TOWN OF Blacksburg EST 1798

MEMORANDUM

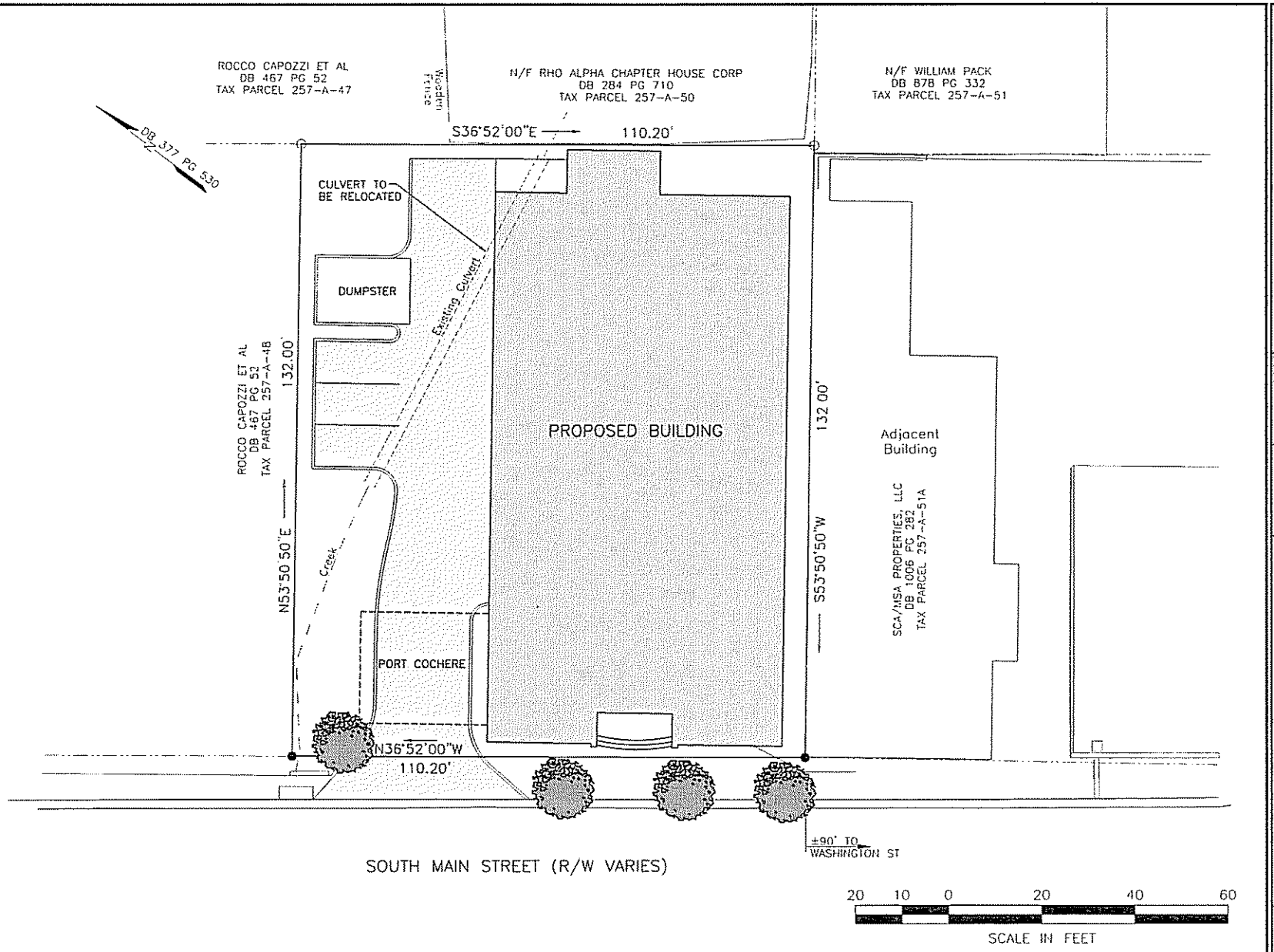
To: Planning Commission

From: Andrew Warren, Development Administrator

Date: August 30, 2006

Subject: UPDATE - SUP 06-006 – 205 South Main Street, a Special Use Permit application for a Hotel/Motel use in the Downtown Commercial (DC) zoning district.

The applicant submitted a revised site plan to the Environmental Quality and Land Use Committee at the meeting on August 28. The "preliminary site layout" reflects the required 10 foot sidewalk, a recessed entryway, and an additional uncovered, surface parking space(total of 3 spaces). The applicant informed the committee that the overall size of the building has not changed substantially, however the applicant has reconfigured the rooms and now is proposing **two extra rooms on the 2nd and 3rd floor for a total of 34 rooms overall**. The building is still proposed to be a total of 3-stories. The applicant also showed the EQ/LU committee revised elevations which change the architectural style from Federal to a style more consistent with the old Colonial Hotel once located in downtown. The change in architectural style was in response to a suggestion provided by the Historic or Design Review Board at their August 14 meeting. Please find attached the revised "preliminary site layout" and six(6) elevations of the proposed building.



Altizer, Hodges, & Varney, Inc.
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Email: ahv@ahv-inc.com Website: www.ahv-inc.com

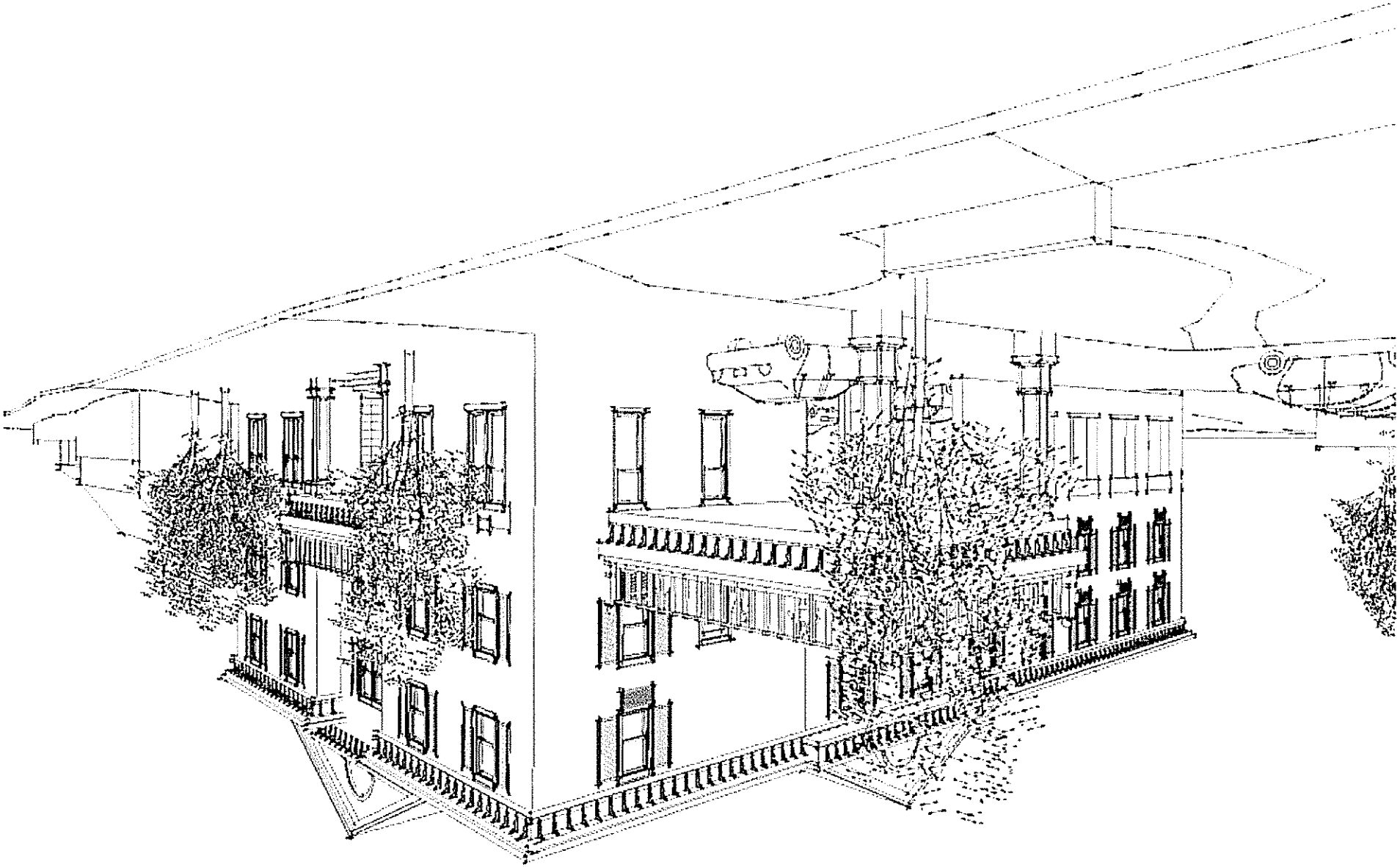
DATE : 25 AUG 2006
SCALE : AS SHOWN
DESIGNED: CCH
DRAWN : CCH
CHECKED: BHA
REVISED :

MCGINNIS REALTY & INVESTMENT COMPANY
MAIN STREET INN
BLACKSBURG, VIRGINIA

PRELIMINARY SITE LAYOUT

AHV PROJECT NUMBER
2006069

SHEET NUMBER
1 OF 1



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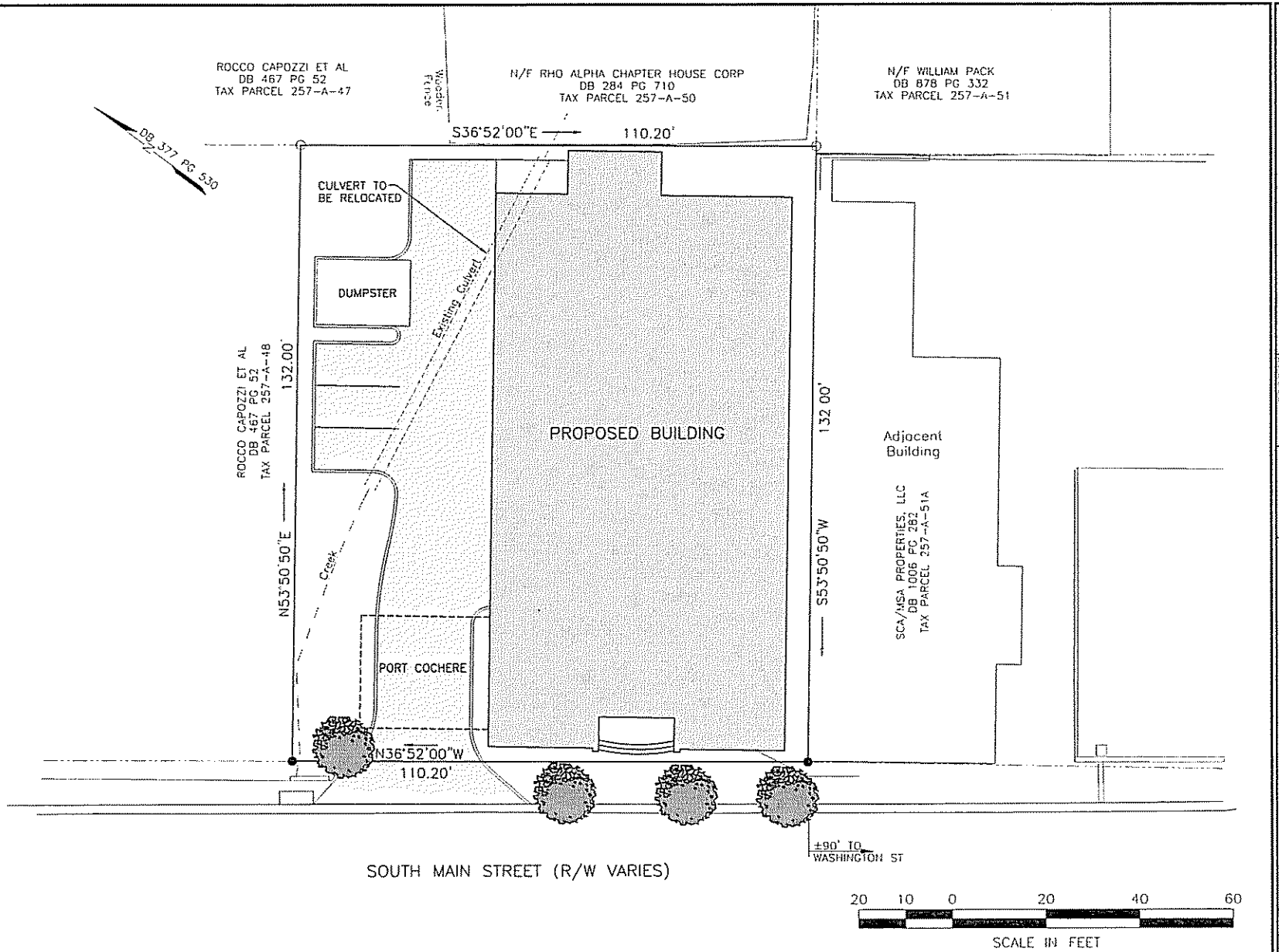

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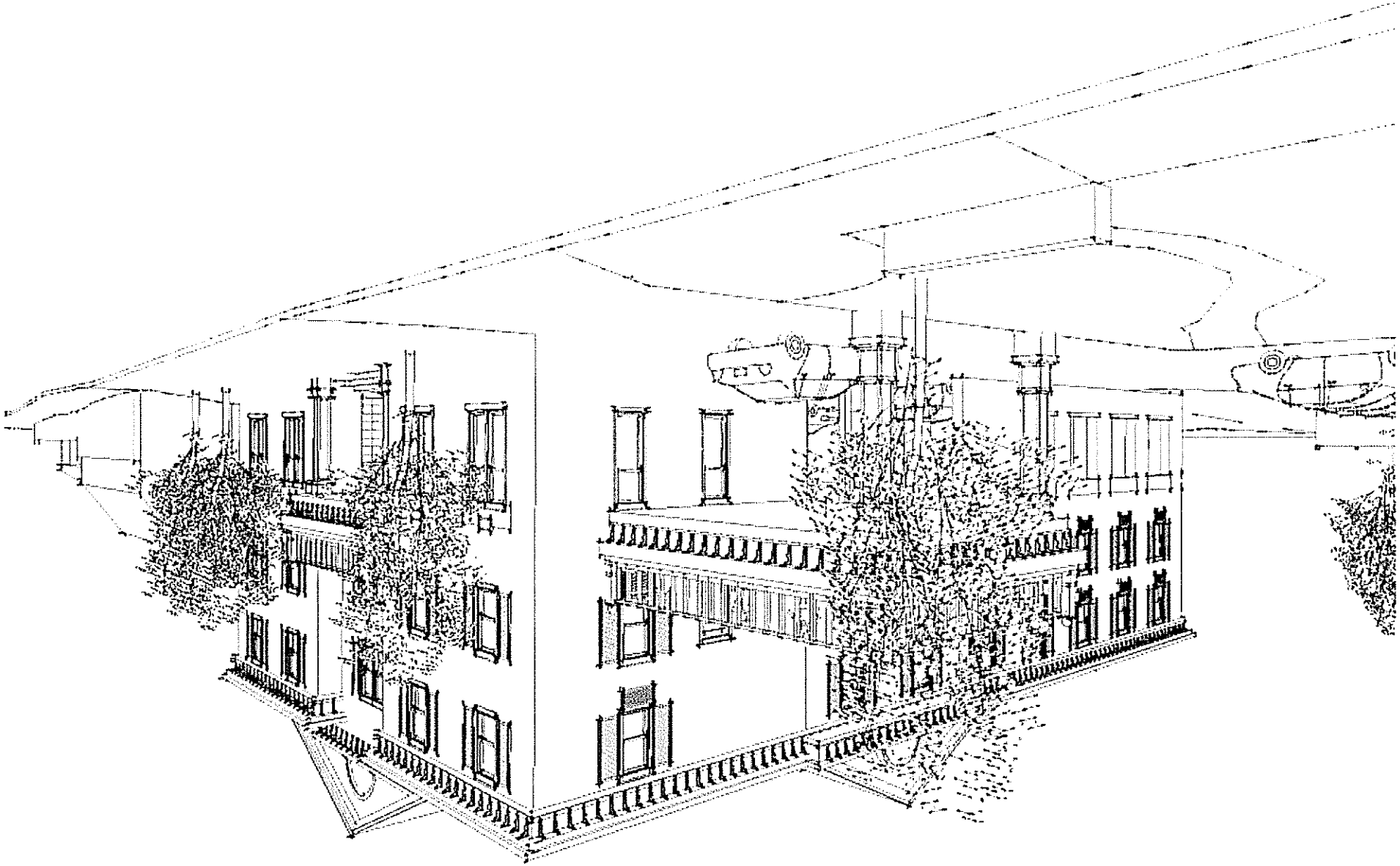

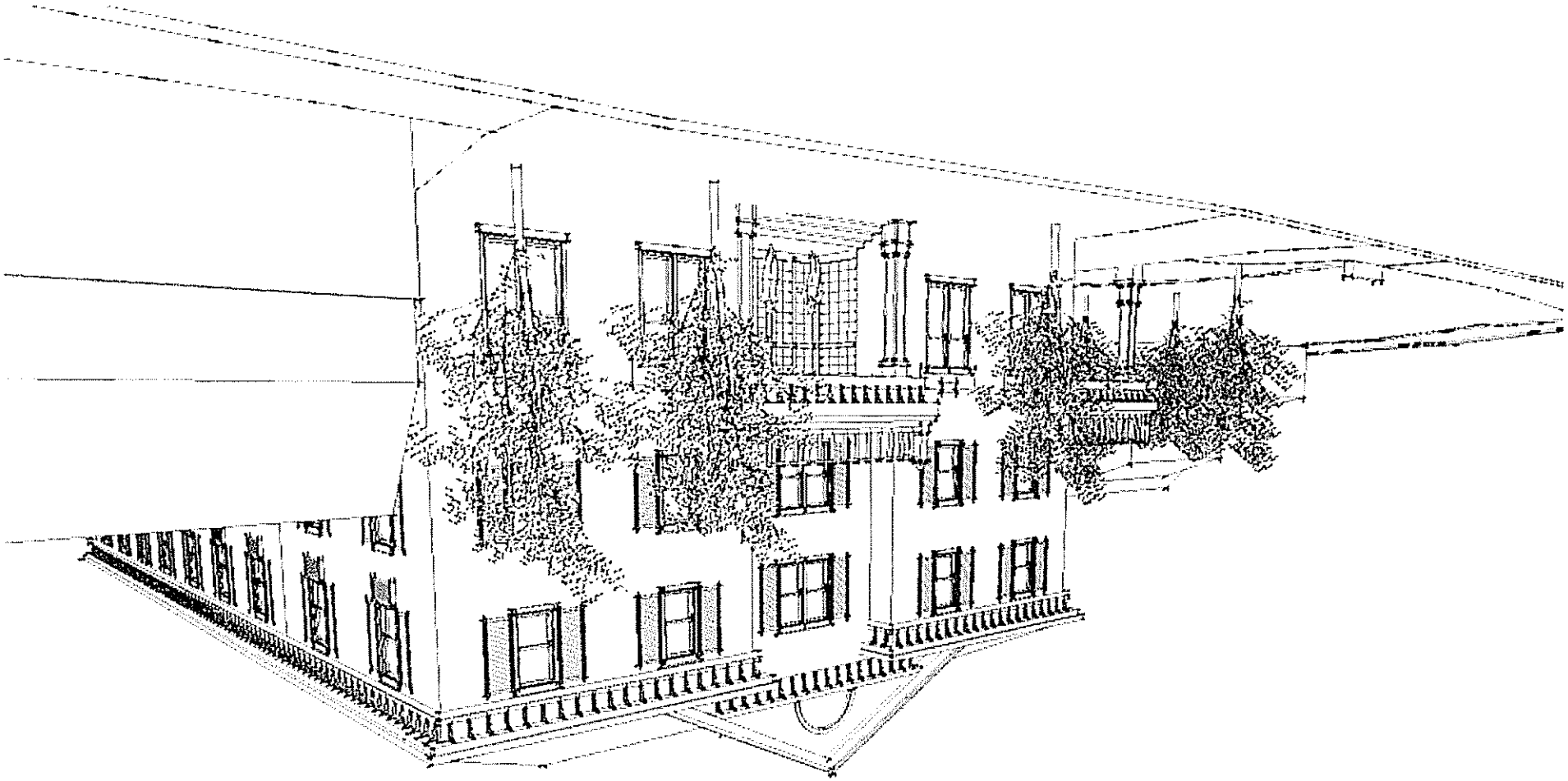

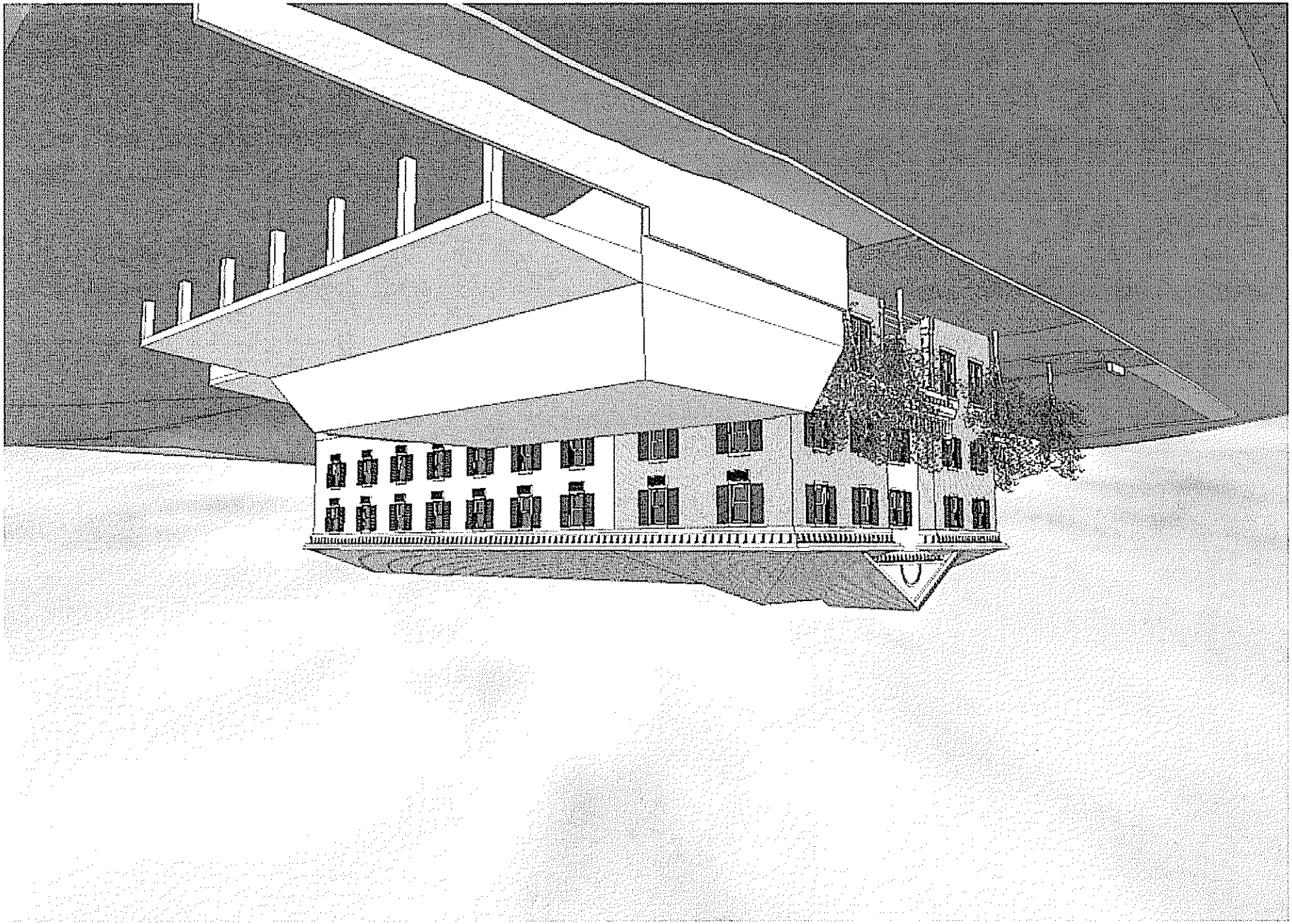

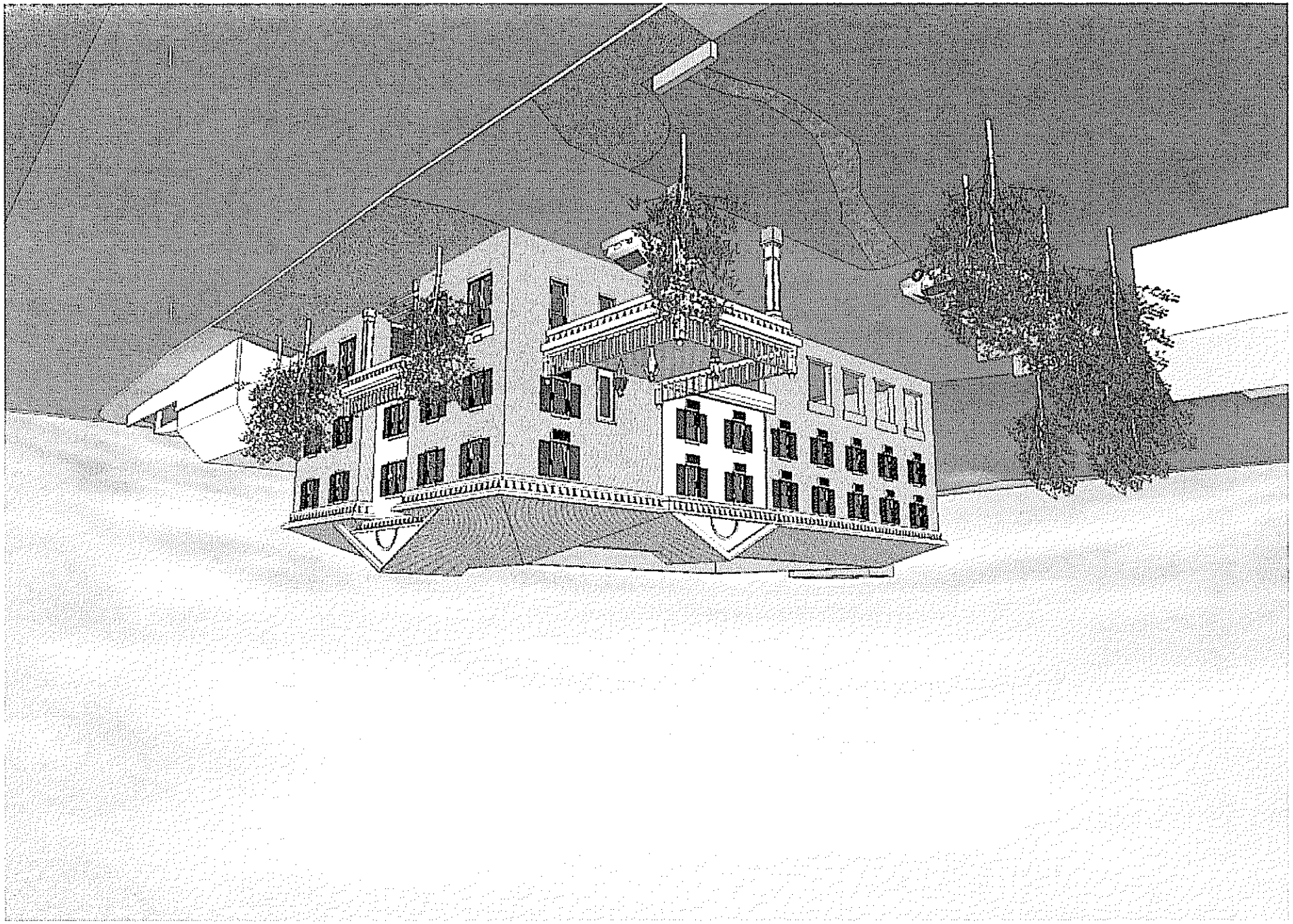

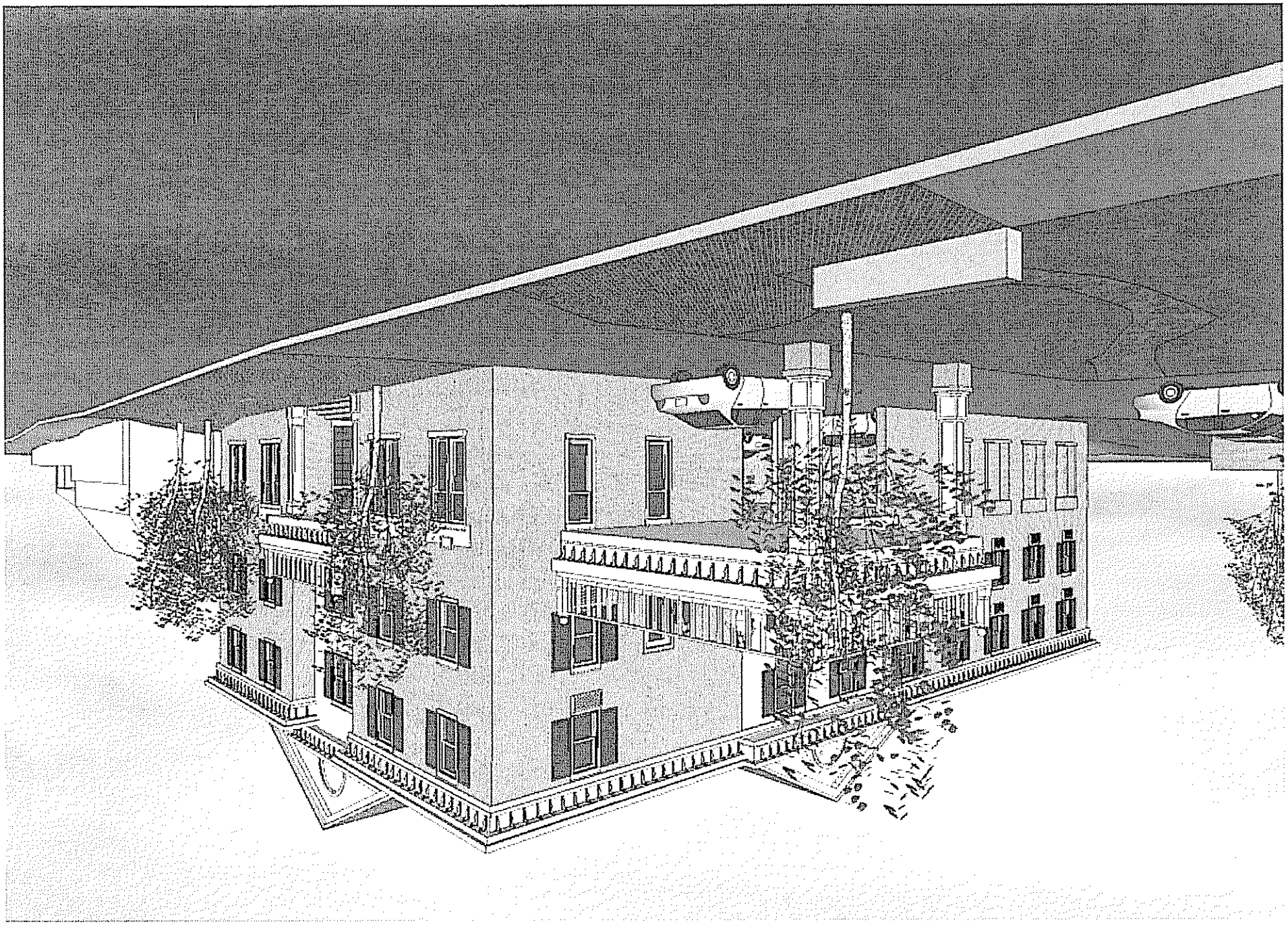

TOWN OF Blacksburg EST 1798

MEMORANDUM

To: Environmental Quality/Land Use Committee

Thru: Brandol Harvey, Chief of Planning

From: Andrew Warren, Development Administrator

Date: August 8, 2006

Subject: SUP 06-006 – 205 South Main Street, a Special Use Permit application for a Hotel/Motel use in the Downtown Commercial (DC) zoning district.

SUMMARY OF REQUEST

Request:	SUP for a Hotel/Motel use in DC
Property Location:	205 South Main Street
Tax Parcel Number:	Tax Map Number 257-A-49
Lot Size:	.334 acres(14,545 sf)
Zoning District:	DC, Downtown Commercial
Adjacent Zoning District:	DC, Downtown Commercial
Present Use:	Vacant building
Surrounding Uses:	North: Restaurant South/West: Mixed Use (Restaurant/Retail/Multifamily/Office) East: Multifamily, Special Housing
Neighborhood Meeting:	4:00 p.m., August 2, 2006

BACKGROUND

R.J. McGinnis, McGinnis Realty and Development filed a special use permit application as a contract purchaser for a hotel/motel use at 205 South Main Street in the Downtown Commercial district. The applicant is proposing to remove the existing building and construct a 30-room, 3-story Motel on the site. The approximately third of an acre lot is

located on the east side of the 200 block of South Main Street between Lee Street and Washington Street. The first floor will house the front office and covered parking. The second and third floor will have 15 rooms on each floor. There is proposed to be 16 ground level spaces, 14 of which will be underneath the second floor hotel rooms. The only frontage and access to the site will be off of South Main Street. Steve Andrews is the current owner of the property.

NEIGHBORHOOD MEETING

A neighborhood meeting was held at 4 p.m. on August 2, 2006. R.J. and Darlene McGinnis and Tom Koontz represented the applicant. There were 11 attendees. Mr. McGinnis described the motel site and how the site will function and Mr. Koontz explained the design of the building. Topics discussed were overflow parking, the open creek, the existing structure, room design, and daily business functions. A concern was raised that the motel may generate additional parking in the adjacent neighborhood if adequate parking is not provided on-site. Mr. McGinnis stated that he is working with Kent Square so that each room will either have one space on the motel site or in the Kent Square Parking Garage. One attendee asked if the creek will remain open. The applicant responded that the portion of the creek that is currently exposed is an important feature of the site and they intend to leave it open and improve it. An attendee asked if the existing building is historically significant. Staff responded that the current building is a non-contributing structure to the Downtown Historic District. There was a question regarding the design of each hotel room. Mr. McGinnis responded that each room will be a suite design including a separate sitting and sleeping area with an approximate size of 14'x27'. An additional question was raised regarding how service vehicles will access the site. The applicant responded that the service trucks, such as the linen service truck will pull into the lot and then back up underneath the building to the covered parking area to unload.

HRDB ADVISORY REVIEW

The Historic or Design Review Board (HDRB) met on August 14 to provide an advisory review of the demolition of an existing building and the new construction, considering both the Historic District and the Downtown Commercial design guidelines for new construction. HDRB is charged with reviewing all new construction in the Historic District and Downtown Commercial District. Please find attached the recommendation letter from HDRB.

CRITERIA

The criteria to be considered in evaluation of a Special Use Permit are:

1. Conformance to the Comprehensive Plan, or to specific elements of the Plan, and to official Town policies adopted in relation thereto, including the purposes of the Zoning Ordinance.

2. Adherence to minimum adverse impact on the surrounding neighborhood or community. The proposal as submitted shall not cause adverse impacts as defined by Section 1181 (b) of the Zoning Ordinance. Adverse impacts considered may include,

but not be limited to, traffic congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes and vibrations. Due regard is given to the timing of the operation, site design, access, screening, or other matters which might be regulated to mitigate adverse impact.

COMPREHENSIVE PLAN

The Executive Summary, Downtown Planning Sector, Community Design, and Greenways chapters of the Comprehensive Plan were referenced for this analysis. In addition, Rediscovering the Heart of Blacksburg, A Downtown Master Plan(August, 2001) was . The proposed hotel/motel is located in the Downtown Planning Sector of the Comprehensive Plan.

The *Executive Summary(pg. 11)* states encourage in-fill development in established areas that is compatible with existing and/or planned land use, that is at a compatible scale with the surrounding area, and that can be supported by adequate public facilities and transportation systems.

A *Special Consideration* noted in the Downtown Planning Sector is:
New lodging facilities should be encouraged downtown. The closing of the Donaldson Brown Hotel / Conference Center will cause a lack of lodging facilities in downtown Blacksburg. In "Rediscovering the Heart of Blacksburg, A Downtown Master Plan", it also emphasizes the importance of developing new lodging facilities. It states, "Visitors to communities like Blacksburg want to stay where they can walk to entertainment and events. A downtown inn or small hotel will be an ideal use for the community."

The *Future Land Use map* identifies this property as a Commercial land use, which is defined as retail sales establishments, restaurants, **hotels/motels**, and service stations. The stream that is roughly half day-lighted and half piped on the property is illustrated as a Public/Private Park Land.

The Community Design Chapter states the sizes of buildings fronting downtown streets are slightly taller than the streets are wide, thus creating an "urban" atmosphere and the sense of hospitable outdoor rooms. Buildings situated on sidewalks with parking located in the rear further enhances this effect, as well as endorses the idea of a community that values people before automobiles. Town policy and practice encourages pedestrian-oriented design by requiring new commercial developments to locate parking behind the front building line, and also by eliminating front setbacks to place the structures closer to the street.

In the Greenway Chapter, *an action strategy* cited is to maximize opportunities to uncover channeled urban streams.

ZONING ORDINANCE

A Motel use is classified a Hotel/Motel/Motor Lodge use in the Zoning Ordinance and is defined as a building or group of attached or detached buildings containing lodging units

intended primarily for rental or lease to transients by the day, week or month. Such uses generally provide additional services such as daily maid service, restaurants, meeting rooms and/or recreation facilities.

Downtown Commercial District –
Hotel/Motel use is by special use permit in the Downtown Commercial district. The purpose of the district is to promote commercial opportunities including a diversity of specialty, retail services, cultural, recreation, entertainment activities, and public functions.

Sidewalk width from the back of the curb to the building at ground level shall be at least 10 feet for Main Street frontage in the Downtown Commercial District. Transitioning to existing widths shall be allowed when existing structures preclude the sidewalks from meeting minimum widths [section 3142(f)]. With the exception of the sidewalk width, the plan appears to comply with the applicable district standards.

The Downtown building design [section 3143] is addressed in the district standards. It is encouraged that the design of the building employ the use of contemporary interpretations of earlier design styles of surrounding structures in the Downtown Commercial District is encouraged; including characteristics such as scale, massing, roof shape, window size, shape and spacing, and exterior materials. It is required that the street elevation of principal structures shall have at least one street-oriented entrance, and contain the principal windows of the structure, with the exception of structures in a court-yard style. The Zoning Ordinance requires that the Historic or Design Review Board review the site plans and make recommendations to the applicant for amendments to achieve consistency with this section. These recommendations are advisory only.

Use and Design Standards –
The proposal complies with the applicable Use and Design General Standard for a Hotel/Motel use. The Zoning Ordinance requires that all parking spaces on a site in Downtown Commercial be located behind the front building line. The frontage of the building is on South Main Street. The proposed site plan shows all of the on-site parking behind the front building line of the principal building.

Development Standards –
Street trees are required at least one tree every thirty feet. The proposed site plan shows four street trees along the 110 foot frontage of Main Street. The street trees are proposed to be installed within the public right of way which is allowed with administrator approval. Any street tree in the right-of-way should be the same species of tree, Princeton Sentry Ginko planted recently along Main Street.

In accordance with the sign regulations for Downtown Commercial, the use is allowed up to 2 signs and a total square footage of 50 square feet, one of which may be a freestanding, monument sign of up to 8 feet in height. The applicant will be allowed three directional signs of up to 3 square feet in size and 4 feet in height.

Street. Light and noise produced by the motel use is mostly mitigated by the design features such as internal entrances to the rooms and a covered parking area. There is an existing opaque fence along the edge of the Special Housing rear property line that appears to be owned by the Special Housing. To ensure the screening of hotel patron's headlights from trespassing onto the adjacent residential use, a condition can be added that the hotel must replace any fencing that is removed or becomes non-opaque with a new 8 foot high opaque fencing on their rear property line.

There are no other foreseen adverse impacts due to traffic congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes and vibrations for the proposed use.

CONCLUSION

In conclusion, the Special Use Permit application being reviewed is a discretionary decision. The application is evaluated on conformance with the Comprehensive Plan and to official Town policies, including the purposes and development requirements of the Zoning Ordinance. In addition, the special use application is evaluated on minimum adverse impact on the surrounding neighborhood or community.

The committee may want to consider the following condition:

1. To ensure the screening of hotel patron's headlights from trespassing onto the adjacent residential use, a condition can be added that the hotel must replace any fencing that is removed or becomes non-opaque with a new 8 foot high opaque fencing on their rear property line.

The applicant's proposal for a motel is consistent with the Comprehensive Plan's future land use designation of a commercial use. The proposal, as presented complies with all Zoning Ordinance district standards, use and design standards and development standards. Only minimum adverse impacts are expected due to a motel use.