

## **ATTACHMENT B**

### **RZN17-0006 Old Blacksburg Middle School Rezoning Request**

#### **Staff Appendix**

This appendix is provided to give additional supporting information from the Comprehensive Plan, the Residential Infill Guidelines, and the Zoning Ordinance in order to allow the staff report to focus on the analysis of the application. This appendix is grouped topically, with supporting text from the Comprehensive Plan, Residential Infill Guidelines, and Zoning Ordinance to illustrate the topical concepts.

#### **PHYSICAL SITE DEVELOPMENT**

##### Building Orientation, Scale, Massing, Height

- **Comprehensive Plan Land Use Policy LU.6** Consider the compatibility of development with surrounding uses. Utilize strategies such as landscaping or other buffering techniques along with modification of site design to minimize impacts and facilitate compatibility
- **Residential Infill Guidelines Best Practice #1** Respect neighborhood context and enhance community character.
- **Residential Infill Guidelines Best Practice #2** Provide...transitions...of building scale, building design, form and color...Complementary architectural design, materials, scale, massing and the use of landscape, screening, and open space are strategies to achieve compatibility within the neighborhood and the Town.
- **Residential Infill Guidelines Site Design & Parking**
  - Buildings oriented toward streets are a key characteristic of Blacksburg's residential neighborhoods.
  - Locate the primary entrance towards the street
  - Clearly define the primary entrance of the structure by using a front porch or stoop, and other architectural details.
  - Retain space in front of the structure to relate to the street or sidewalk without intervening elements such as parking.
  - Entry porches and porticoes in two-story homes should be one story to minimize the appearance of bulk.
  - The scale and style of porch and portico elements should be consistent with the scale and style of the home, and should strive to respect the scale and style of porch and portico elements in the other homes on the block.
  - Buildings should be designed to fit within the context of the surrounding structures and provide visual interest to pedestrians.
- **Residential Infill Guidelines Building Design**
  - The mass and scale of new infill residential buildings should appear to be similar to the building seen traditionally in the neighborhood.
  - The width of a building face of an infill project should not exceed the width of a typical residential structure on adjacent lots.
  - Building roof forms that are similar to those seen traditionally in the neighborhood, such as gabled and hip roofs, should be used.
  - Buildings should be designed to fit within the context of the surrounding structures and provide visual interest to pedestrians.
- **Downtown Commercial District Site development standards. §3142**
  - Each lot must abut a public street.































## Uptown: The Middle School Site

### Feasibility Testing Summary

Though three of the most viable development products were provided in detail on the previous pages, a number of residential projects were actually considered, again including some that are politically infeasible. Following is a summary of those results, with more detailed analyses in the appendix.

As the chart shows, a number of development products are not viable, and retail lease rates are not high enough to drive projects into feasibility. However, some form of tax incentive is likely to make several development products viable.

