

**TO:** Planning Commission

**FROM:** Anne McClung, Planning & Building Director 

**TITLE:** RZN18-0003/ORD 1861-Request to rezone 7.383 acres of vacant land at 1902 Research Center Drive (Tax Parcel 317-3 13, Portion of 317-9 5)) from RD- Research and Development to PR-Planned Residential for multi-family dwellings by Sheldon Bower on behalf of Jeanne Stosser of SAS Builders, Inc. (applicant) and John Olver and Virginia Tech Corporate Research Center Inc. (owners).

**DATE:** June 1, 2018

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At the May 15, 2018 Planning Commission work session, there was discussion regarding several aspects of the application, plan, and proffer statement. The applicant was asked to respond to the questions and issues raised. In general, the topics discussed included:

- Status of stormwater management concept plan;
- Project entrance and alignment of entrance with Sheliah Court;
- Information on bicycle facilities for residents;
- Overall building orientations and site layout; and
- Amenities provided for residents based on target markets.

The applicant has submitted a revised application, plan, and proffer statement dated and date-stamped May 29, 2018, with the changes outlined below. Since the application is binding, as referenced in the proffer statement, the applicant wanted to update the actual application. To assist the Planning Commission, the applicant has submitted a cover letter date-stamped May 29, 2018 identifying all the specific changes to the application, master plan and with responses to issues raised in the staff report. Key issues are outlined below.

- Application changes
  - Updated traffic analysis for turn lane that shows no turn lanes are needed. A right turn taper is needed and is shown on the plan.
  - Updated stormwater concept plan information was submitted with needed documentation that the options are viable. The stormwater plan is now approved.
  - Added more supporting text relating the project to the intent section of the PR district
  - Added open space exhibit with recalculation of open space to 21.5%. Setback areas were removed from the calculation. Recreation areas were not included in the calculation.
  - Added renderings of interior spaces to better convey intended interior uses and layouts.
  - Added Exhibit showing the locations of bicycle parking on the site and pedestrian routes. Bike parking includes 36 covered stalls at Building B and 72 uncovered stalls throughout the site. The applicant has confirmed that residents could also store bike in their units and the elevators will have sufficient space to carry a bike to the unit if desired.

- **Master Plan changes**
  - Alignment of the entrance drive with Sheliah Court
  - Revised layout of Building A and Building C
    - Building A shifted toward the front of the site, closer to Research Center Drive to have a better street presence and reduce parking in front of the building line.
    - Building C shifted to give more recreation area in front of the building on the south-facing side. Amenities now include playground equipment at Building B and a children's play area at Building C.
    - Overall building relationship is the same with text added regarding driving locational factors such as the topography of the site, sunlight orientation and orientation for views.
  - Revision to the request for parking in front of the building
    - Elimination of perpendicular parking spaces in front of Building A
    - Reduction of parking in front of the building line to request to 6 parallel parking spaces directly in front of the building and approximately 4 parking spaces on the side of Building A.
    - New parking ratio of .8 spaces per bedroom.
    - Angling the drive aisle to provide a visual reference at the entrance on the southeast corner of Building A.
  - Addition of a large landscape island between Building A and Building B parking areas
  - Addition of crosswalk across Research Center Drive and sidewalk to the bus stop.
- **Proffer Changes**
  - Expanded the proffer statement substantially from the original 2 proffers to a new statement dated May 29, 2018 with 11 proffers providing more detail and pulling specific items from the application on accessibility, Earthcraft certification, unit mix, bike parking, and crosswalk to bus stop and open space.
- Responses to specific issue raised in the staff report - covered in the text above

## **ATTACHMENTS**

- Cover memo from Parker Design Group date-stamped May 29, 2018
- Revised application dated and date-stamped May 29, 2018
- Revised proffer statement date-stamped May 29, 2018