

Department of Planning and Development

June 4, 2021

Nicholas L. Murphy  
Sigma Nu Educational Foundation, Inc.  
P.O. Box 1869  
Lexington, VA 24450

RE: MPA2020-01 – Sigma Nu Educational Foundation  
Master Plan Amendment for 9 N. Lewis Street (TM# 24-1-117), 9 N. Lewis Street (TM# 24-1-118), 7 N. Lewis Street (TM# 24-1-119, TM# 24-1-119A, TM# 24-1-121A, TM# 24-1-121), 3 N. Lewis Street (TM# 24-1-120), 1 S. Lewis Street (TM# 24-10-1), 404 E. Nelson Street (TM# 24-10-2), 408 E. Nelson Street (TM# 24-10-4A, & TM# 24-10-5A), and 406 E. Nelson Street (TM# 24-10-4, & TM# 24-10-5)  
**MPA2021-01 APPROVED WITH CONDITIONS**

Mr. Murphy:

At a meeting on June 3, 2021, the Lexington City Council, following a public hearing, approved the the request to amend the existing Master Plan for the Sigma Nu Educational Foundation properties known as 11 N. Lewis Street (TM# 24-1-117), 9 N. Lewis Street (TM# 24-1-118), 7 N. Lewis Street (TM# 24-1-119, TM# 24-1-119A, TM# 24-1-121A, TM# 24-1-121), 3 N. Lewis Street (TM# 24-1-120), 1 S. Lewis Street (TM# 24-10-1), 404 E. Nelson Street (TM# 24-10-2), 408 E. Nelson Street (TM# 24-10-4A, & TM# 24-10-5A), and 406 E. Nelson Street (TM# 24-10-4, & TM# 24-10-5);. This approval was granted with the following conditions:

1. The uses and layout of the subject properties shall be in substantial compliance with the master plan date stamped April 19, 2021 and with the rezoning application submitted by the applicant.
2. This Master Plan does not authorize the exterior alteration of buildings, structures, or properties.
3. A landscape buffer a minimum of 10 feet in depth shall be required along the three property boundaries shared with the existing single family residence at 404 East Nelson Street. The buffer shall be installed by Sigma Nu, at its expense, and Sigma Nu may install a buffer that is (i) a landscape buffer of at least six (6) feet in height and sufficient width to provide year-round screen, or (ii) such other buffer as is

agreed by Sigma Nu and the then owner of 404 East Nelson Street prior to use of the future parking lot.

4. A landscape buffer meeting the buffering requirements found in Section 420-14.5 of the Lexington Zoning Ordinance must be installed along the property line shared with the R-1 zoned properties in the 400 block of Morningside Drive prior to the issuance of a Certificate of Occupancy for the Center for Excellence.
5. Any new large waste receptacle (dumpsters) and refuse collection points (including cardboard recycling containers) shall be screened in accordance with the screening requirements found in Section 420-14.6 of the Lexington Zoning Ordinance.
6. All new exterior light fixtures shall consist of full cut-off fixtures and be directed downward. The term full cut-off fixture means an outdoor light fixture shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below the horizontal plane.

Please let me know if you have any questions.

Sincerely,



Arne Glaeser  
Director of Planning and Development



**GONTRAM**  
ARCHITECTURE, INC.

5100 UNICON DR. SUITE 103  
WAKE FOREST, NC 27587  
PHONE: 919.876.5331

eddie@gontramarchitecture.com  
www.gontramarchitecture.com

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**NOT FOR CONSTRUCTION**  
**FOR PRELIMINARY REVIEW ONLY**

**CENTER FOR EXCELLENCE**  
**SIGMA NU**  
LEXINGTON VIRGINIA

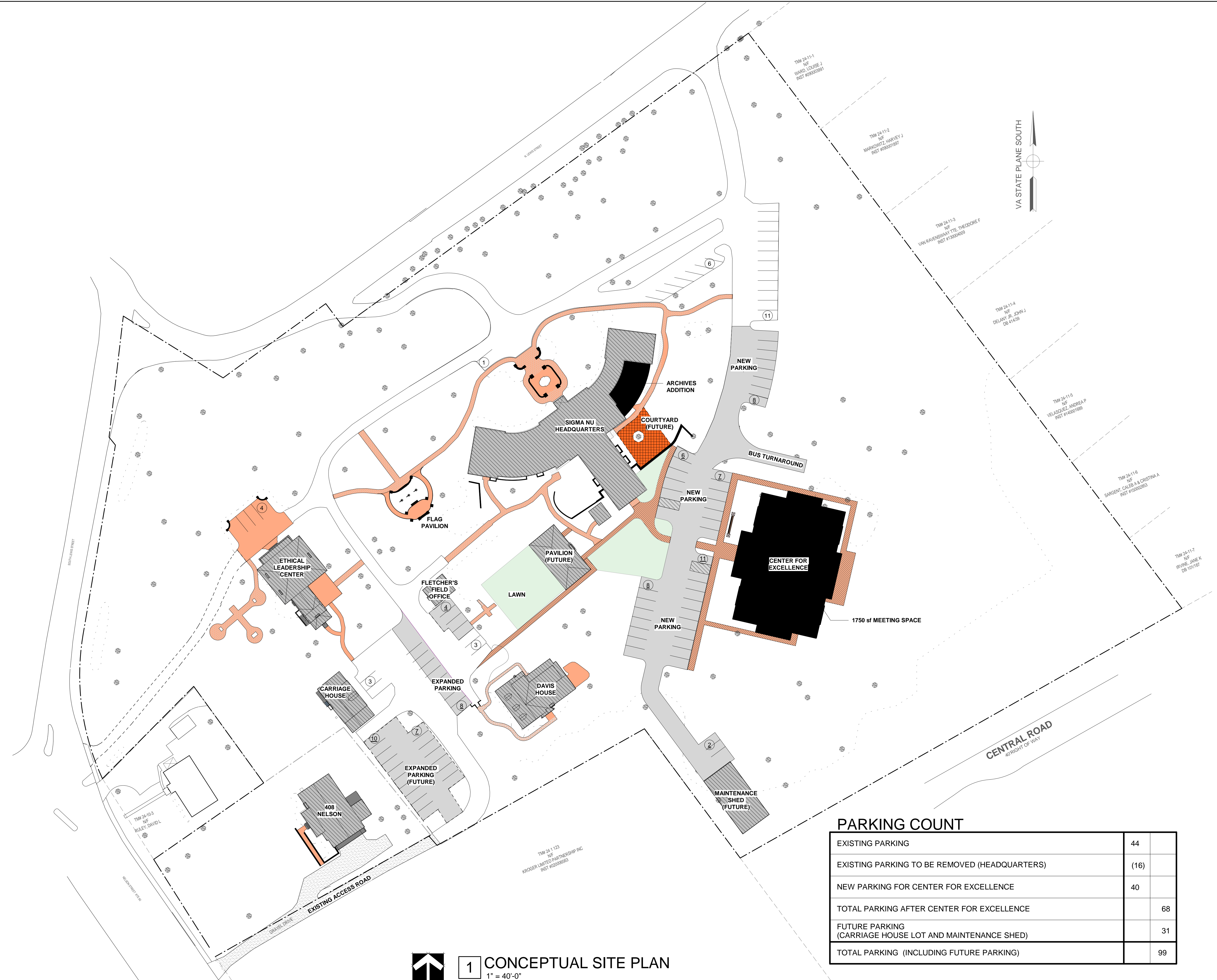
PLOT DATE:  
04/15/2021  
ISSUED:  
APRIL 2021  
PRELIM. DESIGN

DRAWN BY:  
PJA  
PROJECT NO.:  
19006

APPROVED:  
EJG  
RECORD:

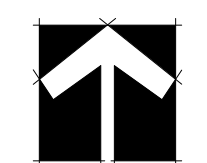
CONTENTS:  
CONCEPTUAL SITE PLAN

SHEET:  
**A100**  
OF



**PARKING COUNT**

EXISTING PARKING	44	
EXISTING PARKING TO BE REMOVED (HEADQUARTERS)	(16)	
NEW PARKING FOR CENTER FOR EXCELLENCE	40	
TOTAL PARKING AFTER CENTER FOR EXCELLENCE		68
FUTURE PARKING (CARRIAGE HOUSE LOT AND MAINTENANCE SHED)		31
TOTAL PARKING (INCLUDING FUTURE PARKING)		99



**1** CONCEPTUAL SITE PLAN  
1" = 40'-0"