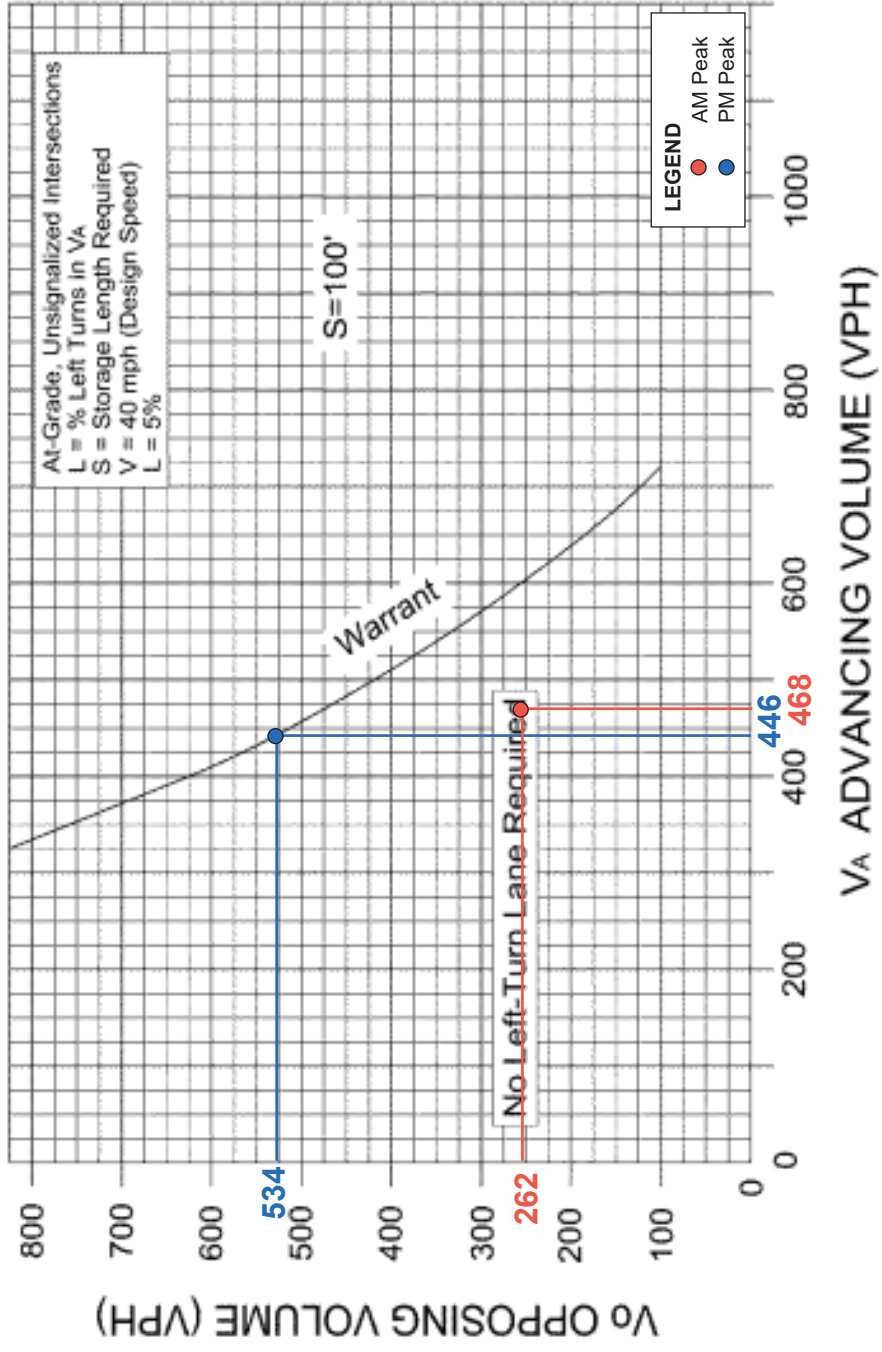
0% Panorama Ridge | 100% Vista Ridge
Intersection |
2024 Existing Peak Hour Traffic Volumes
Frontier Drive & Frontier Ridge Court Left Turn Lane Warrant
Panorama Ridge Apartments TIA
City of Staunton, Virginia
TIMMONS GROUP

Figure 8



0% Panorama Ridge | 50% Vista Ridge
2024 Existing Peak Hour Traffic Volumes
 Panorama Ridge Apartments TIA
 City of Staunton, Virginia
TIMMONS GROUP

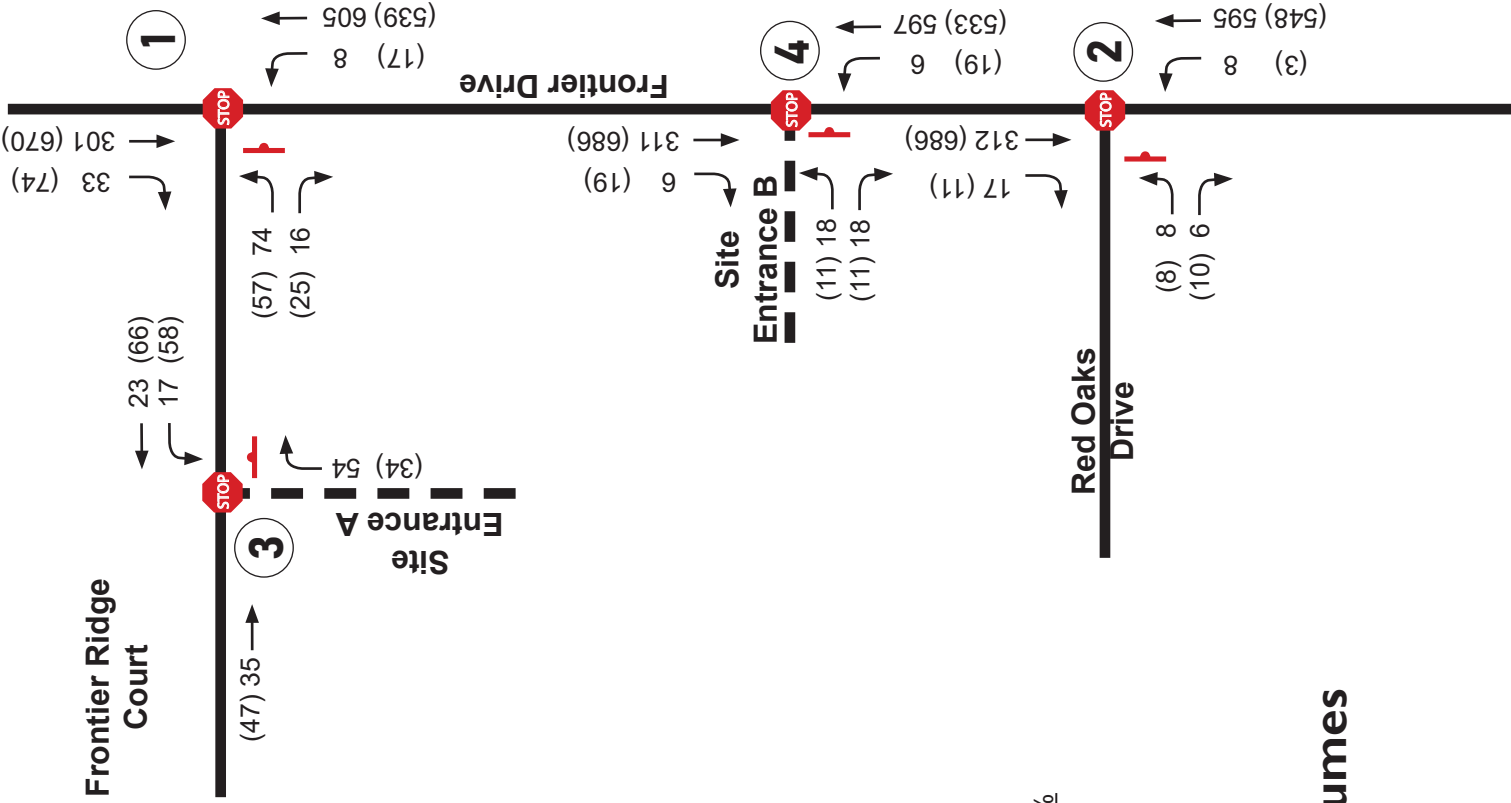
WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY



0% Panorama Ridge | 50% Vista Ridge
Intersection |
2024 Existing Peak Hour Traffic Volumes
Frontier Drive & Frontier Ridge Court Left Turn Lane Warrant

Panorama Ridge Apartments TIA
City of Staunton, Virginia
TIMMONS GROUP

Figure 10



Legend

- Existing Road
- Proposed Access
- Effective Storage (Feet)
- Stop Controlled Intersection
- Stop Controlled Approach
- 00 (00) AM (PM) Volumes
- Lane Configuration

Vista Ridge 100%

AM NB: 172

AM SB: 53

PM NB: 106

PM SB: 185

*Per TOSAM, Effective Storage is the length of the full width lane plus 1/2 the length of the taper

100% Panorama Ridge | 100% Vista Ridge

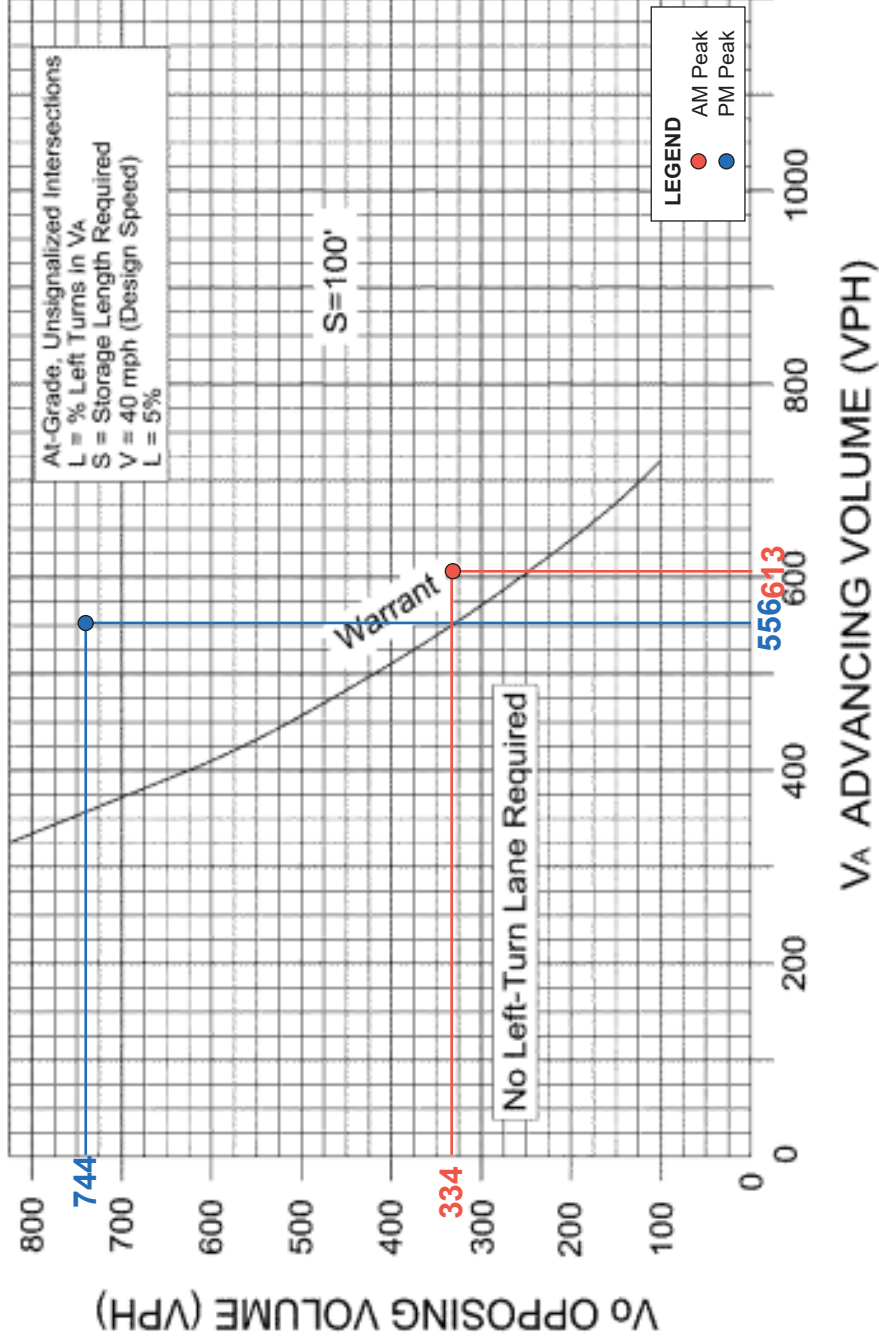
2029 Total Peak Hour Traffic Volumes

Panorama Ridge Apartments TIA

City of Staunton, Virginia

TIMMONS GROUP

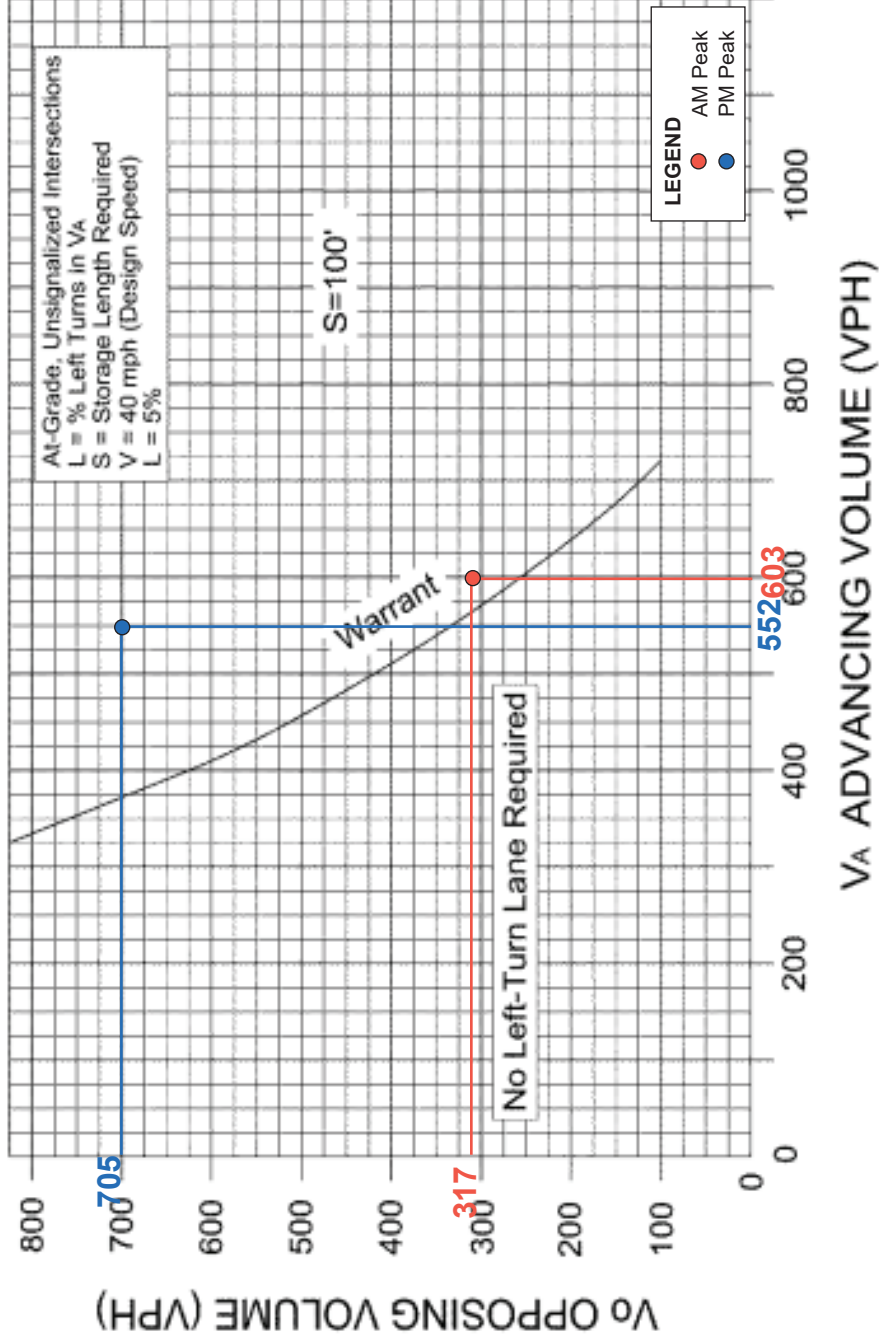
WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY



100% Panorama Ridge | 100% Vista Ridge
Intersection |
2029 Total Peak Hour Traffic Volumes
Frontier Drive & Frontier Ridge Court Left Turn Lane Warrant (308 Units)
Panorama Ridge Apartments TIA
City of Staunton, Virginia
TIMMONS GROUP

Figure 12

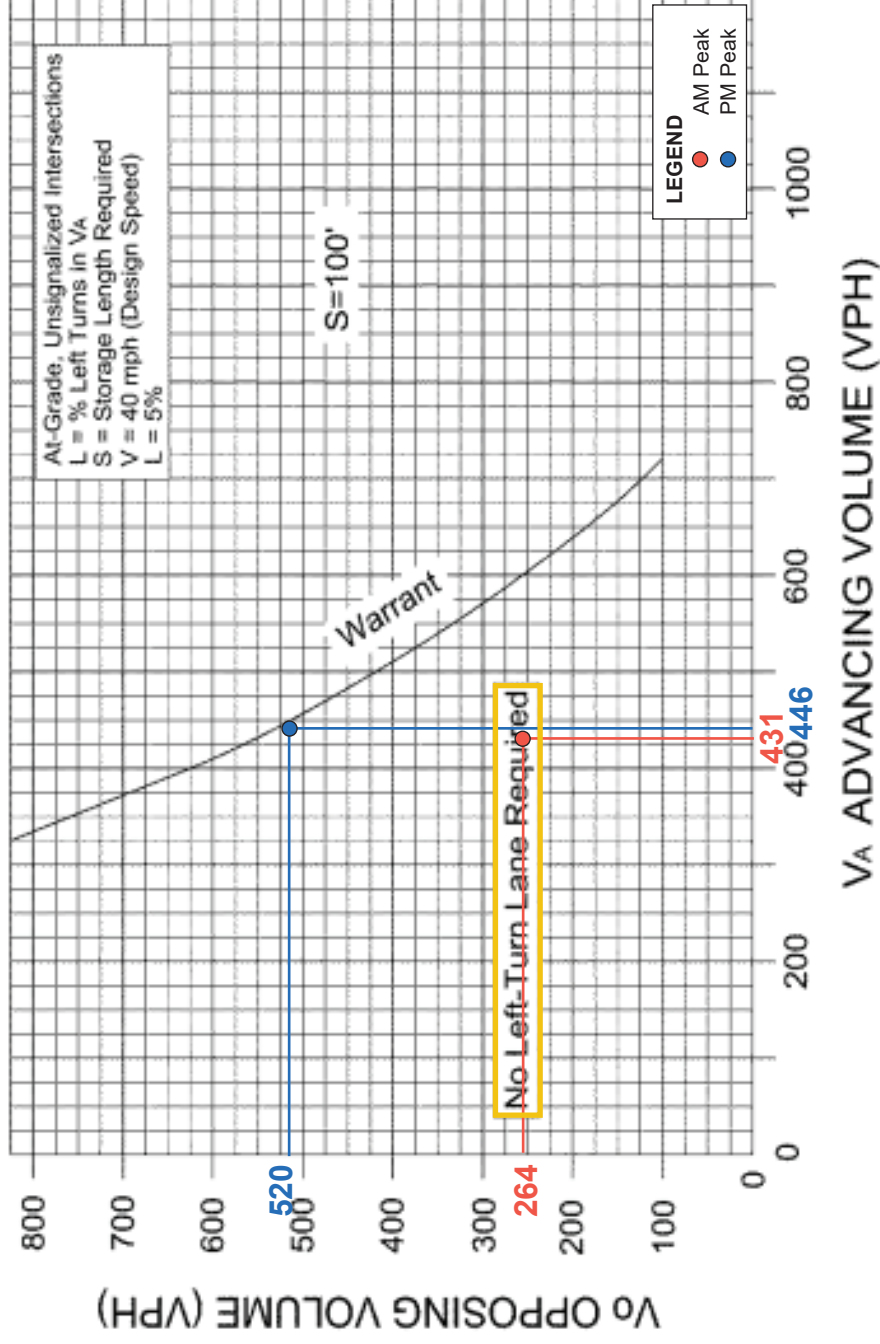
WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY



100% Panorama Ridge | 100% Vista Ridge
Intersection 4
2029 Total Peak Hour Traffic Volumes
Frontier Drive & Site Entrance B Left Turn Lane Warrant (308 Units)

Panorama Ridge Apartments TIA
City of Staunton, Virginia

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



100% Panorama Ridge | 0% Vista Ridge
Intersection 4
2029 Total Peak Hour Traffic Volumes
Frontier Drive & Site Entrance B Left Turn Lane Warrant (308 Units)

Panorama Ridge Apartments TIA
City of Staunton, Virginia

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4. Screening shall be required between this development and the adjacent Red Oaks development and Betsy Bell Wilderness Park. Screening shall consist of a planting strip which shall not be less than five feet wide containing two staggered rows of evergreen trees planted 15 feet on center, or a double staggered row of evergreen shrubs planted 10 feet on center. The screening can be part of the 25-foot buffer requirement. The City Horticulturist shall approve the screening plan as part of the site plan submittal.
5. A public access point shall be provided to the Betsy Bell Wilderness Park trail system. This access point shall be marked with a sign subject to review and approval by the City of Staunton Community Development Department.
6. At least 5 parking spaces shall be provided near the Betsy Bell Wilderness Park trail access point. These parking spaces shall be made available for use by the general public. They may be counted as part of the required parking for the development.
7. Lighting shall be wholly contained within the site. Light poles shall not exceed 24 feet in height. Lighting shall be limited to that which is necessary for safety; lighting shall not up light or downlight building elevations. Lighting at the property lines shall not exceed one-half foot candle.
8. All dumpster pad locations must be screened with architectural elements, such as walls, or built into the site design. This will be reviewed as part of the site plan for the development.
9. Separate site plans will be required for each phase of the development. Phase I will be limited to no more than 154 units. As a result of the concerns related to potential traffic increases on Frontier Drive, the city may require a new traffic impact analysis as part of the site plan review for any future phases. Phase II of the development will not be approved unless the results of the traffic impact analysis are deemed acceptable by city staff or the developer makes necessary transportation improvements to adequately address the deficiencies.
10. The entire development shall not exceed 308 units at final buildout.

Introduced:

Adopted:

Effective:

Michele D. Edwards, Mayor

Attest:

Kiley A. Kesecker, Clerk of Council