
Planned Residential District Rezoning

for

Stonegate Apartments II

Change of Zoning Classification Application and Supplemental Information

Prepared for:

Paul Scott Roop Trust
P.O. Box 124
Blacksburg, Virginia 24063

Prepared by:

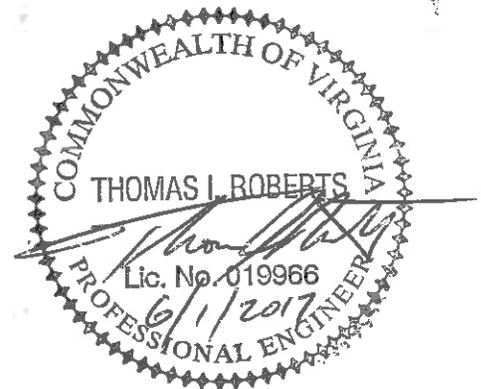


H2R Engineering, Inc.
1601 S. Main Street, Blacksburg, VA 24060
14508 Walthall Drive, S. Chesterfield, VA 23834

For Submission to:

Town of Blacksburg
Planning and Building Department
400 South Main Street
Blacksburg, Virginia 24060

June 1, 2017



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JUN 01 2017

Planning and Engineering
Department

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1.0 Application

The Town of Blacksburg's "Change of Zoning Classification Application (Rezone)" is provided as **Appendix A** of this package. The application, in accordance with Section 15.2-2286(A)(7) of the State Code of Virginia states that, "Whenever the public necessity, convenience, general welfare, or good zoning practice requires, the governing body may, by ordinance, amend, supplement, or change the regulations, district boundaries, or classifications of property."

As stated on the application, it is the applicant's responsibility to provide a narrative outlining the public necessity, convenience, general welfare, or good zoning practice of the request." The narrative, presented to address specific information requested in the Town's application are addressed in the following sub-sections.

1.1 Need and Justification for the Change in Zoning Classification

The need and justification for a change in zoning to Planned Residential District (PRD) for Stonegate Apartments II, as described herein and depicted in the Master Plan in **Appendix B**, is described as follows:

- **Consistency with the Town's Comprehensive Plan Future Land Use map:** The proposed PRD is consistent with the Town's Comprehensive Plan Future Land Use Map, dated October 11, 2016 (provided as **Appendix C**). The map shows the subject property's future land use as "Medium Density Residential," bordered to the south, east and west across Tom's Creek Road by low density residential (currently R-4), and to the north across Broce Drive as High Density Residential (currently RM-48). The designation of the subject property as medium density on the Town's Comprehensive Plan Future Land Use Map allows for a transition between low density and high density residential land use on the west side of Tom's Creek Road. The Stonegate Apartments II PRD proposes 44 bedrooms within the 2.22-acre property (equivalent to 19.8 bedrooms per acre). As shown in Table 1.1, proposed density is comparable to the transitional residential (R-5) zoning district.

Table 1.1 Proposed density for comparable residential zoning districts.

Zoning District	Zoning Description	Maximum Density (Bedrooms/acre)
R-4	Low Density Residential	N/A
PRD (Proposed)	Stonegate Apt. II PDR	20 (maximum)
R-5	Transitional Residential	20
RM-27	Low Density Multi-unit	27
RM-48	Medium Density Multi-unit	48

- **Consistency with the existing land use across Broce Drive:** The proposed PRD is consistent with the land use across Broce Drive (Stonegate Apartments), albeit the proposed maximum bedroom density is less than half of the existing Stonegate Apartments zoning district. The proposed density is to allow for a Master Plan that can provide open space and buffer along the southerly boundary of the subject site to ensure the transitional intent of medium density is achieved.
- **Allows for transitional zoning intent to be met:** As shown on the Master Plan in **Appendix B**, the improved are maintained, as much as possible, within the northerly half of the site towards Broce Drive. This plan allows for much of the existing tree buffer that exists along the southerly boundary of subject site to be left undisturbed. The ability to preserve these forested areas has been verified with a preliminary grading plan that is provided in Appendix C of the accompanying Stormwater Management Concept Plan. The Master Plan allows provides for additional tree buffer and architectural fencing for additional buffering along the southerly property line.
- **Is environmentally conscience:** As shown on the Master Plan, several environmentally conscience concepts are evident:
 - Covered bike racks will be provided within the breezeways of each building, nearly enough spaces for a space per every other bedroom.
 - Parking is minimized to minimize impervious cover and stormwater runoff, providing 1 space per bedroom (not including 2 handicap spaces).

- The “front-loaded” design towards Broce drive allows for the protection of much of the existing trees along the southerly portion of the site.
- As shown in Appendix C of the Stormwater Management Concept Plan, all runoff from the proposed on-site impervious cover is captured with a bioretention facility, oversized to address water quantity regulatory criteria, as well as water quality criteria. All runoff passing through the bioretention treatment facility will be discharged via underground piping into the existing storm sewer in Tom’s Creek Road.
- A recycling receptacle will be provided on the site.
- **Contributes towards addressing public needs:** The proposed PRD provides additional small-scale housing, understood to be a need due to planned increases in enrollment at Virginia Tech. With the surrounding properties previously developed, the proposed PRD is considered infill development, as desired by the Comprehensive Plan. Further positive impacts include contribution to the Town’s tax base and addition of sidewalk within the Town’s right-of-way.

1.2 Identification of Anticipated Effect on Public Services and Facilities

An assessment of the proposed PRD Master Plan find impact on public services and facilities to be nominal. This conclusion is based on the following:

- Town water and sewer are available to the site and the proposed infrastructure for each is adequate.
- The Stormwater Management Concept Plan demonstrates the ability to achieve stormwater management quantity and quality requirements. Included in the Plan is a bioretention facility that reduces post-development peak runoff rates to less than the predevelopment peak runoff rates. Therefore, the receiving storm sewer in Tom’s Creek is considered adequate to accept these flows.
- Blacksburg Transit currently has a stop near the intersection of Toms Creek Road and Broce Drive, adjacent to the subject site.

1.3 Justification for Proposed Change

The proposed PRD for Stonegate Apartments II provides for an appropriate use of the subject property that cannot be achieved under the current zoning. The rezoning to a PDR allows for a development consistent with the Comprehensive Plan, use and design standards and infill development guidelines.

1.3.1 Appropriateness for the Intent of the Zoning District

Section 3110 (Purpose) of the Town's Zoning Ordinance states, "The Planned Residential District is particularly appropriate for parcels which contain a number of constraints to conventional development." In context to previous discussion regarding the proposed PRD as medium density residential, consistent with the Comprehensive Plan's Future Land Use Map, a constraint exist with the current R-4 zoning that only allows for residential opportunity in the form of single family, detached housing. This could be considered a constraint since:

1. The desirability of single family residents on Broce Drive, directly across from the five visually unobstructed medium density apartment buildings across the street, would likely be low.
2. Although traffic calming efforts such as reduced pavement width, a round-a-bout and speed bumps have been provided on Broce Drive between Toms Creek Road and University City Boulevard; Broce Drive east of Toms Creek Road serves as a "cut-through" to North Main Street. As a "cut-through," and since this stretch of Broce Drive also serves several other apartment communities, the traffic loadings on this section of Broce Drive are not consistent with a single family neighborhood, further constraining the appeal for single family residential on the subject property.

The proposed PRD, proposing less than 42% of the density across the street, allows for an appropriate transition in land use from the single family residential on McBryde Lane and the apartment land use along this portion of Broce Drive.

1.3.2 Appropriateness for Applicable Use and Design Standards

The overall goal of the design of the Master Plan for the proposed PRD, as depicted in **Appendix B**, was too minimize impact to the adjacent single family residents, in regards to distance of improvements from shared property lines, both physically and visually. Small

retaining walls are even incorporated to achieve this goal. The necessary improvements were minimized and oriented towards Broce Drive as much as possible, allowing for maximization of the protection of existing trees and associated underbrush. Additionally, architectural screening fencing and additional trees are proposed along shared property lines.

The Master Plan also provides for a layout consistent with use and design standards for multi-family dwellings per Section 4216(a) of the Town's Zoning Ordinance. Consistencies include:

- Connection of sidewalks to parking areas serving each unit;
- All parking spaces are located behind the front building lines;
- Entrances have been minimized to one and placed to maximize safety, with the entrance at the high point in the road, maximizing site distance and minimizing impact to the surround neighborhood;
- The open space provided on the Master Plan far exceeds 20% of the property area, including amenities such as a connecting trail through the property between Broce Drive and Toms Creek Road and a picnic area with tables and grills.

In addition to aiming to achieve multi-family dwellings use and design standards, district site development regulations, with the exception of front setback lines, for transitional land use (R-5) are also achieved, including the following:

- The rear yard setback for the proposed parking and buildings provided with the layout shown in **Appendix B**, is greater than 30-feet, exceeding the rear setback required by R-5 transitional zoning that is 25 feet.
- Lot coverage is well under the 55% allowed for R-5;
- With 1- and 2-bedroom units proposed, the maximum dwelling unit occupancy is achieved; and
- All utilities will be placed underground.

1.3.3 Consistency with Infill Guidelines

The Master Plan also provides for a layout consistent with the following criteria from the Residential Infill Development Guidelines listed in the Town's Comprehensive Plan:

- **Building Orientation and Streetscape:** As apartment buildings, orientation is different from a single face front. However, the orientation of the buildings aligns with street frontage in a longitudinal fashion, similar to buildings across the street, with breezeway entries facing Broce Drive. This, along with landscaping proposed will provide the best alternative along Broce Drive.
- **Building Setback:** The proposed buildings will have a consistent setback from the right-of-way, even with the only nearby adjacent structure at the corner of Stonegate Drive.
- **Off-street Parking:** A parking space is provided per bedroom, all on-site. No parking signs that exist and will remain on Broce Drive along the frontage of the property will prevent street parking.
- **Screening/landscaping:** Screening with trees and fencing is provided on the Master Plan, in which is required to be followed with adoption of the PRD. Additional screening may also be required during the plan review process. As previously discussed, the Master Plan was designed to maximize protection of existing trees/brush.
- **Open Space:** The open space provided on the Master Plan far exceeds 20% of the property area, including amenities such as a connecting trail through the property between Broce Drive and Toms Creek Road and a picnic area with tables and grills.
- **Walkways:** Accessibility is provided within the site to parking areas and the dumpster/recycling location. The condensed design of the site provides for near access of proposed sidewalk along Broce Drive. Additionally, a pathway is proposed to create a variety of walking areas for residents.
- **Scale and Massing:** The proposed buildings maintain the character and height of the buildings across Broce Drive. The height of the buildings will maintain R-5 (Transitional Residential) site development regulatory standards. Further, the density of buildings will be half of those existing across Broce Drive (2 buildings compared to the existing 4 immediately across the street from the subject site).

- **Character and Content:** As described in Section 1.3.1 in detail and with justification, the proposed PRD is consistent with the character and content along Broce Drive adjacent to the site. The character of this section of Broce Drive will be improved with the proposed landscaping.
- **Sidewalk:** Sidewalks are included within the site for connectivity to the buildings, parking lot, and dumpster/recycling location.

In summary, the proposed PRD for Stonegate Apartments II provides for an appropriate use of the subject property that cannot be achieved under the current zoning. Further, proposed use and design standards, along with consistency with achieved infill guidelines provide justification for the proposed zoning change.

1.4 Relationship of Proposed Change to the Comprehensive Plan

As previously discussed, the proposed rezoning is consistent with the Town's Comprehensive Plan Future Land Use map that identifies the subject property as medium density residential. Referencing Section 1.1 of this application, along with the Future Land Use Map and the Comprehensive Plan's definition of "medium density residential" demonstrates that the proposed change is consistent with the Comprehensive Plan.

1.5 Furtherance of the Purpose of the Zoning Ordinance and General Welfare of the Town

Stonegate apartments has long provided a property across the street from the subject property that is well maintained and offers affordable housing in close vicinity to Virginia Tech. The availability of affordable housing in areas with higher density zoning designations, especially for Virginia Tech students, minimizes the necessity for students to rent single family dwellings in areas zoned for lower density. As a result, impacts on residents in single family districts are minimized. In summary, affordable housing is needed in Blacksburg.

As is a purpose of the Town's Zoning Ordinance, the designation of land use consistent with location and surrounding use, as described herein, benefits the overall population of the Town's public, both students and non-students. Based on the discussion provided for this application for rezoning, the proposed PDR is consistent with this purpose according to Section 1102 of the Zoning ordinance since the proposed development provides:

- Needed affordable housing and thoughtful transition between zoning districts
- Creation of a convenient, attractive and harmonious community while preventing overcrowding of land use; and ultimately provides for
- Economic development activities that provide desirable employment and enlarge the tax base.

2.0 Site Characterization

Information requested with the rezoning application related to site vicinity information, the boundary of the subject site and traffic impacts resulting from the proposed development are in the following subsections.

2.1 Site Vicinity Information

A vicinity map is provided in **Appendix D** that includes underlying aerial photography depicting the surrounding uses as:

- Single family residential immediately adjacent to the subject site to the east and south;
- Single family residential across Toms Creek Road to the west; and
- Multi-unit Residential across Broce Drive to the north.

Existing buildings are also shown with the aerial mapping, consisting of:

- Single family residential structures immediately adjacent to the subject site to the east and south;
- Single family residential structures across Toms Creek Road to the west; and
- Apartment buildings across Broce Drive to the north.

The vicinity map, extending more than 300 feet from the subject site in all directions as required by the rezoning application, also shows the surrounding zoning districts. The mapping shows:

- Single family residential immediately adjacent to the subject site to the east and south and within the R-4 Low Density Residential district;
- Single family residential across Toms Creek Road to the west and within the R-4 Low Density Residential district; and
- Medium Density Multi-unit Residential across Broce Drive to the north and within the RM-48 Medium Density Multi-unit Residential district.

As shown on the mapping, the zoning districts transition adjacent to the northerly side of the subject property within Broce Drive. Adjacent property owner information is also shown on the mapping and also provided in **Appendix E**.

2.2 Site Boundary

The site boundary survey and legal description are provided in **Appendix F** and **Appendix G**, respectively.

2.3 Traffic Impacts

A traffic impact analysis is provided in **Appendix H**. The analysis shows that the proposed development does not trip the threshold for requiring a VDOT traffic analysis (5,000 trips per day). The TIA form shows that the proposed development would generate approximately 168 trips per day. This estimate may be lower due to immediate availability to transit service.

3.0 Proffer Statement

Appendix I provides an executed proffer statement that provides the following language:

A Proffer Statement Pursuant to Section 15.2-2298 of the Code of Virginia (1950) as amended, and Section 1160 of the Town of Blacksburg Zoning Ordinance, Town Code Appendix A, Paul Scott Roop Trust hereby voluntarily proffers that the property which is subject of this Application (Tax Parcel # 226-1BK 2 2, 3, 4, 5, 6, 7 & 8) will be developed in accordance with the following conditions. The Owner, its successors and assigns, voluntarily proffer for the property as follows:

- 1. Density of 20 bedrooms per acre, or less, to be constructed which may include one Stonegate Apartment Office, two laundry rooms, and one possible indoor activity area for the residents.*
- 2. Final Site plan Layout will substantially conform to submitted "Stonegate Apartments II Proposed Planned Residential Development" dated June 1, 2017.*
- 3. Eight foot high screening fence will be constructed along the Southern and Eastern property line.*
- 4. New five foot wide sidewalk will be installed along Broce Drive within the public right-of-way.*
- 5. Buildings shall be a minimum of 30 feet from the southerly and southeasterly property lines shared with single family residential land use.*
- 6. Existing trees within the property within 20 feet of the southerly and southeasterly property lines will be maintained where possible.*
- 7. Electrical conduits will be placed to permit the future installation of electric car charging stations for at least two parking spaces.*
- 8. An open space area consisting of a concrete pad serving two stationary grills and two stationary picnic tables.*

4.0 Proposed Building Elevations

The architectural design of the proposed buildings will generally be in agreement with Stonegate Apartments, Phase I, that exist across Broce Drive with a majority of the building facing as brick and balconies provided. Architectural projections have relief on facing of the buildings much more so than the average apartment building in Blacksburg to give an interesting and pleasing look. The buildings will consist of 1 and 2 bedroom apartments. The majority of the building facing will be brick and balconies. The building floor plans and exterior look will be similar to Stonegate Apartments, Phase I, in both general size and façade; but will have updated current materials to provide durability and improved looks. Building elevations are provided in **Appendix J**.

5.0 Additional Items

Additional items required with this application include:

- Proof of pre-submittal meeting, as provided in **Appendix K**.
- Disclosure of equitable ownership, as provided in **Appendix L**.



Appendices

Appendix A – Change of Zoning Classification Application

**TOWN OF BLACKSBURG
CHANGE OF ZONING CLASSIFICATION APPLICATION (REZONE)**

This application and all accompanying information must be submitted in full before the Rezoning Request can be accepted by Town staff. Once the Planning and Building Department accepts the application, it will be referred to the Planning Commission and Town Council for consideration. The application and all accompanying information will become conditions of approval. Proffered conditions of approval are binding. Please contact the Planning and Building Department at (540) 961-1126 for application deadline or questions, or to schedule the required pre-submittal meeting.

The following items **MUST** accompany this application for the Town of Blacksburg to accept this application for processing and review. Any items submitted cannot be larger than 11x17 in size:

- 1) Written, signed consent of the property owner. If the applicant is the contract purchaser, the written consent of the property owner is required
- 2) One copy of a site plan with surveyed boundaries for the property showing the lot, existing and proposed structures, site improvements, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, Use & Design standards and physical compatibility with the neighborhood
- 3) Building elevations for all proposed buildings -or- elevations showing any changes to existing buildings
- 4) Vicinity map (may be included on the site plan) showing surrounding uses, zoning districts, buildings and other improvements within 300' of the property
- 5) Legal description of the property
- 6) Completed VDOT 527 (Traffic Impact Analysis) Form
- 7) A list of adjacent property owners (including properties across a street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please)
- 8) Fee of \$100 for the Town of Blacksburg to post all public hearing signs. **Please note:** The applicant may choose to post the property, using signs provided by Town Staff, and not be subject to the posting fee
- 9) Fee of \$1500 for Rezoning, or \$2000 for Planned Residential Rezoning, or \$1000 for amendment to existing Planned Residential District. Please make your check or money order payable to the TOWN OF BLACKSBURG
- 10) Proof of pre-submittal meeting between Town staff and applicant/agent
- 11) Prior to the initiation of an application for Rezoning, or prior to the issuance of final approval, the applicant shall produce satisfactory evidence that any delinquent real estate taxes owed, which have been properly assessed against the subject property, have been paid (§ 1150)
- 12) Any applicant for a Rezoning shall make complete disclosure of the equitable ownership of the real estate to be affected including, in the case of corporate ownership, the names of stockholders, officers and directors, and in any case the names and addresses of all of the real parties of interest. The requirement of listing names of stockholders shall not apply to a corporation whose stock is traded on a national or local stock exchange, and which corporation has more than 500 shareholders (§ 1110)
- 13) Proffer statements that meet the requirements as stated below
- 14) Digital copies (PDF) of all application materials are required at the time of submittal, or within 10 working days of the submittal date.

SIGNATURE OF APPLICANT/CONTACT PERSON + PRINTED NAME:

 _____ DATE: June 1, 2017
 By signing this application, I affirm that this application is complete and all required items are included

SIGNATURE OF PROPERTY OWNER + PRINTED NAME:

See Appendix L _____ DATE: _____
 By signing this application, I affirm that this application is complete and all required items are included

Location or Address of Property for Rezoning:

Vacant parcels at southeast intersection of Broce Drive and Toms Creek RoadTax Parcel Number(s): 226-1BK 2 2, 3, 4, 5, 6, 7 and 8Acreage: 2.22 acresPresent Zoning District: R-4Proposed Zoning District: PRDPresent Use of Property: VacantProposed Use of Property: PRD - Stonegate Apartments II (20 BR/acre)Is this request for an amendment to an existing Conditional Zoning or Planned Residential District? NoPrevious Rezoning Ordinance Number N/A**APPLICANT/MAIN CONTACT PERSON (Contract Purchaser if applicable)**NAME: April DeMottsADDRESS: 500 Broce Drive #61 (Stonegate Apartments Office)
Blacksburg, VA 24060PHONE: 540.951.2449 or 540.577.5371EMAIL: info@stonegateapartments.com**PROPERTY OWNER(s)** (if property is held in an LLC or other corporation, names of all partners must be disclosed. All names of members or beneficiaries of a trust must also be disclosed. Signature blocks for multiple property owners may be obtained on separate sheets if needed)NAME: Paul Scott Roop TrustADDRESS: PO Box 124Blacksburg, VA 24063PHONE: 540..230.8143EMAIL: psroop@hotmail.com**ENGINEER/ARCHITECT (optional)**NAME: H2R Engineering, Inc.ADDRESS: 1601 South Main Street, Blacksburg, VA, 24060PHONE: 540-553-1682EMAIL: hixonlf@gmail.com

DESCRIPTION OF REZONING REQUEST

Section 15.2-2286(A)(7) of the State Code of Virginia states that, " Whenever the public necessity, convenience, general welfare, or good zoning practice requires, the governing body may by ordinance, amend, supplement, or change the regulations, district boundaries, or classifications of property. **It is the applicant's responsibility to provide a narrative outlining the following information in order to assess the public necessity, convenience, general welfare, or good zoning practice of the request** (attach additional pages if necessary).

Need and justification for the change in zoning classification
See Section 1.1 of the accompanying narrative.

Identify any anticipated effect of the proposed change on public services and facilities
See Section 1.2 of the accompanying narrative

Justify appropriateness of the property for the proposed changed, as it relates to the intent of the zoning district requested and applicable use and design standards for all proposed uses
See Section 1.3 of the accompanying narrative

Relationship of the proposed change to the Comprehensive Plan (Include FLU designation)
See Section 1.4 of the accompanying narrative

Way in which the proposed change will further the purposes of the Zoning Ordinance and general welfare of the community
See Section 1.5 of the accompanying narrative

PROFFERED CONDITIONS

Potential proffers can be discussed as part of the presubmittal meeting, and should also be a part of the discussions with staff early in the review process.

PROFFERED CONDITIONS, IF ANY, MUST:

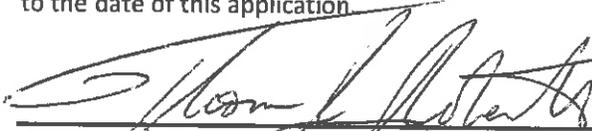
- 1) Be prepared by an attorney and be completed and accepted by the Town prior to the advertising for the Planning Commission Public Hearing;
- 2) Have a reasonable relationship to the rezoning;
- 3) Not include a cash contribution to the Town;
- 4) Not include mandatory dedication of property; and
- 5) Not include payment for construction of off-site improvements. The rezoning must give rise to the need for the conditions and the conditions must be related to the physical development or physical operation of the property and be in conformity with the Comprehensive Plan

Attach proffer statement with application.

OWNER CONSENT STATEMENT

I/We the owner(s)/applicant/contract purchaser(s) of the property described on this application do hereby apply for a change of zoning district classification described on this application.

I/We state that no application for a change in zoning district classification, substantially the same as this request, has been considered by the Town Council for the above-referenced property, or any part thereof, within one year prior to the date of this application.

 See Owner Statement Appendix I

 SIGNATURE OF OWNER/APPLICANT

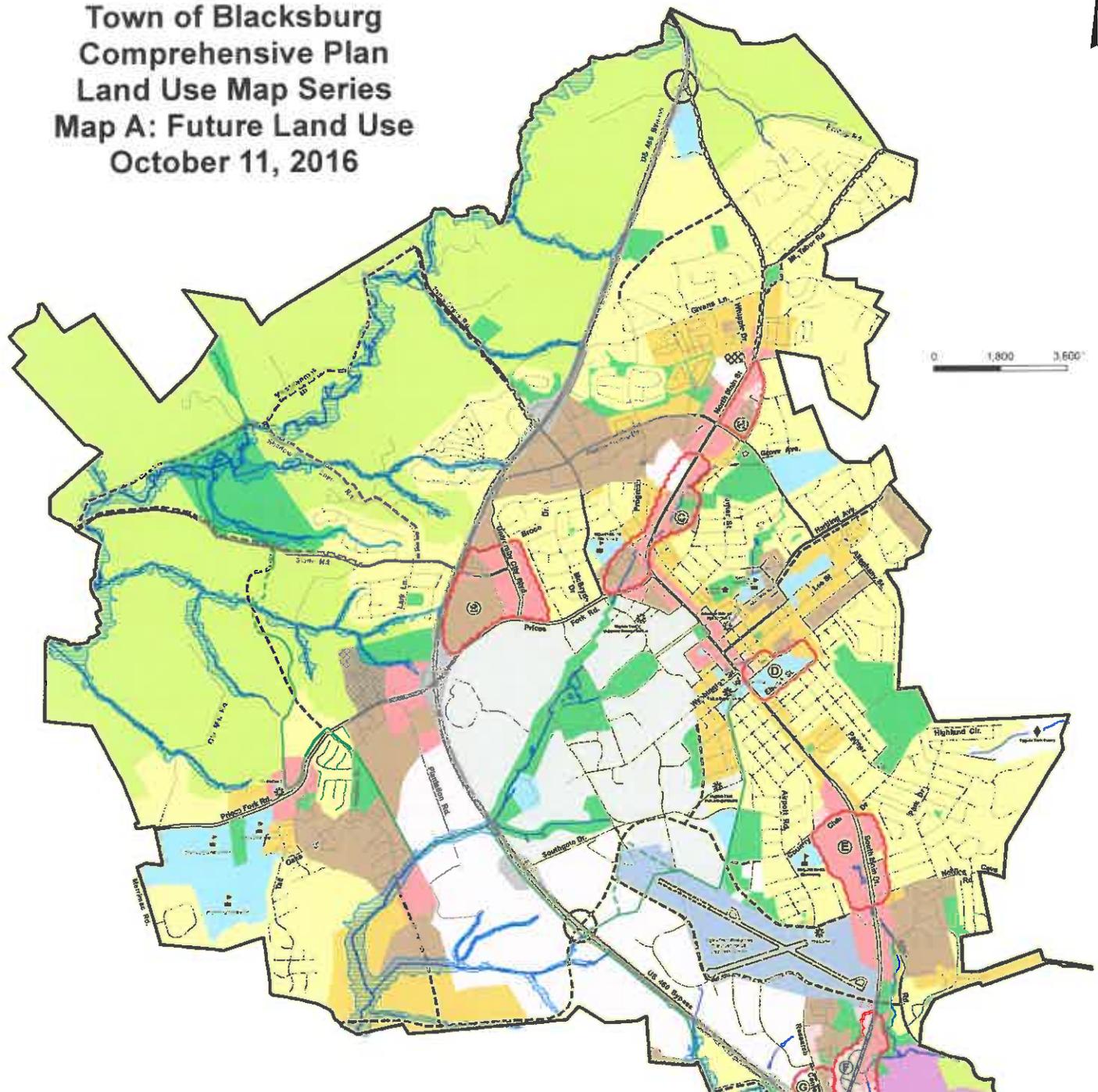
June 1, 2017

 DATE

Appendix B – Master Plan of Proposed Development

Appendix C – Comprehensive Plan Future Land Use Map

2016
 Town of Blacksburg
 Comprehensive Plan
 Land Use Map Series
 Map A: Future Land Use
 October 11, 2016



	Very Low Density Residential		Creek Valley Overlay
	Low Density Residential		Blacksburg Town Limits
	Medium Density Residential		Proposed Roadway Improvements (if projects to include transit and walkways)
	Limited High Density Residential Development		Proposed Interchange
	High Density Residential		Huckleberry Trail
	Park Land / Open Space / Resource Protection		Proposed Huckleberry Trail Connection
	Civic		Approximate Location of Natural Water
	Low Impact Commercial		Mixed Use Areas
	High Impact Commercial		Public Schools
	Research / Development		Emergency Services
	Industrial		Public Buildings
	University		Hospital
	Airport		Quarry
	US 460 Corridor		

Appendix D – Vicinity Mapping



H2R Engineering, Inc.
 1801 South Main Street, Blacksburg, VA 24060; P.O. Box 2000
 1600 Westwood Drive, e. Christiansburg, VA 24003; P.O. Box 2000, 1982

STONEGATE APARTMENTS II
 VICINITY AND ADJACENT PROPERTIES MAP
 Town of Blacksburg, Virginia

PERMISSIONS

DESIGNED BY: LCA
 DRAWN BY: LCA
 CHECKED BY: TB
 DATE: JUNE 1, 2017
 SCALE: AS SHOWN



ADJACENT PROPERTY OWNER INFORMATION

Map ID	Tax Map No.	Property Owner	Building Address
1	225-55621.1	CHEE STEPHEN R	1100 GOLFVIEW DR, BLACKSBURG, VA 24060
2	225-55621.2	ROSEN, CHARLES W	P.O. BOX 395, CENTREVILLE, VA 20122
3	225-55621.3	WALLACE, DAVID B	590 MONTICELLI, BLACKSBURG, VA 24060
4	225-55621.4	ROSEN, CHARLES W	10 WESTMAN ST, CHRISTIANSBURG, VA 24079
5	226-1842.39	ARINGTON, JAMES EDGAR	100 MONTICELLI, BLACKSBURG, VA 24060
6	226-1842.29	WATTS, JESSIE V & DANIEL M	21700 E 13 MILE RD, SAINT CHARLES, MO 63065-1400
7	226-1842.28	ABBOTT-MACQUE, DONALD S & VALERIE D	411 STONEGATE DR, BLACKSBURG, VA 24060
8	226-1842.11	HEIN, SCOTT F	406 STONEGATE DR, BLACKSBURG, VA 24060
9	226-1842.10	JIMENEZ, JUDY J & HELEN A	406 STONEGATE DR, BLACKSBURG, VA 24060
10	226-1842.7	SIR, CONGMIN AZHMO, YAMHUA ETAL	406 STONEGATE DR, BLACKSBURG, VA 24060
11	226-1842.7	STONEGATE APARTMENTS INC	P.O. BOX 200, BLACKSBURG, VA 24060

Appendix E – List of Adjacent Property Owners with Addresses

Appendix E – Adjacent Property Owner Information

Table E.1 Adjacent property owner information.

Tax Map No.	Property Owner	Mailing Address
225- 5SEC 1 1	COLE, STEPHEN R	1101 GOLFVIEW DR, BLACKSBURG, VA 24060
225- 5SEC 1 2	KEENER, CHARLES W	P.O. BOX 196, CENTREVILLE, VA 20122
225- 6SEC 3 24	WALLACE, DAVID B	940 MCBRYDE LN, BLACKSBURG, VA 24060
226- 1BK 2 1	SIMMONS, JOSEPH L	10 WEST MAIN ST, CHRISTIANSBURG, VA 24073
226- 1BK 2 30	ARRINGTON, DIANE ELIZABETH	1008 MCBRYDE LN, BLACKSBURG, VA 24060
226- 1BK 2 29	WATTEL, JEROME V. & DANIELLE M	1010 MCBRYDE LN, BLACKSBURG, VA 24060
226- 1BK 2 28	ABBOTT-MCCUNE, DONALD S. & VALERIE D.	21700 E 13 MILE RD, SAINT CLAIR SHORES, MI 48082-1440
226- 1BK 2 11	HEIN, SERGE F	412 STONEGATE DR, BLACKSBURG, VA 24060
226- 1BK 2 10	JIMENEZ, JULIO J. & HELEN A.	408 STONEGATE DR, BLACKSBURG, VA 24060
226- 1BK 2 9	SHI, CONGLIN & ZHAO, YUANHUA ETAL.	406 STONEGATE DR, BLACKSBURG, VA 24060
226- 1BK 4 1-7	STONEGATE APARTMENTS INC	P.O. BOX 124, BLACKSBURG, VA 24063

Appendix F – Boundary Survey

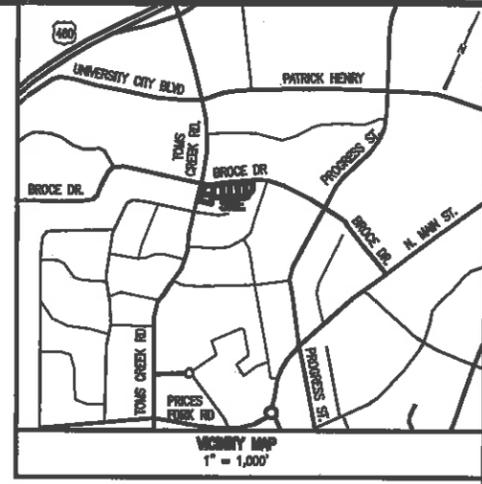
NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND THEREFORE MAY NOT AGREE WITH DEEDS AND PLATS OF RECORD OR SHOW ALL ENCUMBRANCES UPON THE PROPERTY SURVEYED.
2. THIS PROPERTY DOES NOT LIE WITHIN A FEMA 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE MAP NUMBER 51121C0131C, BEARING A REVISION DATE OF SEPTEMBER 25, 2009.
3. REFERENCES: INSTRUMENT 2010008236; PLAT BOOK 3 PAGE 180 AND PAGE 181; DEED BOOK 281, PAGE 103; VDOT PROJECT U000-150-101, C-801 R/W 201 SHEETS 5 AND 6.
4. THIS PLAT IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED IN FEBRUARY AND MARCH 2017, AND ONLY REFLECTS FIELD CONDITIONS PRESENT AT THAT TIME.
5. PROPERTY IS ZONED R-4.
6. 5/8" RODS FOUND OR SET AT ALL CORNERS UNLESS OTHERWISE STATED HEREON.

- LEGEND:**
- D.B. DEED BOOK
 - FND FOUND
 - PG. PAGE
 - P.B. P.B.
 - R/W RIGHT-OF-WAY
 - TPED TELEPHONE PEDESTAL
 - ◇ FIRE HYDRANT
 - SIGN
 - ⊕ STORM WATER MANHOLE

CURVE TABLE

CURVE	INDICUS	LENGTH	TANGENT	DELTA	CHORD DISTANCE	CHORD BEARING
C1	230.878'	88.148'	34.818'	016°31'51"	88.908'	N 04°45'33" E
C2	725.000'	88.048'	33.047'	005°13'11"	88.028'	N 50°05'13" E
C3	725.000'	45.134'	22.574'	003°34'01"	45.127'	N 63°28'48" E

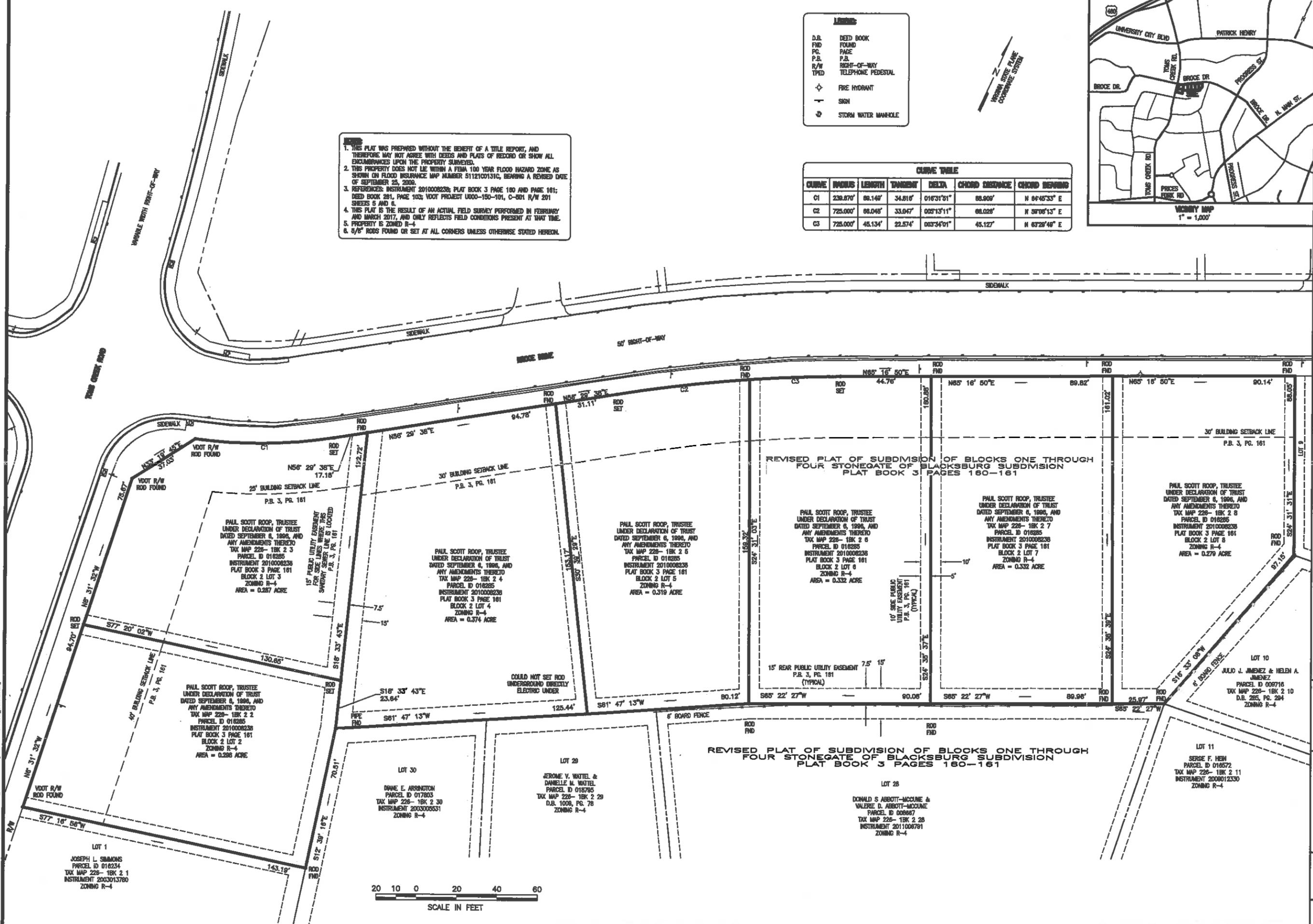


HURT & PROFFITT
 100 ARDMORE STREET
 BLACKSBURG VA 24000
 800.767.8888 FAX
 540.552.3725 FAX
 540.552.3725 FAX

ff

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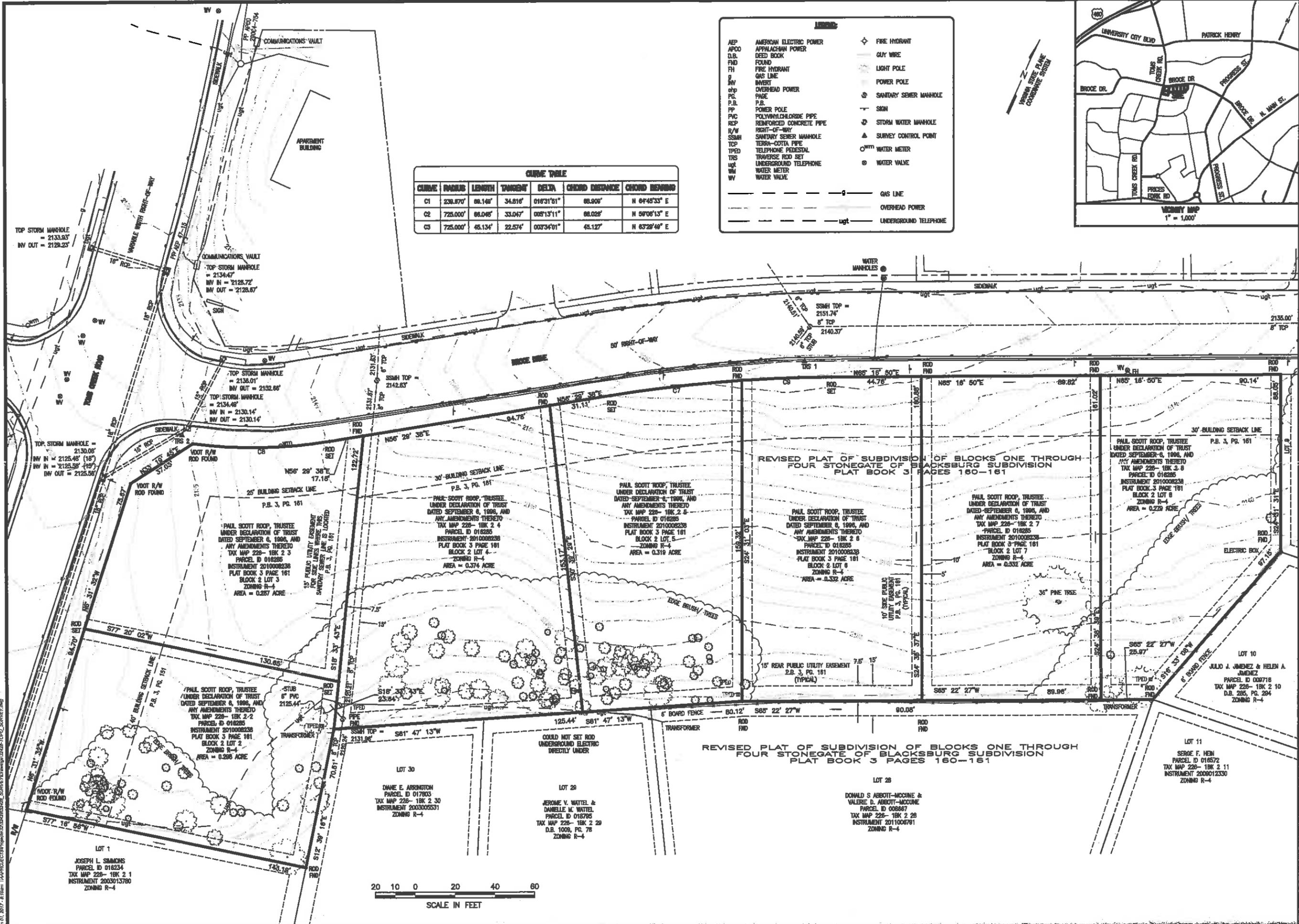
LAND BOUNDARY SURVEY OF SEVEN LOTS
 FOR
 PAUL SCOTT ROOP, TRUSTEE
 PRICES FORK MAGISTERIAL DISTRICT, TOWN OF BLACKSBURG
 MONTGOMERY COUNTY, VIRGINIA



PROJECT NO. 20170132
 LAT. 37.241030
 LONG. -80.428195
 DATE: 1 JUNE 2017
 DRAWN BY: TB
 CHECKED BY: CBK



REDUCED FOR
 REZONING APPLICATION,
 NOT FORMATTED AT THIS
 SIZE FOR RECORDATION

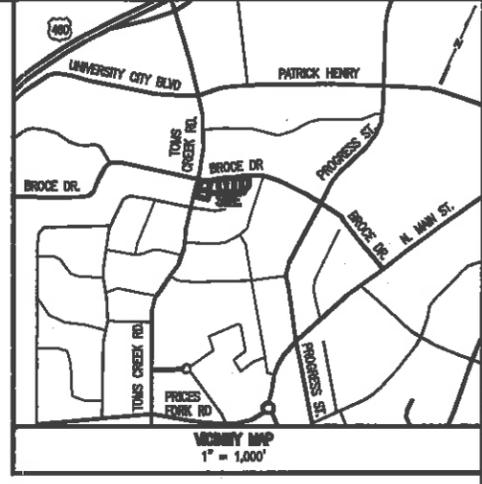


CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD DISTANCE	CHORD BEARING
C1	238.670'	88.146'	34.616'	016°31'51"	88.909'	N 84°45'33" E
C2	725.000'	88.046'	33.047'	005°13'11"	88.028'	N 50°06'13" E
C3	725.000'	45.134'	22.574'	003°34'01"	45.127'	N 63°28'40" E

LEGEND:

- AEP AMERICAN ELECTRIC POWER
- APCO APPALACHIAN POWER
- D.B. DEED BOOK
- FND FOUND
- FH FIRE HYDRANT
- G GAS LINE
- I INVERT
- OHV OVERHEAD POWER
- PC PAVE
- P.B. POWER POLE
- PVC POLYVINYLCHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT-OF-WAY
- SSMH SANITARY SEWER MANHOLE
- TCP TERRA-COTTA PIPE
- TPED TELEPHONE PEDESTAL
- TRRS TRVERSE ROD SET
- UG UNDERGROUND TELEPHONE
- WM WATER METER
- WV WATER VALVE
- ◇ FIRE HYDRANT
- GUY WIRE
- LIGHT POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN
- STORM WATER MANHOLE
- SURVEY CONTROL POINT
- WATER METER
- WATER VALVE
- GAS LINE
- OVERHEAD POWER
- UGT UNDERGROUND TELEPHONE



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 540.552.5729 FAX
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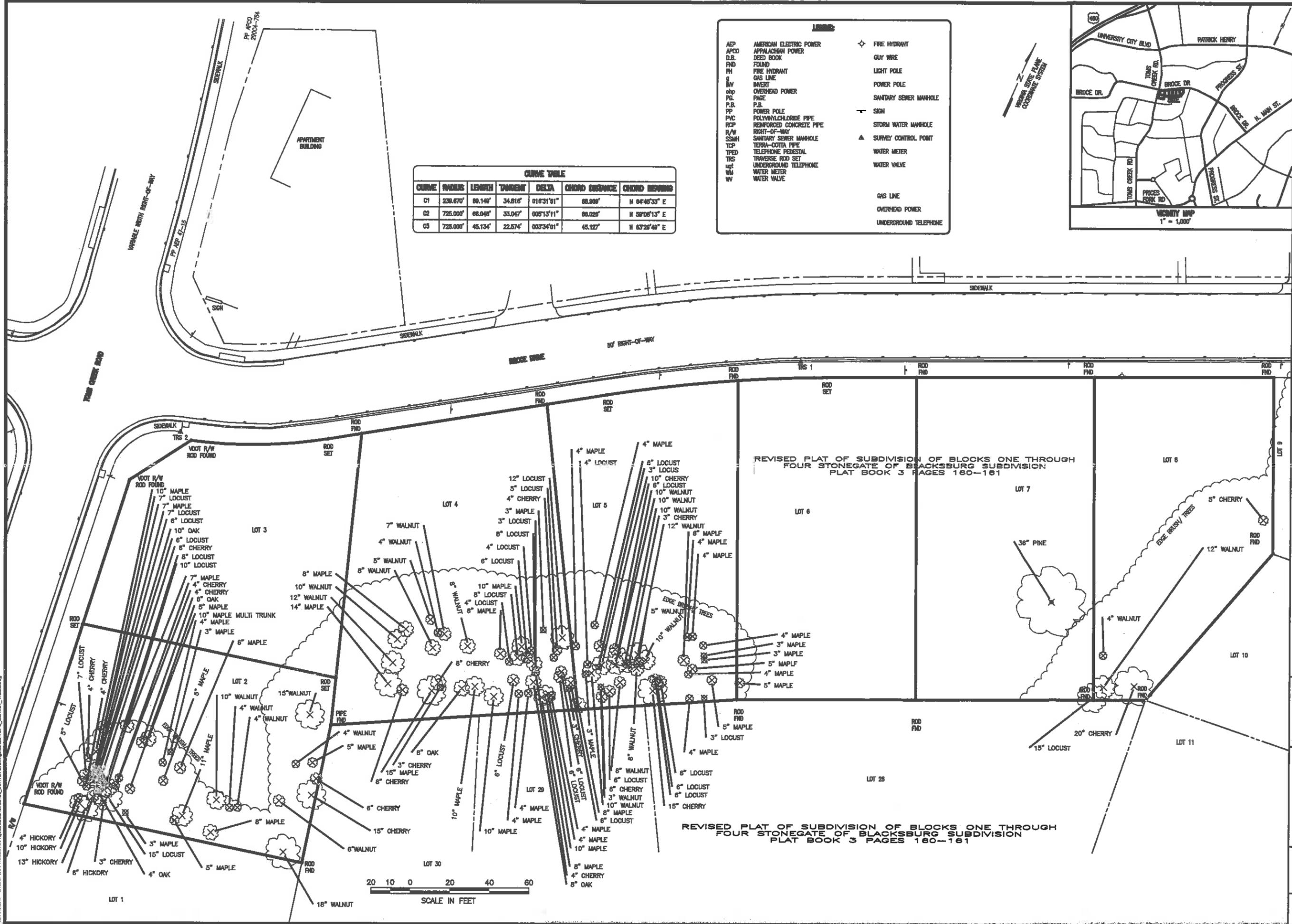
TOPOGRAPHIC SURVEY OF SEVEN LOTS
 FOR
 PAUL SCOTT ROOP, TRUSTEE
 PRICES FORK MAGISTERIAL DISTRICT, TOWN OF BLACKSBURG
 MONTGOMERY COUNTY, VIRGINIA

PROJECT NO. 20170132
 LAT. 37.241030
 LONG. -80.426195
 DATE: 1 JUNE 2017
 DRAWN BY: TB
 CHECKED BY: CBK

REDUCED FOR
 REZONING APPLICATION,
 NOT FORMATTED AT THIS
 SIZE FOR RECORDATION

SHEET NO.
 1 OF 1

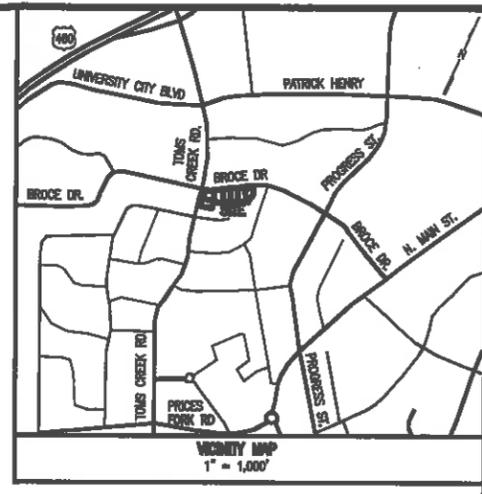
JUN 01, 2017, 4:40pm I:\Projects\2017\Topo\20170132\20170132.DWG



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD DISTANCE	CHORD BEARING
C1	238.670'	88.146'	34.816'	016°31'01"	88.900'	N 64°45'33" E
C2	725.000'	68.048'	33.047'	005°13'11"	68.028'	N 50°05'13" E
C3	725.000'	45.134'	22.574'	003°34'01"	45.127'	N 63°28'48" E

- LEGEND**
- | | | | |
|------|--------------------------|---|------------------------|
| AEP | AMERICAN ELECTRIC POWER | ⊕ | FIRE HYDRANT |
| APCO | APPALACHIAN POWER | — | GUY WIRE |
| D.B. | DEED BOOK | — | LIGHT POLE |
| FND | FOUND | — | POWER POLE |
| FH | FIRE HYDRANT | — | SANITARY SEWER MANHOLE |
| G | GAS LINE | — | — |
| IN | INVERT | — | — |
| OP | OVERHEAD POWER | — | — |
| PL | PIPE | — | — |
| P.B. | P.B. | — | — |
| PP | POWER POLE | — | — |
| PVC | POLYVINYLCHLORIDE PIPE | — | — |
| RCP | REINFORCED CONCRETE PIPE | — | — |
| R/W | RIGHT-OF-WAY | — | — |
| SSMH | SANITARY SEWER MANHOLE | — | — |
| TOP | TERRA-COTTA PIPE | — | — |
| TIP | TELEPHONE PEDestal | — | — |
| TRS | TRAVERSE ROD SET | — | — |
| UT | UNDERGROUND TELEPHONE | — | — |
| WM | WATER METER | — | — |
| WV | WATER VALVE | — | — |



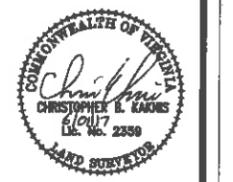
HURT & PROFFITT
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 540.552.5728 FAX

ff

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SKETCH OF EXISTING TREES
 FOR
 PAUL SCOTT ROOP, TRUSTEE
 PRICES FORK MAGISTERIAL DISTRICT, TOWN OF BLACKSBURG
 MONTGOMERY COUNTY, VIRGINIA

PROJECT NO.	20170132
LAT.	37.241030
LONG.	-80.426195
DATE:	1 JUNE 2017
DRAWN BY:	TB
CHECKED BY:	CBK



REDUCED FOR
 REZONING APPLICATION,
 NOT FORMATTED AT THIS
 SIZE FOR RECORDATION

Appendix G – Legal Description

Stonegate Apartments II – Site Boundary Legal Description

(Legal Description of 2.221 Acres of Property Composed of Seven Lots Proposed for Rezoning)
WITH THE OUTSIDE BOUNDARY OF LOTS 8, 7, 6, 5, 4, 3 AND 2 RECORDED AS "REVISED PLAT OF SUBDIVISION OF BLOCKS ONE THROUGH FOUR STONEGATE OF BLACKSBURG SUBDIVISION" IN PLAT BOOK 3 AT PAGES 160 AND 161; THENCE LEAVING THE RIGHT OF WAY WITH BROCE DRIVE AND WITH LOT 8 THE FOLLOWING COURSES: BEARING S 24-31-31 E A DISTANCE OF 88.05; THENCE BEARING S 16-33-08 W A DISTANCE OF 97.15; THENCE BEARING S 65-22-27 W A DISTANCE OF 25.97; THENCE BEARING S 65-22-27 W A DISTANCE OF 89.96; THENCE BEARING S 65-22-27 W A DISTANCE OF 90.08; THENCE BEARING S 61-47-13 W A DISTANCE OF 80.12; THENCE BEARING S 61-47-13 W A DISTANCE OF 125.44; THENCE BEARING S 12-39-16 E A DISTANCE OF 70.51; THENCE BEARING S 77-16-56 W A DISTANCE OF 143.19 TO THE RIGHT OF WAY OF TOMS CREEK ROAD; THENCE WITH THE RIGHT OF WAY OF TOMS CREEK ROAD AND TURNING INTO THE RIGHT OF WAY OF BROCE DRIVE THE FOLLOWING COURSES; BEARING N 6-31-32 W A DISTANCE OF 94.70; THENCE BEARING N 6-31-32 W A DISTANCE OF 75.67; THENCE BEARING N 33-19-45 E A DISTANCE OF 37.03; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 239.67 A DELTA ANGLE OF 16° 31' 51", AND WHOSE LONG CHORD BEARS N 64-45-33 E A DISTANCE OF 68.91; THENCE BEARING N 56-29-38 E A DISTANCE OF 17.18; THENCE BEARING N 56-29-38 E A DISTANCE OF 94.78 TO THE POINT OF BEGINNING. THENCE BEARING N 56-29-38 E A DISTANCE OF 31.11; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 725.00 A DELTA ANGLE OF 05° 13' 11", AND WHOSE LONG CHORD BEARS N 59-6-13 E A DISTANCE OF 66.03; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 725.00 A DELTA ANGLE OF 03° 34' 01", AND WHOSE LONG CHORD BEARS N 63-29-49 E A DISTANCE OF 45.13; THENCE BEARING N 65-16-50 E A DISTANCE OF 44.76; THENCE BEARING N 65-16-50 E A DISTANCE OF 89.82; THENCE BEARING N 65-16-50 E A DISTANCE OF 90.14; AND CONTAINING AN AREA OF 2.221 ACRES.

Appendix H – Completed VDOT TIA 527 Form

January 1, 2012

OFFICE USE ONLY

Date Received: _____
RZN# _____
CUP# _____

**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: Stonegate Apartments II
Address/Location: Broce Drive and Toms Creek Road
Tax Map Parcel: 226-1BK 2 2, 226-1BK 2 3, 226-1BK 2 4, 226-1BK 2 5, 226-1BK 2 6, 226-1BK 2 7, 226-1BK 2 8
Size of Site: 2.219 acres
Proposed Use: Residential PRD
Current Zoning District: R-4 Low Density Residential
Existing Future Land Use Classification: Medium Density Residential (Per 2016 TOB Future Land Use Map)

This application is submitted in conjunction with a

- Rezoning Application. Proposed Zoning District: Residential 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 +/- 2,000 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 168 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): N/A
Address: _____
Phone: _____ **Fax:** _____
Email address: _____

Applicant to whom review comments will be sent: Thomas Roberts
Address: P.O. Box 332, Blacksburg VA 24063
Phone: 540 953-9024 Fax: 540 552-8020
Email address: Tom.roberts.engineering@gmail.com

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.virginiadot.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: June 1, 2017

For Staff Use Only:

First Submission Second Submission Third or Subsequent Submission

Reviewed and Accepted as complete by _____ Date _____

TIA forwarded to VDOT by _____ Date _____

Rejected by _____ Date _____

Reason for rejection: _____

Town of Blacksburg, Planning & Building Department
300 South Main Street • PO Box 90003, Blacksburg, VA 24060-9003
Phone: (540) 951-1126 • Fax: (540) 951-0672 • www.blacksburg.gov

Appendix I – Proffer Statement

Stonegate Apartments, Inc.

POST OFFICE BOX 124
P: (540) 951-2449

500 BROCE DRIVE
F: (540) 552-1022

BLACKSBURG, VIRGINIA 24063-0124
E: INFO@STONEGATEAPARTMENTS.COM

May 31, 2017

RE: Planned Residential District Rezoning for Stonegate Apartments II

To Whom it May Concern;

This letter is to accompany the above referenced application for tax parcels 226-IBK 2 2, 3, 4, 5, 6, 7 and 8. As the sole owner of the property, I have submitted a list of voluntary proffers with my application. I am aware of all conditions specified in the proffers statement and submit them of my own volition with the hope that the enclosed proffers will lead to a more successful project that allows the second phase of Stonegate Apartments to integrate into the community in a thoughtful and sustainable way.

Should you have any questions or concerns about the proffer statement, please do not hesitate to contact me directly. I can be reached via email at psroop@hotmail.com or phone at (540) 230-8143.

Sincerely,



Paul Scott Roop, Owner
Stonegate and Carlton Scott Apartments

Appendix J – Proposed Building Elevations



CONCEPTUAL FRONT / REAR ELEVATION
SCALE: 1/4" = 1'-0"



CONCEPTUAL SIDE ELEVATION
SCALE: 1/4" = 1'-0"

STONEGATE APARTMENTS II
BLACKSBURG, VIRGINIA

**CONCEPTUAL FRONT / REAR AND
SIDE ELEVATIONS**

**REYNOLDS
ARCHITECTS
INCORPORATED**
BLACKSBURG, VIRGINIA

DESIGNED	RA	DRAWN	EAN
CHECKED	GPR	APPROVED	
PROJECT	1717		
DATE	6-1-17		

Appendix K – Proof of Pre-submittal Meeting with the Town

Kasey Thomsen

From: Kinsey O'Shea
Sent: Thursday, June 15, 2017 4:26 PM
To: Kasey Thomsen
Cc: Tom Roberts; Paul Patterson
Subject: RE: Stonegate Pre-Application email.

Tom,

This is to confirm that your applicant team met in a pre-application meeting with Town Staff on March 22, 2017, to discuss the requirements for the Stonegate rezoning request.

Kinsey O'Shea AICP
Development Administrator
Town of Blacksburg Planning and Building
540.443.1300
koshea@blacksburg.gov
www.blacksburg.gov

From: Kasey Thomsen
Sent: Thursday, June 15, 2017 4:24 PM
To: Kinsey O'Shea
Subject: Stonegate Pre-Application email.

Tom Roberts just called the office.

He would like you to please send him an email confirming that a pre-application meeting did take place regarding Stonegate Apartments. He would like to include this in the scanned copy of the rezoning application he sends to Paul.

Please email it to tomrobertsengineering@gmail.com (preferred) or to tomroberts@robertsengineering.biz.

Thank you, Kasey

Appendix L – Disclosure of Equitable Ownership

Stonegate Apartments, Inc.

POST OFFICE BOX 124
P: (540) 951-2449

500 BROCE DRIVE
F: (540) 552-1022

BLACKSBURG, VIRGINIA 24063-0124
E: INFO@STONEGATEAPARTMENTS.COM

May 31, 2017

RE: Planned Residential District Rezoning for Stonegate Apartments II

To Whom it May Concern;

This letter is to accompany the above referenced application for tax parcels 226-IBK 2 2, 3, 4, 5, 6, 7 and 8. This property is owned by the Paul Scott Roop Trust of which I am the sole trustee.

For any questions on this matter, I can be reached via email at psroop@hotmail.com or by phone at (540) 230-8143.

Sincerely,



Paul Scott Roop, Owner
Stonegate and Carlton Scott Apartments