HEARTHSTONE APARTMENTS REZONING APPLICATION

REZONING APPLICATION FOR PLANNED RESIDENTIAL DEVELOPMENT

Tax Parcels:
226-(14)-5
226-(A)-307

Located in:

Town of Blacksburg, Virginia

Project Number: 1368.2

Date: October 31, 2017
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This application package is being submitted to request a rezoning of two parcels located at the end of Hearthstone Drive from RM-48 Medium Density Multiunit Residential to a Planned Residential Development. The existing Hearthstone development is a residential apartment complex, and this rezoning application seeks to maintain the site’s use as a residential apartment complex while making very minor adjustments to the RM-48 zoning ordinance, specifically the Floor to Area Ratio, or FAR. The current FAR requirement for RM-48 highly encourages 3-4 bedroom apartment developments that are normally associated with student housing. The overall goal of this rezoning application is to allow a specific focus on single bedroom apartment units geared towards young professionals, which are sorely needed within the Town limits.

This application is also being submitted behind an existing site development plan that was submitted to the Town on September 25, 2017 and is currently under review by Town Staff. The site plan proposes a two-phased re-development of a portion of the existing Hearthstone apartment complex that will ultimately add 54 new bedrooms, primarily single bedrooms units, along with associated parking, stormwater management, and utility needs.

The project also proposes several unique low-impact development features including rainwater harvesting and re-use for stormwater management, and basement-level parking to reduce the impervious area of the proposed development. In addition, Hearthstone will continue to maintain the Alternate Transportation Plan that has been associated with the site for 9 years, which reduces the parking spaces needed by tenants utilizing public transportation and bicycling for their transportation needs.

As mentioned, the goal of this project is to provide single bedroom apartment units for a growing demographic of young professionals, both singles and couples, or small families that cannot afford a single-family home. The development will not exceed the RM-48 zoning density nor seek to adjust any of the existing zoning ordinance’s requirements, other than the Floor to Area Ratio (FAR).
Hearthstone Apartments Rezoning Application

LEGAL DESCRIPTION

All that certain tract of land, lying and being in the Town of Blacksburg, Mount Tabor Magisterial District, Montgomery County, Virginia, being more particularly bounded and described as follows:

BEGINNING at a rod on the west side of Giles Road, situated approximately 300 feet south of Lucas Drive;
THENCE, running with Giles Road South 18°57'11" west 52.95 feet to a rod, a corner to Wilson;
THENCE, leaving Giles Road and running with Wilson, North 64°33'45" West 93.85 feet to a rod, a corner to Tuck;
THENCE, leaving Wilson and running with Tuck, North 63°42'58" West 36.74 feet to a rod, a corner to Skelton
THENCE, continuing with Tuck and lands of Skelton, North 64°20'59" West 108.26 feet to a rod, a corner to Skelton
THENCE, continuing with Skelton, South 19°56'53" 123.39 feet to a point by a fence, on the line of Skelton and being a corner to land of Datto Ventures, LLC;
THENCE, leaving Skelton and running with Datto Ventures, LLC, North 65°03'07" West 128.23 feet crossing a gravel drive to a rod;
THENCE, continuing with Datto Ventures, LLC, South 19°56'53" West 80.24 feet to a rod, a corner to Datto Ventures, LLC, and on the line of NASTECH, Inc.;
THENCE, leaving Datto Ventures, LLC and running with NASTECH Inc., North 64°29'51" West 7.14 feet to a rod;
THENCE, continuing with NASTECH Inc., North 28°38'42" West 345.35 feet to a pipe, on the line of NASTECH, Inc. and a corner to lands of the YMCA at Virginia Tech;
THENCE, leaving NASTECH, Inc. and running with the YMCA of Virginia Tech the following four courses:
    South 64°55'20" East 14.05 feet to a pipe;
    North 28°33'19" West 60.53 feet to a pipe;
    North 78°09'19" West 85.17 feet to a railroad spike;
    North 26°06'17" east 121.59 feet to a rod on the line of Lot 5, Block A of the Springdale Addition;
THENCE, leaving the YMCA of Virginia Tech and running with Lot 5, Greenbriar Townhouses Common Area, Lots 13, 15, 17, 19 and 21, Block A, Springdale Addition, the Keister Cemetery, and the Springdale Addition Homeowners Association Common Area, South 73°30'05" east 602.57 feet to a road at a corner of the property of the Springdale Addition Homeowners Association Common Area;
THENCE, South 13°57'57" West, passing the common corner of said Homeowners Association and land of Dowdy, 107.20 feet to a rod on the line of lands of Marshall Frank;
THENCE, leaving Dowdy and running with Frank, the following four courses:
    North 73°34'27" West 2.15 feet to a rod;
    A non-tangent curve to the right, having a delta angle of 30°39'50", a radius of 50.00 feet, an arc length of 26.86 feet, a chord bearing of South 12°39'39" East, and a chord distance of 26.44 feet to a pipe;
    South 02°40'16" West 58.62 feet to a rod;
    South 65°57'42" East 91.33 feet to the BEGINNING

Said tract contains 3.721 acres of land more or less and is comprised of Tax Parcels 226-(A)-307 and 226-(14)-5 and is lands acquired by Hearthstone LLC by various deeds of record.
EXCEPTED FROM THIS DESCRIPTION is all of the lands, units, elements and interests of owners, members, or others in the Bennett Hill Condominiums which was established by Declaration of record in Instrument no. 2008012027 in the Montgomery County Circuit Court Clerk’s Office.
NEED AND JUSTIFICATION FOR CHANGE IN ZONING

Until the more recent creation of the Planned Residential Development (PRD) option, the R-48 Medium Density zoning district was the area within the Town of Blacksburg with the highest allowable development density, allowing up to 48 bedrooms per acre. In addition to the density limit, several other zoning requirements minimize the impacts of proposed developments within this zoning district, including:

- Boundary setbacks to prevent encroachment on adjacent properties or roadways
- Total impervious surface / lot coverage limits to minimize development impacts
- Building height limits to prevent vertical expansion
- Open space and landscaping requirements to maintain aesthetics

All of these parameters serve very specific purposes that guide the development of the site within the RM-48 zoning district. However, the Floor to Area Ratio (FAR) value of 0.40 specified for the RM-48 district does not serve any particular purpose not already covered by the other, above mentioned, development parameters. What the specified FAR of 0.40 does accomplish, however, is limit the living space (floor area square footage) available to single people or couples that cannot afford a single-family home in Blacksburg. It pushes the construction of living units to 3 or 4-bedroom apartments, as is the typically case with student housing.

For example, based on current Floor to Area Ratio (FAR) requirements for the RM-48 district, a one acre lot developed to the maximum allowable FAR of 0.40 allows for 17,424 square feet of living space and 48 bedrooms.

If this lot were developed as a 4-bedroom apartment the ordinance allows for the construction of 12 apartment units at 1,452 total square feet each which results in a very spacious living space suitable for 4 people to have their own bedroom with a shared kitchen, living room, balcony, and storage area. However, this development scenario is not affordable, desirable, nor suitable for a single person, couple, or small family.

If this same one acre lot were developed as 1-bedroom apartments the ordinance allows for the construction of 48 apartment units of 363 square feet each which results in a very small amount of living space that is totally inadequate for a single person, couple, or small family. Considering the current building code and ADA accessibility standards, more than 50% of the allowable 363 square feet would be taken up by the bathroom and kitchen alone. The remaining 180 square feet of living space for potentially two people would need to provide a bedroom, living room, closet/storage space, and part of a common hallway in the building which is simply not feasible.
Thus, the goal of this project is to provide single bedroom apartment units for a growing demographic of young professionals, both singles and couples, or small families that cannot afford a single-family home. The proposed development will not exceed the RM-48 zoning density nor seek to adjust any of the existing zoning ordinance’s development requirements, other than the Floor to Area Ratio (FAR).

ANTICIPATED EFFECT ON PUBLIC SERVICES AND FACILITIES

There should be no adverse effect on public services and facilities in the Town of Blacksburg as a result of this proposed rezoning and its associated re-development. There will be an expected increase in use of existing public transportation (Blacksburg Transit) and public utilities (water/sewer), and all infrastructure designed and constructed will meet Town standards through the site plan review process; however, no additional impacts on public services or facilities can be expected from the approval of the Rezoning.

APPROPRIATENESS OF PROPERTY FOR REZONING

As already indicated, the only desired change for this proposed rezoning is to increase the allowable Floor to Area Ratio (FAR) from the current 0.40 allowed. There will be no other changes to the default RM-48 zoning ordinance as a part of this rezoning application, including but not limited to: bedroom density, setbacks, lot coverage, building height restrictions, etc. The project seeks to meet the original intent of the zoning district and applicable development standards while allowing a focus on single bedroom apartment units as opposed to 3 and 4-bedroom apartment units.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The Town’s Comprehensive Plan specifically calls for areas like Hearthstone for infill re-development and growth in the supply of multi-family housing. However, the current Floor to Area Ratio requirements preclude single-bedroom apartments due to the square footage limitations. Providing such housing necessitates a FAR of 0.75 or greater. This would allow for the construction of single-bedroom apartments of 680 square feet, while still meeting bedroom density requirements. This is not a large living space, but at least spacious enough for a couple to be comfortable.

LOW-IMPACT DEVELOPMENT FEATURES

As a part of this re-development, the project is proposing several low-impact development features, including rainwater harvesting and below grade parking. The rainwater harvesting measures will collect stormwater runoff for a full 2-year storm event and re-use it to meet residential needs for the development. In this way, the project will not just be reducing stormwater runoff, it will be removing it from the Town’s system entirely. In addition, the project will utilize below grade parking to reduce the impervious area needed meet parking demands for the proposed units. These measures will further the development standards expected within the Town of Blacksburg.
ALTERNATE TRANSPORTATION PLAN AND PARKING

The Hearthstone development currently has an existing Alternate Transportation Plan (ATP) that has a parking requirement of 0.77 spaces per bedroom. This ATP was approved and implemented 9 years ago and has been maintained without issue since that time. The tenant demographic at Hearthstone and the development itself encourages and facilitates the use of public transportation, walking, and bicycling to meet transportation needs. The site has a nearby bus stop and walking trail that connects to the units to the Town’s right-of-way and public sidewalks. This rezoning application and proposed re-development will seek to maintain the ATP as currently implemented to minimize development impacts and encourage the utilization of public transportation and walking trails.
VICINITY MAP:
NOT TO SCALE
TOWN OF BLACKSBURG
VDOT TRAFFIC IMPACT ANALYSIS (TIA) SUPPLEMENTAL APPLICATION

This application, appropriate fee, and accompanying documentation must be submitted in conjunction with the corresponding rezoning, conditional use permit, or comprehensive plan amendment before any application can be reviewed by staff. If you have any questions, please contact the Planning and Building Department.

Name of Development: Hearthstone Apartments
Address/Location: 120 Hearthstone Drive
Tax Map Parcel: 226-(14)-5, 226-(A)-307
Size of Site: 3.729 acres
Proposed Use: Residential Apartments
Current Zoning District: RM-48 - Medium Density Multiunit Residential with Alternative Transportation Plan
Existing Future Land Use Classification: High Density Residential

This application is submitted in conjunction with a
☒ Rezoning Application. Proposed Zoning District: PRD
☐ Conditional Use Permit Application. Proposed Conditional Use:
☐ Comprehensive Plan Amendment. Proposed Future Land Use:

This is the ☒ first, ☐ second, ☐ third or subsequent submission of the TIA for review by VDOT.

A traffic impact analysis ☐ is ☒ is not required for the proposed project:

1. ☐ Yes or ☒ No, the site is located 9,100 feet along the vehicle path of traffic which is less than 3,000 feet from VDOT maintained roadways, or is within 3,000 feet of a non-limited access state controlled highway, or is within 3,000 feet of a connection to a state limited access highway.

2. If the answer to question #1 is Yes, complete the following:
   a. ☒ Yes or ☐ No, the proposed development generates 745 vpd which is greater than the VDOT requirement of 5,000 vehicles per day.

3. ☐ Yes or ☒ No, the proposed comprehensive plan amendment results in substantial impact of 5,000 additional vehicle trips per day or results in substantial changes to the existing transportation network and infrastructure of state controlled highways.

4. ☒ No, a new TIA study is not required because a previously submitted TIA is still applicable for the project site. (Note: the appropriate documentation must be attached to this application)

5. ☐ Yes or ☒ No, a VDOT Scope of work meeting has been held.

If a TIA is required, please provide the following information:
Name of Property Owner(s): ________________________________
Address: ____________________________________________
Phone: __________________________ Fax: ____________________
Email address: _______________________________________
Applicant to whom review comments will be sent:
Address:
Phone: Fax:
Email address:

Project Engineer who prepared TIA (if different from applicant):
Address:
Phone: Fax:
Email address:

Please check all applicable boxes of information submitted with this application:
1. Review Fee Check made payable to VDOT for
   First, Second or Third review by VDOT
     ☒ Rezoning or Conditional Use Permit request
     ☒ Low volume road submission 24VAC30-155-40 A 3: $250
     ☐ All other submissions: $1000
   ☐ Comprehensive Plan Amendments: $1000
2. For the Town of Blacksburg, please provide a digital submission of the following:
   a. ☒ One signed copy of the Town’s VDOT Supplemental TIA application.
   b. ☐ One complete copy of the TIA submitted to VDOT including a completed checklist of information and signed scope of work meeting agreement.
   c. ☒ One copy of the VDOT review fee check.
   d. ☐ One copy of letter and supporting information documenting why a new or updated TIA is not required for this project.
3. ☐ For VDOT, three paper copies of the complete Traffic Impact Analysis. Forms and additional information can be found at http://www.virginiodot.org/projects/chapter527/default.asp

By signing below, I acknowledge that all information on this application and included in the supporting documentation is correct and accurate, and has been prepared by an appropriate licensed professional.

SIGNATURE OF APPLICANT: ___________________________ Date: ___________________________
Apartment
(220)

Average Vehicle Trip Ends vs: Persons
On a: Weekday

Number of Studies: 37
Average Number of Persons: 397
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Person

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<th>Average Rate</th>
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<td>3.31</td>
<td>1.16 - 5.85</td>
<td>1.99</td>
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Data Plot and Equation

155 Proposed Bedrooms
1.5 People per Bedroom

\[ X = 1.5(155) = 233 \]

\[ T = 3.47(233) - 64.48 \]

\[ T = 745 \text{ trips} \]

Fitted Curve Equation: \[ T = 3.47X - 64.48 \]

\[ R^2 = 0.90 \]
FYI,

what Kinsey advised to include in application.

Mike

---------- Forwarded message ----------
From: Kinsey O'Shea <KOShea@blacksburg.gov>
Date: Thu, Oct 19, 2017 at 2:04 PM
Subject: hearthstone
To: Michel Beck <mikebeck@vt.edu>, Richard Reid <rkereid@comcast.net>
Cc: Anne McClung <amcclung@blacksburg.gov>, Randy Formica <RFormica@blacksburg.gov>, Victoria Hoyland <VHoyland@blacksburg.gov>, Paul Patterson <PPatterson@blacksburg.gov>, Maeve Gould <MGould@blacksburg.gov>, Kafi Howard <KHoward@blacksburg.gov>, Joshua Middleton <JMiddleton@blacksburg.gov>, Lori Lester <LLester@blacksburg.gov>

Mike & Richard,

We were able to meet today to discuss your project:

- Everyone is comfortable with an “in-line” resubmission showing just the impervious footprint of phase 2, in order to get phase 1 approved.

- With your resubmission, please include the total number of bedrooms to be constructed in phase 1, and remove the building particulars from phase 2, just showing an impervious outline.

- Phase 2 approval will come as a site plan amendment when/if the PR is approved. We would like a note on the plans (phase 1 and 2) that states that all district standards will be met—in the case of an approval of the PR, you will reference the ordinance and any proffers; if it is denied, you will simply have to comply with the 0.40 FAR for the site.

- The application for PR is your best bet for enabling you to do the development you desire. In your application, please include:
  
  - Total number of bedrooms that could be developed over all time, including the buildings that are not proposed to change with phase 1 and 2. Just giving the total big picture will be helpful
We will use a maximum of 48 bedrooms per acre in determining impact with regards to traffic, utilities, etc. The stormwater concept plan that is ordinarily required as a part of a rezoning request will be satisfied by the site plan that is currently underway.

Please coordinate directly with Joshua Middleton & Randy Formica (copied on this email) for traffic information required.

Give yourself credit for all the cool things you’re doing with the development, and the need you’re meeting with regard to unit type & demographics served.

Discuss parking as a whole as a part of the application, including the total number of parking spaces provided, and the potential future parking ratio if you utilize the full 48 bedroom per acre potential.

Discuss that the only standard that you’re wishing relief from is the FAR, and that all the other RM-48 district standards are met with regard to setbacks, lot coverage, height restriction, etc.

Discuss the merits of the unit size/need for 1-2 bedroom vs. 3-4 bedroom, and how that is really what is driving the FAR need.

Please let me know if you have further questions. Let me know when you would like to schedule a pre-application meeting for your rezoning request. At that meeting, we will discuss in more detail the timeline of the process, as well as the needed items for submittal.

Thanks again, and we look forward to hearing from you soon.

---

Kinsey O’Shea AICP

Town Planner, Current Planning and Development Administration

Town of Blacksburg Planning and Building

540.443.1300

koshea@blacksburg.gov

www.blacksburg.gov
PHASE 1 BUILDING
SITE ADDRESS - 116 HEARTHSTONE DRIVE, BLACKSBURG VIRGINIA

PHASE 1 FRONT ELEVATION

PHASE 1 LEFT SIDE

ALL PROVISIONS FOR STAIR TOWER BY SITE CONTRACTOR. THE DESIGN OF STAIR TOWER BY COVENANT ENGINEERING STAIR TOWER TO BE SITE INSPECTED BY THE LOCAL BUILDING OFFICIAL AND IS NOT PART OF THE PFS 3RD PARTY APPROVAL.

ALL PROVISIONS FOR FINISHING OUT CORRIDOR AREAS TO BE PROVIDED BY THE SITE CONTRACTOR (HEARTHSTONE, LLC.) AND THE CORRIDOR AREAS ARE NOT PART OF THE 3RD PARTY APPROVAL PLANS FROM PFS AND IS SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING OFFICIAL.

PHASE 1 FLOOR PLANS

STAIR TOWER

A2 B2 C2 D2 E2 F2 G2 H1 I2 J2

A1 B1 C1 D1 E1 F1 G1 H1 I1 J1

1ST LEVEL PARKING GARAGE

BASEMENT LEVEL PARKING GARAGE

MODULAR UNIT KEY
ALL PROVISIONS FOR STAIR TOWER BY SITE CONTRACTOR. THE DESIGN OF STAIR TOWER BY COVENANT ENGINEERING STAIR TOWER TO BE SITE INSPECTED BY THE LOCAL BUILDING OFFICIAL AND IS NOT PART OF THE FIT'S 3RD PARTY APPROVAL.

ALL PROVISIONS FOR FINISHING OUT CORRIDOR AREAS TO BE PROVIDED BY THE SITE CONTRACTOR (HEARTHSTONE, LLC.) AND THE CORRIDOR AREAS ARE NOT PART OF THE 3RD PARTY APPROVAL PLANS FROM PFS AND IS SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING OFFICIAL.

PHASE 1 BUILDING
SITE ADDRESS - 116 HEARTHSTONE DRIVE, BLACKSBURG VIRGINIA

PHASE 1 REAR ELEVATION

PHASE 1 RIGHT SIDE
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<td>LINDA J. WILSON</td>
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<td>016758</td>
<td>226-14-A1</td>
<td>MICHAEL D. TUCK &amp; LISA S. TUCK</td>
<td>1825 WHITE OAK LN CHRISTIANSBURG VA 24073</td>
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<td>012059</td>
<td>226-14-2</td>
<td>JOHN K. SKELTON</td>
<td>P. O. BOX 134 BLACKSBURG VA 24063-0134</td>
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<td>010674</td>
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<td>ROBINSON FAMILY COMPANY #1 LLC</td>
<td>1030 ARRINGTON RD BLACKSBURG VA 24060</td>
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<td>NASTECH INC. C/O FLIPPIN DENSMORE MORSE JESSE</td>
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<td>015492</td>
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<td>YMCA AT VIRGINIA TECH</td>
<td>403 WASHINGTON ST SW BLACKSBURG VA 24060</td>
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<td>017819</td>
<td>226-15BK-A-5</td>
<td>NANCY W. PHILLIPS &amp; JERRY L. CHRISTIAN</td>
<td>P. O. BOX 11231 BLACKSBURG VA 24062</td>
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<tr>
<td>023410</td>
<td>226-A-15-8</td>
<td>WILLIAM A. MCINTEER</td>
<td>1501 PARKLAND DR LYNCHBURG VA 24503</td>
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<td>023409</td>
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<td>FREDERICK STERLING PURNELL</td>
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<td>FAI WING NG &amp; LUCY M W NG</td>
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<td>BAHMAN GHADIMI</td>
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<tr>
<td>024193</td>
<td>226-A-29-16</td>
<td>DAN HUA</td>
<td>HENDERSONVILLE TN 37075</td>
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<td>024194</td>
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<td>JOHN A. GUNDER</td>
<td>CHRISTIANSBURG VA 24073</td>
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<td>226-A-29-18</td>
<td>SCOTT E. GRANGER JR &amp; ELIZABETH A. GRANGER</td>
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<td>009370</td>
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<td>JOSEPH N. DOWDY</td>
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<td>MARSHALL J. FRANK</td>
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