

Jeffrey P. Geiger

D: 804.771.9557

jgeiger@hirschlerlaw.com

Hirschler Fleischer | hirschlerlaw.com

2100 East Cary Street | Richmond, VA 23223

P: 804.771.9500 | F: 804.644.0957

April 25, 2019

Anne McClung  
Director, Planning and Building  
Planning and Building  
Town of Blacksburg  
400 South Main Street  
Blacksburg, Virginia 24060

Re: Old Blacksburg Middle School Rezoning Request

Dear Ms. McClung:

Thank you for your time and efforts with respect to the above referenced rezoning request. The applicant updated the rezoning documents based on the discussion at the work sessions and further conversations with Town staff.

Submitted with this cover letter are the following updated documents:

- An updated application document, including
  - Updated proffer statement,
  - Updated exhibits to the proffer statement, and
  - Updated appendices sheets.
- An updated pattern book.

In addition, I provide below a summary of the changes made to the rezoning documents.

Proffer Statement

- A new proffer 17 was added. This proffer is in response to Town Council's request for elevations for the PRD. The architectural appearance for any multi-family buildings in the PRD will be set by the Town Council's approval of elevations for the multi-family building on DC Parcel 5. For townhomes and duplexes, the property owner can select from three options included in the rezoning request. This selection has to be made prior to the first lot subdivision in the PRD. In the event the property owner would like to pursue an architectural appearance different from what is provided in proffer 17, the property owner would have to get the Town Council's prior approval of the new architectural appearance using the same process set up for the DC.

Proffer Statement Exhibits

- Cut-Sheets:
  - Synthetic stone was removed from the DC.
  - The EIFS limitation of no more than 20% was clarified to apply to each floor, not as a percentage of the whole building.
- Three new exhibits were added to provide the three options for townhomes and duplexes under proffer 17.

Appendix Sheets

- PRD 2 was shifted in a western direction to provide separation from the adjacent property.

Pattern Book

- Where HVAC units may be located on the ground in the DC, the units must be screened with architectural type screening. HVAC units for DC Parcels 2A and 2B must be on the roof.
- Synthetic stone was removed from the DC.
- The EIFS limitation of no more than 20% was clarified to apply to each floor, not as a percentage of the whole building.
- Library references removed.
- References to the parking structure on DC Parcel 1A were clarified by changing the term from parking garage to Parking Facility.
- Other corresponding edits were made.

Application

- In the development agreement negotiations, the applicant has been discussing with Town representatives changes to Section 3.2.5, paragraph #2, of the Application. The applicant incorporated some of the modifications requested by Mr. Haley.
- Library references removed.

If you have any questions about the changes, please feel free to let us know.

Sincerely,



Jeffrey P. Geiger

JPG/kht  
Enclosures

cc: Lawrence Spencer, Esq.  
Greg Haley, Esq.  
Jon Puvak, Esq.  
Jeanne Stosser  
Jim Cowan, Esq.  
Steve Semones

11161812.1 043814.00001