

**PLANNED RESIDENTIAL DISTRICT**  
**For**  
**THE VIEW**

**Preliminary Development Master Plan**  
**Blacksburg, Virginia**

Application dated  
May 31, 2018

Prepared by:

**GRAYSTONE COMPANIES, LLC**  
15091 Taylors Mill Place | Haymarket, VA 20169  
PHONE: 540-761-3711

**GAY AND NEEL, INC.**  
1260 Radford Street | Christiansburg, VA 24073  
PHONE: 540.381.6011 | [WWW.GAYANDNEEL.COM](http://WWW.GAYANDNEEL.COM)

**BSB DESIGN, PLLC**  
1616 Camden Road | Suite 250 | Charlotte, NC 28203  
PHONE: 704.786.2328 | [WWW.BSBDESIGN.COM](http://WWW.BSBDESIGN.COM)

# The View - PRD Application for Rezoning

OFFICE USE ONLY	DATE RECEIVED _____ PRESUBMITTAL MEETING DATE _____	RZN NUMBER _____
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## TOWN OF BLACKSBURG CHANGE OF ZONING CLASSIFICATION APPLICATION (REZONE)

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- 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
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- 5) Legal description of the property
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- 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:

 /Kirk Johnson, Graystone Companies, LLC DATE: 5/31/2018

By signing this application, I affirm that this application is complete and all required items are included

### SIGNATURE OF PROPERTY OWNER + PRINTED NAME:

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### SIGNATURE OF PROPERTY OWNER + PRINTED NAME:

 Eric P. Frith DATE: 5-16-18

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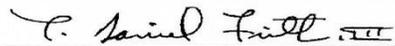
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**SIGNATURE OF PROPERTY OWNER + PRINTED NAME:**

 T. Daniel Frith, III DATE: May 16, 2018

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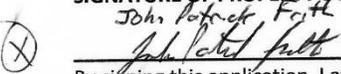
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## DESCRIPTION OF REZONING REQUEST

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 Attached](#)

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Identify any anticipated effect of the proposed change on public services and facilities

[See Attached](#)

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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 Attached](#)

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Relationship of the proposed change to the Comprehensive Plan (Include FLU designation)

[See Attached](#)

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Way in which the proposed change will further the purposes of the Zoning Ordinance and general welfare of the community

[See Attached](#)

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Location or Address of Property for Rezoning:

1400 Block of Toms Creek Road, Blacksburg, Virginia

Tax Parcel Number(s): 195-A-18

Acreage: 3.004

Present Zoning District: RM-48

Proposed Zoning District: Planned Residential District

Present Use of Property: Vacant

Proposed Use of Property: Multifamily Residential

Is this request for an amendment to an existing Conditional Zoning or Planned Residential District? No

Previous Rezoning Ordinance Number \_\_\_\_\_

**APPLICANT/MAIN CONTACT PERSON (Contract Purchaser if applicable)**

NAME: Graystone Companies, LLC/Kirk Johnson, Manager

ADDRESS: 15091 Taylor's Mill Place, Haymarket, VA 20169

PHONE: 540-761-3711

EMAIL: kjohnson@graystoneco.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: Thomas D. (III), J. Patrick and Eric Frith

ADDRESS: PO Box 45, Blacksburg, VA 24063

PHONE: 540-552-3030

EMAIL: efrith@ericfrithlaw.com

**ENGINEER/ARCHITECT (optional)**

NAME: Gay and Neel, Inc. - Civil Engineer / BSB Design, Inc. - Architect

ADDRESS: Engineer - 1260 Radford Street, Christiansburg, VA 24073

Architect - 1616 Camden Road, Suite 250, Charlotte, NC 28203

PHONE: 540-381-6011 / 704-786-2328

EMAIL: jneel@gayandneel.com/todd@bsbdesign.com

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**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;
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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.



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**SIGNATURE OF OWNER/APPLICANT** - Graystone Companies, LLC/Kirk Johnson, Manager

5/31/2018

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**APPENDIX**

- Exhibit 1 - Aerial Photographs
- Exhibit 2 - Property Photographs 2
- Exhibit 3 - Plat
- Exhibit 4 - Existing Conditions/Topographical Map
- Exhibit 5 - Existing Zoning Map
- Exhibit 6 - Master Plan
- Exhibit 7 - Entry & Identification Sign Design
- Exhibit 8 - Blacksburg Transit Bus Stop Location Map
- Exhibit 9 - TIA Form and Narrative
- Exhibit 10 - Storm Water Management Concept Plan and Narrative
- Exhibit 11 - Conceptual Building Floor Plans, Cross Sections & Elevation
- Exhibit 12 - Neighboring Property Map
- Exhibit 13 – Special Exception Parking in Front

## Application Summary

This application is for the rezoning of the Frith property (Property) to a Planned Residential District as amended by Ordinance 1632 adopted by the Town of Blacksburg on January 10, 2012. The development is designed to be a master planned community, The View, that fits well into the developed suburban student housing neighborhood contained by Toms Creek Road, US 460 Bypass and University City Boulevard.

The Property is currently vacant and consists of a cleared parcel of undeveloped land with grass cover. As shown by the Aerial and Subject Photographs presented in the Appendix Exhibits 1 and 2, the site slopes significantly from south to north and is approximately 15 feet below street grade at the intersection of Toms Creek Road and the US 460 Bypass. Due to the severe topographical constraints and unique triangular shape of the property, it has been difficult to develop and has remained vacant over the years, despite high demand for multi-family student housing. The existing RM-48 zoning does allow the proposed multi-family use at a density of 144 bedrooms, however, the proposed rezoning will allow for development of a much-needed use at a density (204 bedrooms) that maximizes the efficiency and use of the limited undeveloped land in Blacksburg.

This project will include a unique low-impact development feature for rainwater harvesting and re-use in the residential toilets and landscape irrigation. This feature will also aid in storm water management, by reducing the quantity of runoff and reducing the burden on the water treatment facilities for water that would otherwise be utilized for toilets and irrigation. The project will include the planting of over 40 trees, and landscaping, to buffer the site from nearby road ways/neighbors, and to provide enhanced storm water management. The project will also contain a peripheral Multi-Use trail around the perimeter of the site. The trail will offer additional walking areas to Blacksburg residents living outside of the proposed development through a connection to the existing sidewalk along Toms Creek Road; as well as the existing trail system in place on the east side of Toms Creek Road that connects with the Givens Lane Trail. The proposed trail and its connectivity to existing trails will contribute to the Town's sustainability goals and quality of life, including the feel of being a walkable and bikeable community. The Property is currently owned by Thomas D.(III), John Patrick and Eric P. Frith and is under contract to Graystone Companies, LLC.

## 1. Legal Description/Plat

### 1.1 Legal Description

The legal description for the overall parcel boundary included in this application is described as follows:

All that certain tract or parcel of land situated in the Town of Blacksburg, Prices Fork Magisterial District, Montgomery County Virginia, lying on the southwest side of Toms Creek Road approximately 125 feet northwest of Sunridge Drive, containing 3.004 acres, more or less, designated as Montgomery County Tax Parcel No. 195-(A)-18, and more particularly bounded and described as follows:

BEGINNING at a rod on the southwest side of the Toms Creek Road right-of-way, a common corner to the land described herein and the lands of Carriage Square, Ltd.

THENCE, leaving Toms Creek Road and running with Carriage Square Ltd. South 84°10'50" West, 231.55 feet to a rod;

THENCE, continuing with carriage Square Ltd., South 40°13'00" East, 212.72 feet to a rod, corner to Carriage Square Ltd. and on the line of Oakbridge West, L.L.C.;

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THENCE, Leaving Carriage Square Ltd. and running with Oakbridge West, L.L.C., South 83°31'46" West, 504.35 feet to a rod under the north base of a 4" dogwood tree, a corner to Oakbridge West, L.L.C. and Slack Investments, L.L.C.;

THENCE, leaving Oakbridge West, L.L.C. and running with Slack Investments, L.L.C., North 01°35'30" West, 111.76 feet to a point on the right-of-way line of U.S. Route 460 By-pass, adjacent to the Westbound Lane Exit Ramp (Ramp #3);

THENCE, leaving Slack Investments, L.L.C. and running with the U.S. Route 460 By-pass right-of-way the following courses:

North 45°48'34" East, 153.58 feet to a point;

North 50°09'24" East, 141.19 feet to a point;

North 59°00'12" East, 128.70 feet to a point;

North 49°14'19" East, 94.05 feet to a point at the corner of the Westbound Lane Exit Ramp and the southwest right-of-way line of Toms Creek Road;

THENCE, leaving the U.S. Route 460 right-of-way and running with the right-of-way of Toms Creek Road, South 43°23'12" East, 205.91 feet to a point;

THENCE, continuing with Toms Creek Road, South 51°22'50" East, 71.33 feet to the BEGINNING.

Said tract or parcel is all of lands acquired by Thomas D. Frith, III, John Patrick Frith, and Eric P. Frith, from Thomas D. Frith, Jr and Bernice M. Frith, husband and wife, by deed of gift dated December 17th, 1991, recorded in Deed Book 727 at page 107, in the records of the Montgomery County Circuit Court Clerk's Office, less and except that portion of the land acquired by the Commonwealth of Virginia for the Route 460 interchange with Toms Creek Road by Certificate of Take recorded in Instrument No. 2005011155.

### 1.2 Plat

A Plat of the existing Property is attached as Exhibit 3, in the Appendix. An Existing Conditions/Topographical Map is also presented in the Appendix Exhibit 4.,

## 2. Existing Zoning, Land Use, Tax Parcel and Ownership

The Property identified as Tax Parcel 195-A-18 is currently zoned RM-48 – Medium Density Multiunit Residential District, is vacant and is owned by Thomas D.(III), John Patrick and Eric P. Frith and is under contract to Graystone Companies, LLC.

## 3. Planning Objectives Achieved and Description of the Character of the Proposed Development

The property is currently zoned RM-48 Medium Density Multi Unit Residential, however, it is currently designated as a High Density Residential area, as shown in the Town's Comprehensive Plan. As shown on the Zoning Map presented in Appendix Exhibit 5, the property is surrounded by adjacent properties that are also zoned RM-48, Planned Residential and RM-27 that are developed with multifamily residential buildings used for student housing. The subject neighborhood is predominantly developed with multifamily residential buildings, occupied predominantly by students. There are also several neighborhood retail convenience uses along Toms Creek Road, which serve the residential community. The proximity of the Property to campus, in an existing student housing neighborhood with convenient bus access, makes this location a good fit for student housing, which is needed in Blacksburg.

## The View - PRD Application for Rezoning

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The Town of Blacksburg commissioned a housing study entitled Downtown Blacksburg Housing Market Development Strategies. The study contains the following regarding student housing development in Blacksburg:

*“The demand for student housing is the major driver for residential development in Blacksburg. The upscale student housing market could currently support nearly 5,000 beds, an amount that remains largely unmet, driving up speculation for the land that could accommodate student housing.”*

*“The demand for student housing is creating significant pressure on land costs around the Virginia Tech campus, including in Downtown. Unless this pressure is alleviated elsewhere in the town, it will continue to challenge the development of non-student-oriented housing in Downtown.”*

Additionally, this study was published prior to the announcement by Virginia Tech President, Timothy Sands, that Virginia Tech plans to grow the undergraduate student enrollment by up to 5,000 students by 2020.

The University currently provides on-campus housing in 47 buildings for 9,300 students, which represents only 29% of the total on-campus enrollment of 32,304. With Virginia Tech’s policy requiring all Freshman to live on campus, and with 2017 Freshman enrollment of 7,344, 78% of the on-campus housing is now allocated to Freshman. The planned increase in enrollment by 5,000 students will mean a stabilized Freshman class of about 7,500 students, which will then take 80% of the on-campus housing. This is up from 68%, just two years ago and will drive more sophomores off campus for housing. It was reported that the University planned to build 2,000 beds on campus to accommodate approximately 40% of the planned growth, but those plans were put on hold pending completion of a new University master plan and that number has been reduced by 1,000 beds in the new plan.

As shown on the following chart off campus housing is provided in 39 existing market-rate conventional apartment projects, with a student population of 50% or greater, that contain a total of 6,437 units.

### Blacksburg Existing Student Housing Inventory & Vacancy as of 03/2018

TOTAL UNITS		STUDIO	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR + BEDROOM	TOTAL BEDS
	% of Total	2.6%	14.7%	36.4%	18.7%	27.6%	100.0%
6,437	# of units	166	948	2,344	1,204	1,775	16,719
	# Vacant	5	17	31	14	7	145
	Vacancy	3.01%	1.79%	1.30%	1.16%	0.37%	0.87%

As presented, the current overall occupancy rate is 99.13% and vacancy rates range from 0.37% for four+/bedroom units to 3.01% for one/bedroom units. This inventory makes up the vast majority of existing supply of student housing in Blacksburg, however, there are also many individual single-family homes and condos that are rented to students throughout the Town.

## The View - PRD Application for Rezoning

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As shown in the following chart, the vast majority of the existing student housing stock in Blacksburg is dated, with only 3,732 units (22%) of the unit inventory built after 2000. In fact, more than 59% of the units were constructed prior to 1990 and exhibit deferred maintenance in many cases. Only the most recent projects, post 2013, were built with bedroom/bath parity, making the vast majority of all inventory functionally obsolete by today's standards.

### Blacksburg Existing Student Housing Inventory by Date of Construction

PERIOD	# PROJECTS BUILT	# UNITS	# BEDS	% of TOTAL BEDS	CURRENT VACANCY RATE (3/18)
Before 1970	9	2,052	4,103	24.5%	2.44%
1970-1979	6	1,453	3,875	23.2%	0.59%
1980-1989	7	719	2139	12.8%	0.19%
1990-1999	9	1092	3228	19.3%	0.22%
2000-2009	5	726	1687	10.1%	0.00%
2012*	-1	-198	-358	-2.1%	-
2013	1	112	224	1.3%	0.00%
2014*	1	252	911	5.4%	1.21%
2016	1	203	829	5.0%	0.00%
2018	1	26	81	0.5%	0.00%
Total	39	6,437	16,719	100.0%	0.87%

\* - Oakbridge was demolished in 2012 for construction of The Edge in 2014.

A Blacksburg Student Housing Study performed by The Danter Company in December 2012 and updated in November 2013, showed that the overall average vacancy rates have remained very stable, as they were only 1.0% in November 2013 which was a decrease from 1.2% in December 2012. According to our market survey conducted in March 2018, the overall average vacancy rate is 0.87% with very little vacancy in projects built after 1980.

**Even with the addition of 2,045 beds since 2013, the current occupancy rates exceed 99%. Furthermore, the majority of the existing off-campus housing stock was constructed before 1975 and exhibits significant functional obsolescence as well as deferred maintenance. The existing undersupplied conditions has put significant pressure on the residential housing market in Blacksburg and is driving up rental rates, demand and sale prices for all housing types. This phenomenon is making Blacksburg unaffordable for working families and purpose-built student**

## The View - PRD Application for Rezoning

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**housing will have the effect of reducing this pressure on pricing by adding supply to this severely undersupplied market segment.**

The Blacksburg Town Council establishes strategic goals to help focus the council and staff on current issues of community interest and guide the town's work plan. Blacksburg is prized for its natural beauty, small town charm and the quality of life afforded by a 21st century town-gown community. It is critical to keep these qualities in mind as our town continues to grow and develop. A successful and sustainable town must have a thriving business community and a beautiful, healthy environment with safe and enriching neighborhoods.

The Blacksburg Town Council adopted strategic goals on February 13, 2018 and several of these goals are listed below and would be accomplished through this rezoning:

- Proactively plan for community growth
- Make targeted changes to residential zoning districts to allow infill development while protecting existing neighborhoods
- Plan for the impacts of growth to maintain neighborhood quality of life
- Environmental Sustainability - Continue the Town's environmental sustainability efforts to implement the town's Climate Action Plan
- Invest in bicycle and pedestrian infrastructure consistent with the Bicycle Master Plan and Prices Fork Safety and Mobility Study
- Expand recreational opportunities

The property by-right is allowed a density of 48 bedrooms per acre, thus yielding a possible 144 bedrooms. As discussed earlier, there is a shortage of land available for new high-density housing, as well as an under supply of high density student housing, due to increased demand from Virginia Tech's growth. As shown in the attached Master Plan presented in Appendix Exhibit 6, this property will support a higher density of 68 bedrooms per acre. Given that the land is currently undeveloped, a high quality, higher density project close to campus would help fill a much-needed housing component, while taking some rental pressure off of nearby single-family neighborhoods. The proposed development will **proactively plan for community growth** by increasing the density of residential units on the property to 68 bedrooms per acre which will offer more students the option to walk, bike, or bus - as opposed to driving. Due to the unique location that is surrounded by existing student housing development, this rezoning will also **make targeted changes to residential zoning districts to allow infill development while protecting existing neighborhoods**

The project's amenities will include club/study areas, an exercise room, and outdoor open space - which may include fire pits, gathering areas, horseshoes/corn hole, sports court, or other active recreational facilities in the general locations shown on the Master Plan. The developer is also proposing to build a multi-use trail bordering the property for additional recreational opportunities. The trail will also offer additional walking areas to Blacksburg residents living outside of the proposed development, as it provides a convenient connection to the Givens Lane Trail just across Toms Creek Road. The proposed trail, and its connectivity to existing trails, will contribute to the Town's sustainability goals and quality of life, including a feel of a walkable and bikeable community and help **plan for the impacts of growth to maintain neighborhood quality of life**. This plan also **invests in bicycle and pedestrian infrastructure and will expand recreational opportunities within the neighborhood and Town**.

Currently on the site there are no storm water quality measures. The proposed plan will employ several low-impact methods to mitigate pollutants, including, bioretention areas, Filterra units, and rain water harvesting. The rainwater harvesting measures will collect storm water runoff for a full 2-year storm event

## The View - PRD Application for Rezoning

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and re-use it to meet residential toilet water needs for the development. In this way, the project will not just be reducing storm water runoff, it will be removing it from the Town's system entirely. Utilizing a water quality nutrient bank to purchase water quality credits, is also under consideration. These measures will further the development standards expected within the Town of Blacksburg and the project will greatly enhance the environmental quality of the Toms Creek watershed in this area.

### **4. Existing Site Conditions**

The Property is currently vacant and consists of a cleared parcel of undeveloped land with grass cover. As shown by the aerial and Subject Photographs presented in the Appendix Exhibits 1 and 2, the site slopes significantly from south to north and is approximately 15 feet below street grade at the intersection of Toms Creek Road and the US 460 Bypass. An Existing Conditions/Topographical Map is also presented in Appendix Exhibit 4, notwithstanding, the topo shown on this Map for Toms Creek Road does not reflect actual conditions of the Toms Creek Road right-of-way, as this road was raised for the overpass/interchange that now exists at the site.

There are no known archeological, historic, natural water courses, floodplains or unique natural features that will impact development of this site, other than the topography and soils. There is almost no existing tree cover on this site. The lone mature tree that exists on the site is situated along Toms Creek Road on the south side of the existing curb cut, which provides access to the neighboring Toms Creek Terrace Apartments.

Due to the severe topographical issues created by the Rt. 460/Toms Creek interchange improvements, development of this site is challenged. The lower northeast corner of the site sits more than 15' below grade with Toms Creek Road and the site slopes upward to the northwest some 20'+ in elevation change. These topographical issues, combined with the almost triangular shape of the parcel, significantly limit the design flexibility for development of the site. Hence the site has sat vacant and underutilized for decades.

### **5. Comprehensive Sign Plan**

#### **5.1 Entrance Signs**

One (1) free-standing sign will be constructed on the subject property at the entry from Tom's Creek Road. The sign will not exceed 32 square feet of copy area on each side and will be no taller than 8 feet. The conceptual entrance sign elevations are presented in Appendix Exhibit 7. The applicant is requesting a reduction on the entry signage setback along Tom's Creek Road from 10 feet to 5 feet, as the actual edge of pavement is approximately 35 feet from the property line, which provides a significant setback from Toms Creek Road.

#### **5.2 Identification Signage**

One free-standing sign will be constructed along the US 460 Bypass side of the property. The sign will not exceed 32 square feet of copy area on each side and will be no taller than 8 feet. The conceptual identification sign elevations are presented in Appendix Exhibit 7.

### **6. Land Use Plan**

The development is designed to be a master planned community that fits well into the developed suburban student housing context contained by Toms Creek Road, US 460 Bypass and University City Boulevard.

## The View - PRD Application for Rezoning

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As shown in Appendix Exhibit 6, a single multistory multifamily residential building is planned for the site along with on-site parking, landscaping, open space, amenities and a multi-purpose trail that will circle the perimeter of the site. The overall Master Plan of the proposed development is binding, and minor adjustments may be made to the site plan based on field conditions.

### **6.1 Permitted Uses**

The following uses are permitted by right within the planned residential district:

Residential

Multi-Family Dwelling

Civic

Community Recreation

Open Space

On-site Leasing and Management Office

Financial Institution (ATM only)

Miscellaneous

Accessory Structures

Community Maintenance Facility

Utility Service, Minor

### **6.2 Structures**

The square footage in the design of the buildings shall be devoted to residential use with minor square footage devoted to leasing management/office, club/study room, exercise room and community maintenance facility use. The residential structure will consist of a multi-level, multi-family building that contains 4 stories above a partial basement.

The maximum number of units for the development will be 53 and the maximum number of bedrooms shall yield 204. The maximum square footage of leasing/office, exercise area, and clubhouse/study areas shall be 6,000 square feet. The development shall include a community maintenance facility, refuse removal areas and related community uses.

### **6.3 Height, Lot Setback, and Coverage Ratios**

**Height:** The maximum height of the building structure is 67 feet. The grading and site engineering advancement will require a partial basement under the front side of the 4-story building requiring the actual height to be approximately 65 feet. The building height, as measured from the south (rear) side, will be approximately 55 feet. The maximum height of 67 feet is requested in case there are field conditions that necessitate adjustments to the planned building.

**Setbacks:** There shall be no setbacks (front, rear or side) for this proposed development.

## The View - PRD Application for Rezoning

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Floor Area Ratio: The floor area ratio for the development will be a maximum of 0.70. Currently the site is undeveloped so there is no existing FAR.

Lot Coverage: The maximum lot coverage for the development (building, parking, etc.) will be 75 percent. The proposed lot coverage shown on the Master Plan is 71.1 percent and includes the trail, which may be constructed of pervious surface to further reduce lot coverage to less than 64.4%.

### **6.4 Occupancy**

The planned residential district shall have a maximum occupancy of a family, plus two unrelated to the family; or no more than four unrelated persons as stated in Section 3113 (f) of the Blacksburg Zoning Ordinance.

### **6.5 Definitions**

As listed in the permitted uses above, a “Community Maintenance Facility” shall be a structure or part of a structure that accommodates property maintenance tools and equipment, and/or temporarily houses appliances, furnishings, etc. for the purpose of maintaining the property. The community maintenance facility shall have a maximum square footage of 200 square feet.

### **6.6 Site Development Standards**

#### **6.6.1 Minimum Open Space**

A minimum of twenty-percent (20%) of the total district area shall be designated as open space. A minimum of five thousand (5,000) square feet shall be provided for active or passive recreational activities. The attached Appendix Exhibit 6 shows the total areas designated as open space of 34,828 square feet or 26.6% of the total site area. There are many compact active or passive amenity areas included in the open space, such as the multi-use trail and exercise room which total 9,885 square feet. Other possible uses may be added to the open space area as the design develops, including a fire pit gathering area, sports court, horseshoes/corn hole or other active recreational facilities.

#### **6.6.2 Parking**

The off-street parking for the development will be accessed from the Toms Creek Road existing entrance. A combination of standard and compact parking spaces will be used. The project may also utilize some percentage of motorcycle/scooter parking. If the project has interior parcel lines, all parking spaces, drive aisles and loading areas will have cross access and cross parking easements/agreements in place at the time of site plan approval.

The off-street parking will be a minimum of 0.88 spaces per bedroom. The parking ratio will be less than one space per bedroom, in order to encourage occupancy without a vehicle, and is similar to surrounding neighborhood student housing developments with similar Blacksburg Transit access.

As shown in Appendix Exhibit 8, there are six Blacksburg Transit public bus stops just south of the Property along University City Boulevard and Patrick Henry Drive, the closest of which is approximately 600' from the proposed building. These stops are along the Toms Creek Bus Route, which is the most popular route among students, as it provides more frequent service to and from Campus.

## The View - PRD Application for Rezoning

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In determining the appropriate parking ratio for this project, the Applicant reviewed several recent Planned Residential District zoning approvals including The Edge project which was approved and built with a parking ratio of one space per bedroom, however, it is apparent from our visual observations that much of the parking that is located further from the buildings is never occupied. The Roop Apartments rezoning to PRD at 3000 Broce Drive was also approved in July 2012 and allowed a parking standard of 0.71 spaces per bedroom. The Hearthstone Apartments rezoning was recently approved with a parking ratio of 0.77 spaces per bedroom and the Sturbridge rezoning was approved at a ratio of 0.75 spaces per bedroom.

We also surveyed Terrace View, The Retreat, Shawnee, Chasewood Downs and the adjacent Tom's Creek Terrace projects. These nearby student housing projects were assessed to determine how parking is used by the student occupants. The surveys indicated that only between 70-90% of the occupants have a vehicle. To make the subject project more sustainable and enhance the Town's goals of becoming less auto dependent, the Applicant is proposing a minimum parking ratio of 0.88 spaces per bed room.

### **Special Exception Requested as Part of This Rezoning Application**

The applicant is requesting a special exception to the Use and Design Standards of Article IV of the Blacksburg Zoning Ordinance, for Multifamily Dwellings (§4216), in accordance with Town Code Section 1112. The requested exception is to permit the placement of 79 parking spaces in front of the front building line of the principal structure, as shown in Appendix Exhibit 13. The reasons and justifications for this request are listed below.

1. **Lot Characteristics:** The subject property has a relatively unusual characteristic in that it has access and some frontage on Toms Creek Road with the majority of frontage along the exit ramp of the Route 460 Bypass, which is a limited access road. The site is also unique in that it sits 15-20' below grade with both roads for most of the frontage. In addition, the triangular shape of the site as well as the severe topo, present development constraints that are very atypical. The buildable area of the site sits behind the existing Toms Creek Terrace Apartments, which share the access point to Toms Creek Road and block visibility to the subject site. The other developable area of the parcel, which includes 58 of the parking spaces in question, is approximately 15-20' below grade with Toms Creek Road. Therefore, the view from the street will be over the top of the proposed parking area which sits in a depression created when the Toms Creek overpass was built, and the topography of the road was raised significantly from its natural topography.
2. **Existing and Planned Structures:** When viewing the subject parking, 21 of the spaces will be completely obstructed from view by the existing Toms Creek Terrace Apartment buildings, as these spaces are situated behind the existing apartment buildings and parking lot.
3. **Buffering:** The proposed parking area is naturally screened by the topography. In addition, street trees will be added on the west side of Toms Creek Road and parking lot landscaping trees will be added, both of which will further screen the parking area from Toms Creek Road.

### **Bicycle Parking**

The development shall provide bicycle parking to encourage the ownership and use of bicycles.

## **7. Traffic Circulation Plan**

### **7.1 Access Drives and Vehicular Traffic**

## The View - PRD Application for Rezoning

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The existing access point from Tom's Creek Road will be used as the primary entry point to the development. Access to all new parking areas for the multi-family units will be from this roadway. The drive aisles and parking lot areas within the project will meet all applicable Town standards.

An attempt was made to obtain access to Lynn Drive, which is located off site in the vicinity of the southwest corner of the site. However, the owner of the adjoining property was not agreeable to providing access. An attempt was also made to connect the south parking lot of this project with the existing Toms Creek Terrace Apartments parking lot, however, the owner did not express an interest in doing so.

A VDOT TIA Narrative is presented in the Appendix Exhibit 9. This analysis indicates that a center turn lane is warranted between the subject driveway and Sunridge Drive along Toms Creek Road. This center turn lane is actually already needed with the existing traffic flow from Toms Creek Road turning left into Sunridge Drive and will be proffered and constructed by the applicant if this application is approved.

### **7.2 Pedestrian Walks**

Sidewalks will be provided along one side of all roads and parking lots in the development and will be 4'-5' in width and may be constructed with varying materials based on the final hardscape plans. All sidewalks that will serve as accessible routes will meet ADA requirements.

### **7.3 Multi-Use Trail**

The project will contain a peripheral Multi-Use trail around the perimeter of the site. It will be constructed as a 6' wide trail. The trail will provide a connection to the existing sidewalk along Toms Creek Road, as well as the existing trail system in place on the east side of Toms Creek Road that connects with the Givens Lane Trail.

## **8. Public Services and Utilities Plan**

The Preliminary Utility Plan is included on the Master Plan shown as Exhibit 6 in the Appendix. All utilities will be constructed to Town standards, and where appropriate, be dedicated to the Town. Public utility easements will be dedicated along water distribution and sewer collection lines outside of the road right-of-way.

### **8.1 Water and Sanitary Sewer**

The proposed rezoning area is on the west side of Toms Creek Road and to the south side of the US 460 Bypass. Currently the site does have public water and public sewer service located adjacent to the parcel boundaries. According to the Town water and sewer maps, there is an existing water main along the East side of Toms Creek Road. The proposed development will install new waterlines throughout the property to serve the new residential uses. A preliminary 6" waterline layout has been provided in the Appendix Exhibit 6. The waterline will tap into the main on Toms Creek Road and will run through the project to the building connection. It will also serve the designated fire lines that will be necessary for the building's sprinkler systems and strategically placed fire hydrants. The proposed waterline size may change based on final design criteria.

Gravity sanitary sewer currently runs along US 460 Bypass to an existing manhole at the Northwest corner of the property. During the redevelopment, the project will provide new sanitary sewer service to the

## The View - PRD Application for Rezoning

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proposed building within easements, and per Town Code, as shown on the preliminary layout in the Appendix.

Based on Virginia Department of Health Standards, an average daily flow is estimated for the proposed uses below. VDH states that “For all dwelling units the design shall be based on two persons per bedroom.”

### APARTMENT USE

Multi-Family Residential: Maximum of 53 Total Units and Maximum of 204 bedrooms

Design Assumptions and Calculations:

1. Assume 204 bedrooms as per unit breakdown
2. Water and Sewer usage for residential use is 62.5 gal/day per person = 12,750 gal/day

TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 12,750 gallons per day.

Randy Formica sent the following email regarding adequate sewer capacity on April 30, 2018.

“In our meeting on March 5, you indicated that your upcoming rezoning application would be very similar to the application you proposed last year. Based on that, we have had a pump station capacity analysis performed on the Shawnee Pump Station using the number of bedrooms (204) you proposed at that time. The analysis indicates that there is adequate capacity in the Shawnee Pump Station to accept the flows from your development. If the number of bedrooms changes with your application, this analysis will have to be performed again. Also, please keep in mind that since the daily flow from you proposed development is greater than 10,000 gallons per day (12,750 gpd), you will be required to obtain approval from the Blacksburg VPI Sanitation Authority. The contact person at the Authority is Michael Walker, mww2121@yahoo.com. In addition, please remember that capacity in the pump station is not reserved until the site plan (not the rezoning) is approved.”

Applicant will construct or cause to be constructed, at no expense to the Town, all water/sewer mains and appurtenances on the Property and will connect the water/sewer mains to publicly owned water/sewer mains. All water mains and sewer mains will be constructed to the standards of the Town, will comply with the regulations and standards of the Town, and will comply with the regulations and standards of all other applicable regulatory authorities. All water mains and appurtenances and sewer mains will be dedicated to public use unless otherwise directed by the Town of Blacksburg.

### **8.2 Water Quality & Storm Water Management Standards**

Storm water runoff on the site currently exits the property to the northwest into an existing VDOT storm drain system which ultimately drains to Toms Creek in the Upper New River watershed. A Storm water Management Concept Plan and Narrative is presented in Appendix Exhibit 10, which addresses the Town of Blacksburg’s and State of Virginia’s storm water quantity and quality requirements. Specifically, the concept plan proposes to utilize some combination of rainwater harvesting, level 2 bioretention’s, Filterra

## The View - PRD Application for Rezoning

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units, and/or nutrient credit purchasing in conjunction with a level 1 extended detention pond to address the phosphorous removal requirements of the DEQ Virginia Runoff Reduction Method. The specific combination of storm water management BMP's and treatment devices will be finalized at the full site plan submission stage. In addition, the site will utilize a storm drain system to direct runoff from the developed area to a level 1 extended detention pond that will significantly reduce the peak runoff rates leaving the site. At a minimum, the 2-Year and 10-Year post-development peak runoff rates will be reduced to below the 2-Year and 10-Year pre-development peak runoff rates in order to meet the requirements of both Channel Protection and Flood Protection. The owners will also execute and record formal maintenance covenants for any on-site storm water management BMP's upon successful review of the final storm water management plan.

### **8.3 Trash Pickup**

Dumpsters will be conveniently located to provide for trash and recycling pickup. During final design, the project may determine that compactors would be more efficient for the project and would substitute for the dumpster locations shown on the proposed plan but would not affect recycling efforts.

### **8.4 Other Utilities**

Utility connections such as power, phone, cable television, gas, and any other miscellaneous utilities serving this community shall be located underground.

## **9. Design Guidelines, Principles and Concepts**

### **9.1 Site development**

The site currently exists as a single parcel. The site will remain as one Parcel as part of this Planned Residential District. Utilities serving the parcel shall be designed to meet Town of Blacksburg Water and Sewer Standards.

#### **9.1.2 Landscaping**

Landscaping will be provided as specified in the Town of Blacksburg Zoning Ordinance. This will include the required interior parking greenspace areas, as well as the overall site greenspace and landscaping requirements. Screening may be designed to help mitigate any concerns from adjacent properties or address screening desired by the applicant. Specific attention will be paid to screening the proposed parking area from Toms Creek Road with extensive tree and shrub screening and buffering.

#### **9.1.3 Site Lighting**

Site lighting will be provided as specified in the Town of Blacksburg Zoning Ordinance. This will include the installation of parking lot lighting to provide night time visibility for residents, as well as any other site specific and/or exterior building lighting. Other site-specific lighting features could include but be limited to trail/sidewalk lighting and landscaping/accent lighting. Any exterior lighting fixtures located on the proposed buildings will also be designed in the overall photometric plan to ensure compliance.

### **9.1.4 Maintenance**

A site and project of this size will have an offsite maintenance staff handling unit and ground maintenance. All common space elements, including the structures and exterior elements, such as sidewalks and parking lots, will be under the development's ownership and will be maintained at no cost to the general taxpayer. Any recreational amenities dedicated to the Town of Blacksburg, such as the Multi-use trail, will be maintained by the Town as dictated per Town Code.

### **9.2 Building Construction**

The multi-family dwelling units shall consist of a multi-story, multi-family design, with architectural styling that may incorporate, but not be limited to; a mixture of masonry, faux stone, fiber cement siding and low maintenance architectural details. The Building will contain an occupied lower level below a four-story structure, as the topography and other site conditions dictate a partial basement design. Conceptual building floor plans, cross sections and exterior elevation are presented in Appendix Exhibit 11. The architect involved in this project is Todd Meckley of BSB Design, who has designed several projects in Blacksburg, including The Edge and proposed Sturbridge Square rezoning projects approved by Town Council.

The primary view of the Building will be from the US 460 Bypass and south bound Toms Creek Road, as the existing buildings within the adjacent Toms Creek Terrace and Oakbridge West projects will block the view of the subject building from Toms Creek Road northbound. The building facades will have various steps in vertical and horizontal surfaces to create a more interesting movement as viewed from outside and inside the development. The architectural details shall be comprised, but not limited to, roof overhangs, different pitched and offset roofs, brackets, window trim, multiple façade materials and colors that are common elements among Class A housing projects.

## **10. Phasing Plan**

Construction of the multi-family dwellings is expected to be completed within 12 months from start and it is expected that development will begin in the spring of 2019 with opening and occupancy in summer 2020.

### 11. Adjoining Landowners

Owners of land adjoining the site are shown on the Neighboring Property Map presented in Appendix Exhibit 12 and are summarized in the chart on the following page, listed by tax map parcel numbers with the name and mailing addresses:

<b>GRAYSTONE PLANNED RESIDENTIAL DISTRICT</b> Adjacent Property Owners		
<b>Tax Parcel Map Number/ID</b>	<b>Owner/Address</b>	<b>Parcel Zoning/Land Use</b>
195-A-16B 007197	SLACK INVESTMENTS LLC PO BOX 10397 BLACKSBURG, VA 24062	RM-48 VACANT
195-A-17 007198	SLACK INVESTMENTS LLC PO BOX 10397 BLACKSBURG, VA 24062	RM-48 SINGLE FAMILY RESIDENTIAL STUDENT HOUSING
225-A-32 005392	OAKBRIDGE WEST LLC PO BOX 10397 BLACKSBURG, VA 24062	RM-48 MULTIFAMILY RESIDENTIAL STUDENT HOUSING
195-A-19 006717	CARRIAGE SQUARE LTD PO BOX 4782 MARTINSVILLE, VA 24115	RM-48 MULTIFAMILY RESIDENTIAL STUDENT HOUSING
195-A-25 030101	VILLAGE AT BLACKSBURG LLC 444 N MICHIGAN AVE ST. 2600 CHICAGO, IL 60611	PLANNED RESIDENTIAL MULTIFAMILY RESIDENTIAL STUDENT HOUSING

## **12. Proffer Statement for the Application for The View, Dated May 31, 2018**

Pursuant to Virginia Code § 15.2-2298 and Blacksburg Zoning Ordinance § 1160, Danial, Eric and Patrick Frith the owner(s) of the property that is the subject of this Application (Tax Parcel #195-A-18) proffer that the property will be developed in accordance with the following voluntarily proffered conditions.

1. The property shall be developed in substantial conformance, as determined by the Zoning Administrator, with the submitted rezoning application entitled The View (the “Application”) dated May 31, 2018.
2. The applicant will be widened Toms Creek Road and construct a two-way left turn lane between the site entrance and Sunridge Drive.

The undersigned hereby warrants that all of the owners of a legal interest in the subject property have signed this proffer statement, that they have full authority to bind the property to these conditions, that the proffers contained in this statement are not “unreasonable” as that term is defined by Virginia Code § 15.2-2303.4, and that the proffers are entered into voluntarily. An analysis and justification for each proffered item is attached as Exhibit A.

Should any provision of this proffer statement be determined to be invalid by a court of competent jurisdiction, that determination shall not affect the validity of the remainder of the provisions in this document.

**PROFFER STATEMENT FOR THE APPLICATION OF  
THE VIEW  
Dated: MAY 31, 2018**

**EXHIBIT A**

Proffer #1: The masterplan and accompanying rezoning documents contain the details of the application. This proffer provides assurance to the Town that the project will be developed in accordance with these documents.

Proffer #2: With an increased number of residents on site, an increase in daily vehicle trips will also occur. Due to the increase in daily trips, it has been determined through the submitted traffic analysis that this road improvement is required to maintain the safe traffic movement on Toms Creek Road.

The View - PRD Application for Rezoning

---

The View - PRD Application for Rezoning

---



S. Kirk Johnson  
Applicant/Contract Purchaser  
Graystone Companies, LLC

Commonwealth of Virginia  
County of Franklin

The foregoing instrument was acknowledged before me this 30 day of May, 2018  
by, S. Kirk Johnson of Graystone Companies, LLC

Robert H Downey My Commission Expires 9/30/2021  
Notary Public



The View - PRD Application for Rezoning

---



Eric P. Frith  
Owner

Commonwealth of Virginia  
County of Montgomery

The foregoing instrument was acknowledged before me this 16 day of May, 2018  
by, Eric P. Frith of, \_\_\_\_\_

Amy Susan Venturino My Commission Expires March 31, 2022  
Notary Public



The View - PRD Application for Rezoning

---

*John Patrick Frith*  
John Patrick Frith  
Owner

STATE OF NORTH CAROLINA  
~~Commonwealth of Virginia~~  
County of MECKLENBURG

The foregoing instrument was acknowledged before me this  
16 day of MAY, 2018

by, RANA K. MAHMOOD of, \_\_\_\_\_

My Commission Expires 02/09/2021

Notary Public

*Rana K. Mahmood*



T. Daniel Frith, III

Thomas Daniel Frith, III  
Owner

Commonwealth of Virginia  
City of Roanoke

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of May, 2018

by T. Daniel Frith, III of, \_\_\_\_\_

Krista R. Robinson  
Notary Public

My Commission Expires: October 31, 2020

Krista Robinson

KRISTA R ROBINSON  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #7526278  
My Commission Expires Oct. 31, 2020

# APPENDICES TO FOLLOW

APPENDIX EXHIBIT 1 – AERIAL PHOTOS



APPENDIX EXHIBIT 2 – SUBJECT PROPERTY PHOTOS



Subject Property View - US 460 Exit Ramp Facing East



Subject Property View - Toms Creek Road Facing South

APPENDIX EXHIBIT 2 – SUBJECT PROPERTY PHOTOS

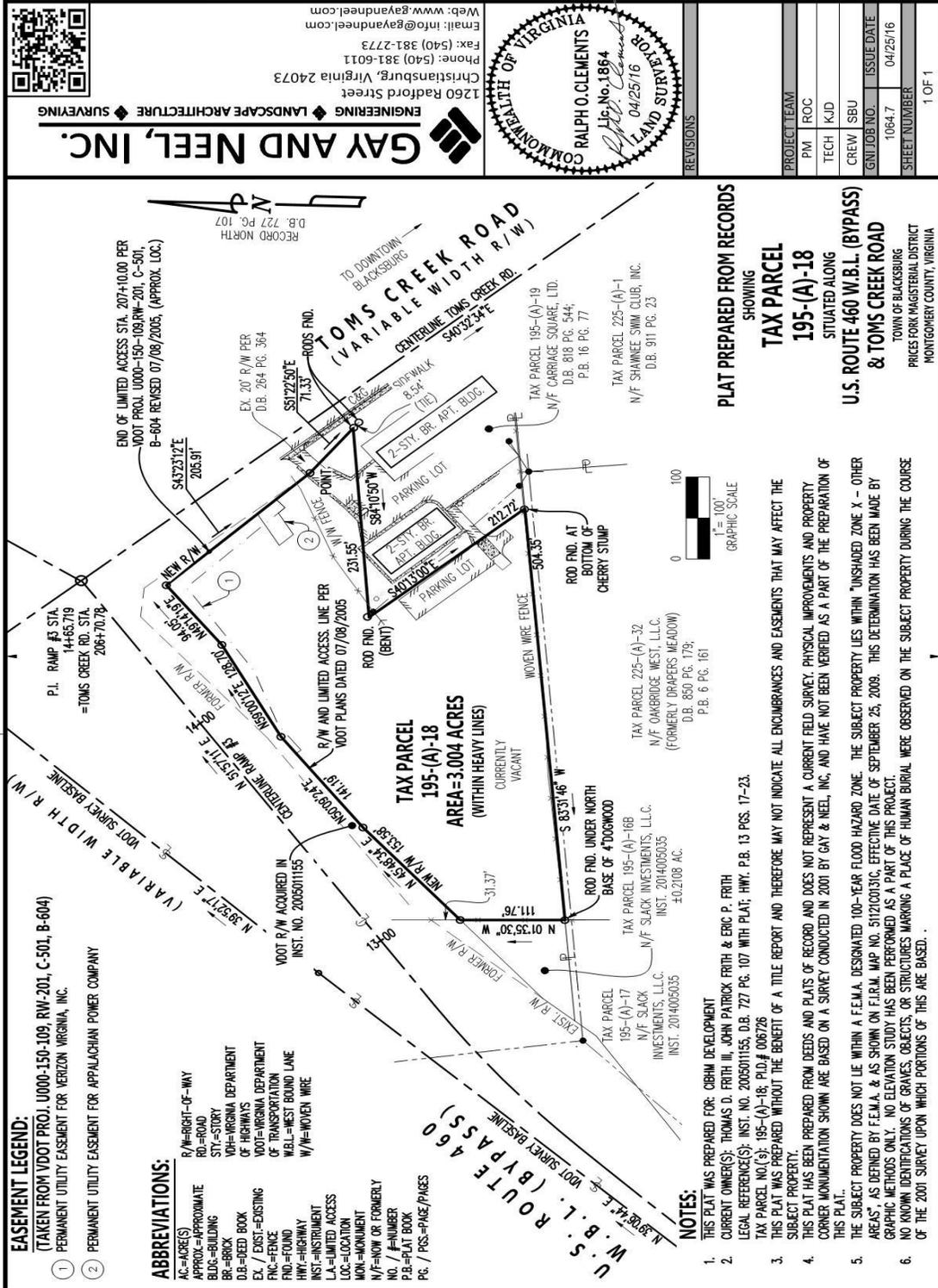


Subject Property View – Interior Facing East Towards Toms Creek Road



Subject Property View – Toms Creek Road Facing West

# APPENDIX EXHIBIT 3 – PLAT



**GAY AND NEEL, INC.**  
 ENGINEERING ◆ LANDSCAPE ARCHITECTURE ◆ SURVEYING

1260 Radford Street  
 Christiansburg, Virginia 24073  
 Phone: (540) 381-2773  
 Fax: (540) 381-2773  
 Email: info@gayandneel.com  
 Web: www.gayandneel.com



**REVISIONS**

PROJECT TEAM	PM	ROC
TECH	KJD	
CREW	SBU	
GNI JOB NO.	1064.7	ISSUE DATE
SHEET NUMBER	04/25/16	

1 OF 1



# APPENDIX EXHIBIT 5 – EXISTING ZONING MAP



**GAY AND NEEL, INC.**  
 1260 Radford Street  
 Charlottesville, Virginia 22903  
 Phone: (540) 381-6011  
 Fax: (540) 381-2778  
 Email: info@gayandneel.com  
 Web: www.gayandneel.com

TOWN OF BLACKSBURG, VIRGINIA

**FRITH PROPERTY  
 MASTER PLAN**

REVISIONS	NO.	COMMENTS	DATE

**PROJECT TEAM**

J. JAMES HALL, P.E.  
 J. WITHERSpoon, P.E.  
 J. WITHERSpoon, P.E.

**ISSUE DATE**  
 04/19/2016

**CON. DSN. NO.**  
 1064.7

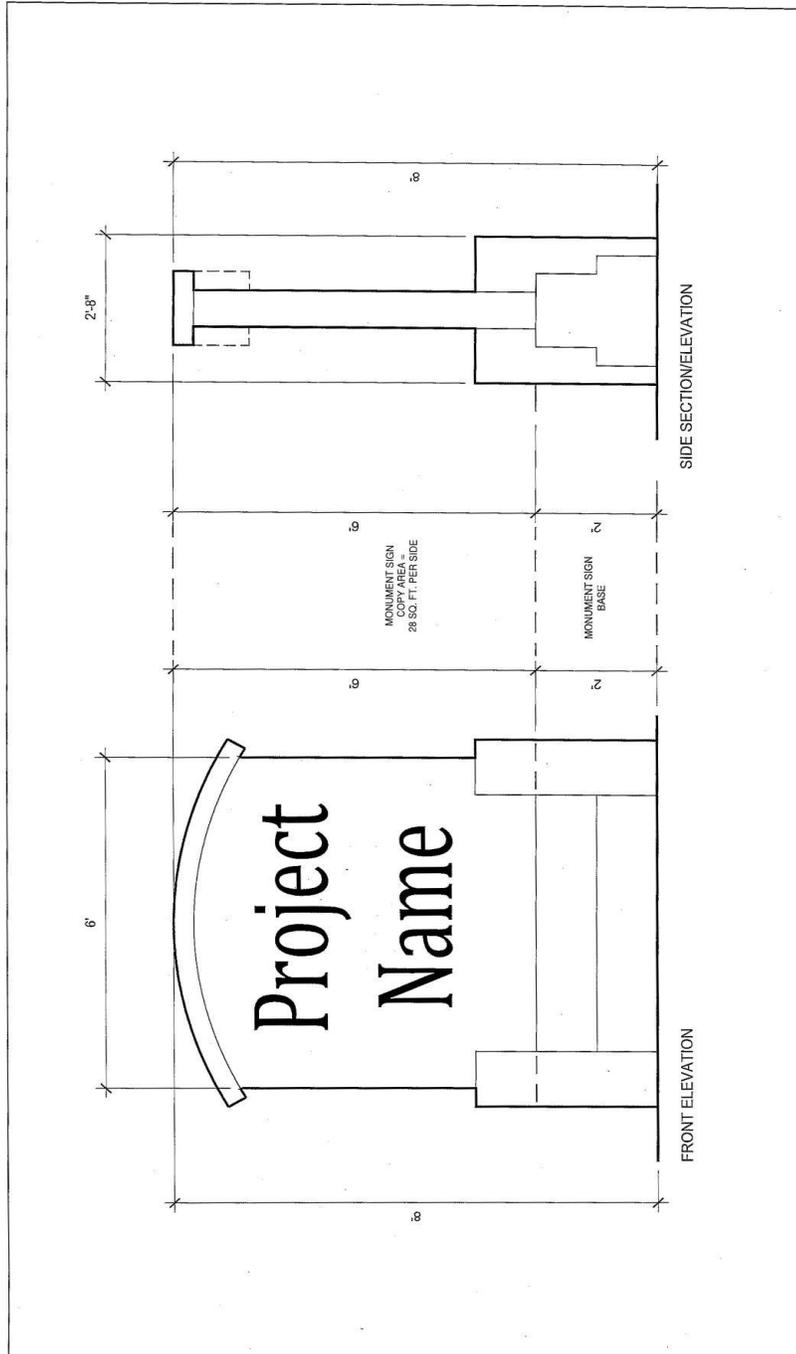
**SHEET TITLE**  
 ZONING MAP

**SHEET NUMBER**  
 1 OF 1

Aerial imagery provided by Google Earth. All other data provided by the Town of Blacksburg, Virginia. The map is for informational purposes only and does not constitute a legal document. The map is not to be used for any other purpose without the express written consent of the Town of Blacksburg, Virginia.



# APPENDIX EXHIBIT 7 – ENTRANCE AND IDENTIFICATION SIGN DESIGN



# APPENDIX EXHIBIT 8 – BLACKSBURG TRANSIT BUS STOP LOCATION MAP

The drawing, design, and digital files relating to this project are the property of Gay and Neel, Inc. The reproduction, copying, or other use of this drawing without GNI's written consent is prohibited.



X:\Drawings\1064\ENGINEERING\Drawings\Plan\Sheets\1064\_SHL\_C2\_Site\_Locate\_Plan.dwg  
 1 OF 1 BUS STOP LOCATION MAP, 04/28/2016 8:32:53 AM, ScanToWeb, Blrbeam.PDF, 1:1

**GAY AND NEEL, INC.**  
 ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING

1260 Radford Street  
 Christiansburg, Virginia 24073

Phone: (540) 381-6011  
 Fax: (540) 381-2773  
 Email: info@gayandneel.com  
 Web: www.gayandneel.com

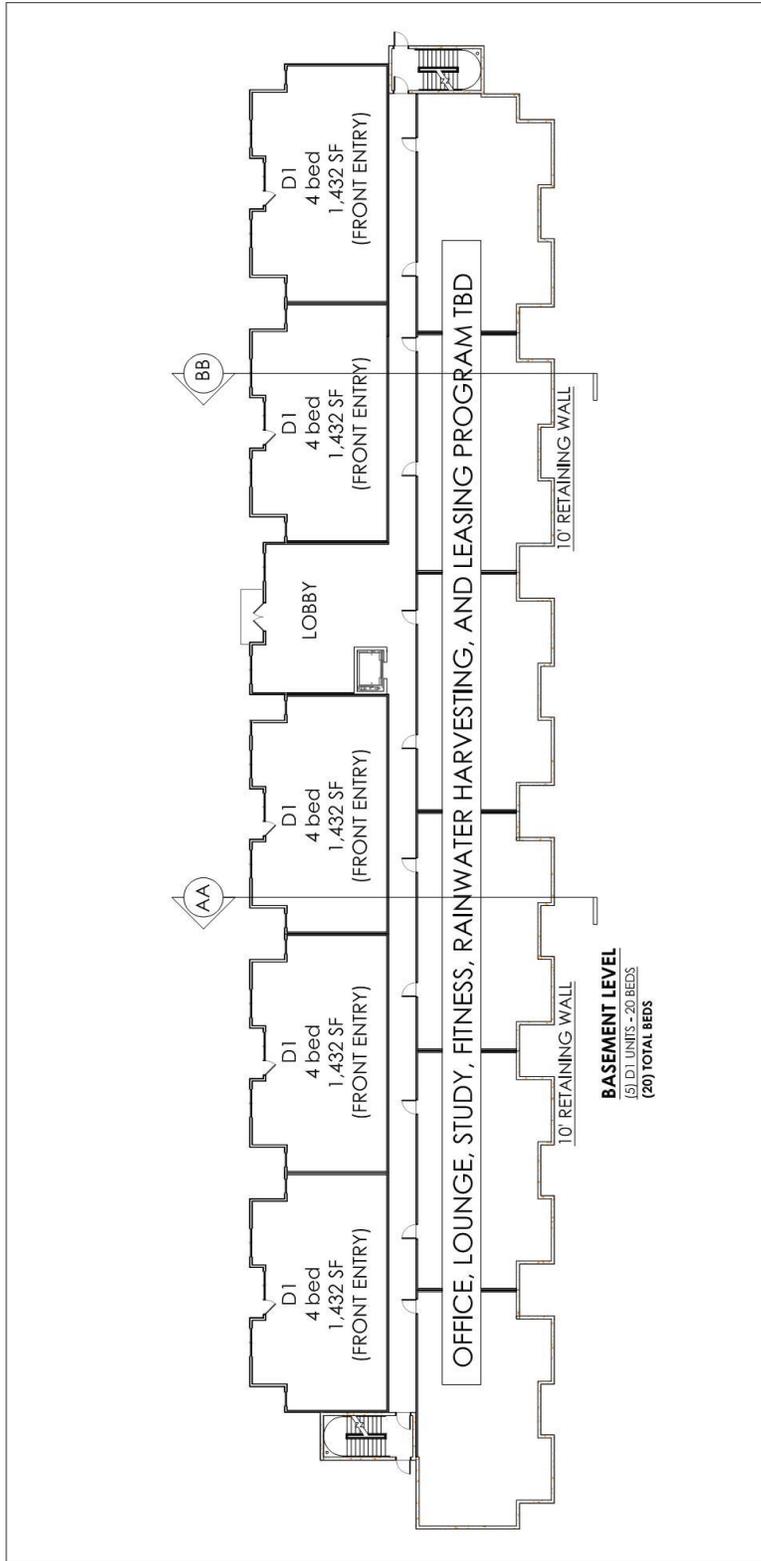
**BUS STOP LOCATION MAP**

FRITH PROPERTY  
 SITE DEVELOPMENT PLAN  
 TOWN OF BLACKSBURG, VIRGINIA

REVISIONS	

PROJECT TEAM		
PIC	JOHN T. NEEL, PE	
PM	MATTHEW P. TOMLINSON, PE	
DSGN	SEC, MBL	
DATE	GNI JN	SHEET
04/19/2016	1064.7	1 OF 1

# APPENDIX EXHIBIT 11 – CONCEPTUAL BUILDING FLOORPLANS, CROSS SECTION & ELEVATION



Project #SH180195.00

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BSB DESIGN, INC.  
101 CHARLOTTE PI. SUITE 200  
10017 RICHMOND

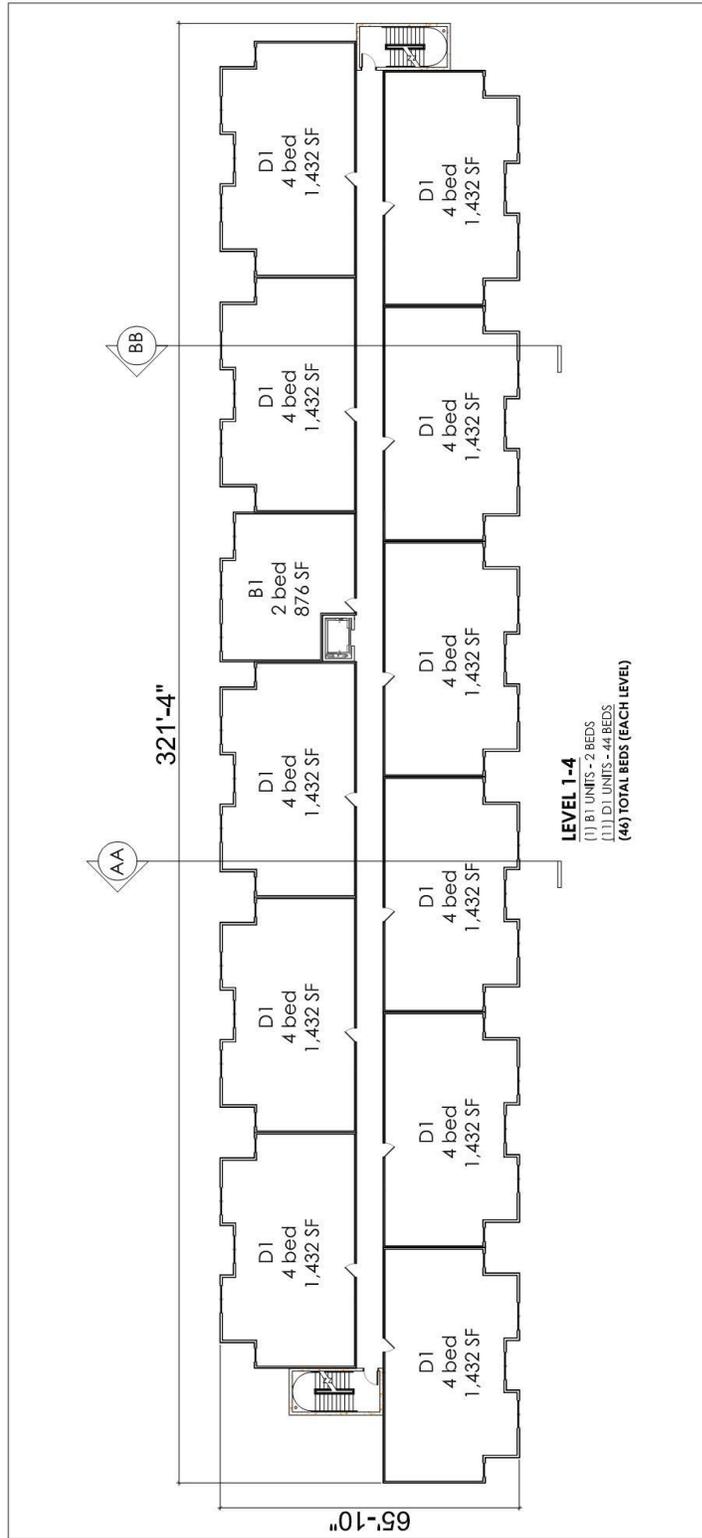
**THE VIEW - Student Apartments near Virginia Tech**  
Blacksburg, VA

MAY 16, 2018

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# APPENDIX EXHIBIT 11 – CONCEPTUAL BUILDING FLOORPLANS, CROSS SECTION & ELEVATION



Project #SH180195.00

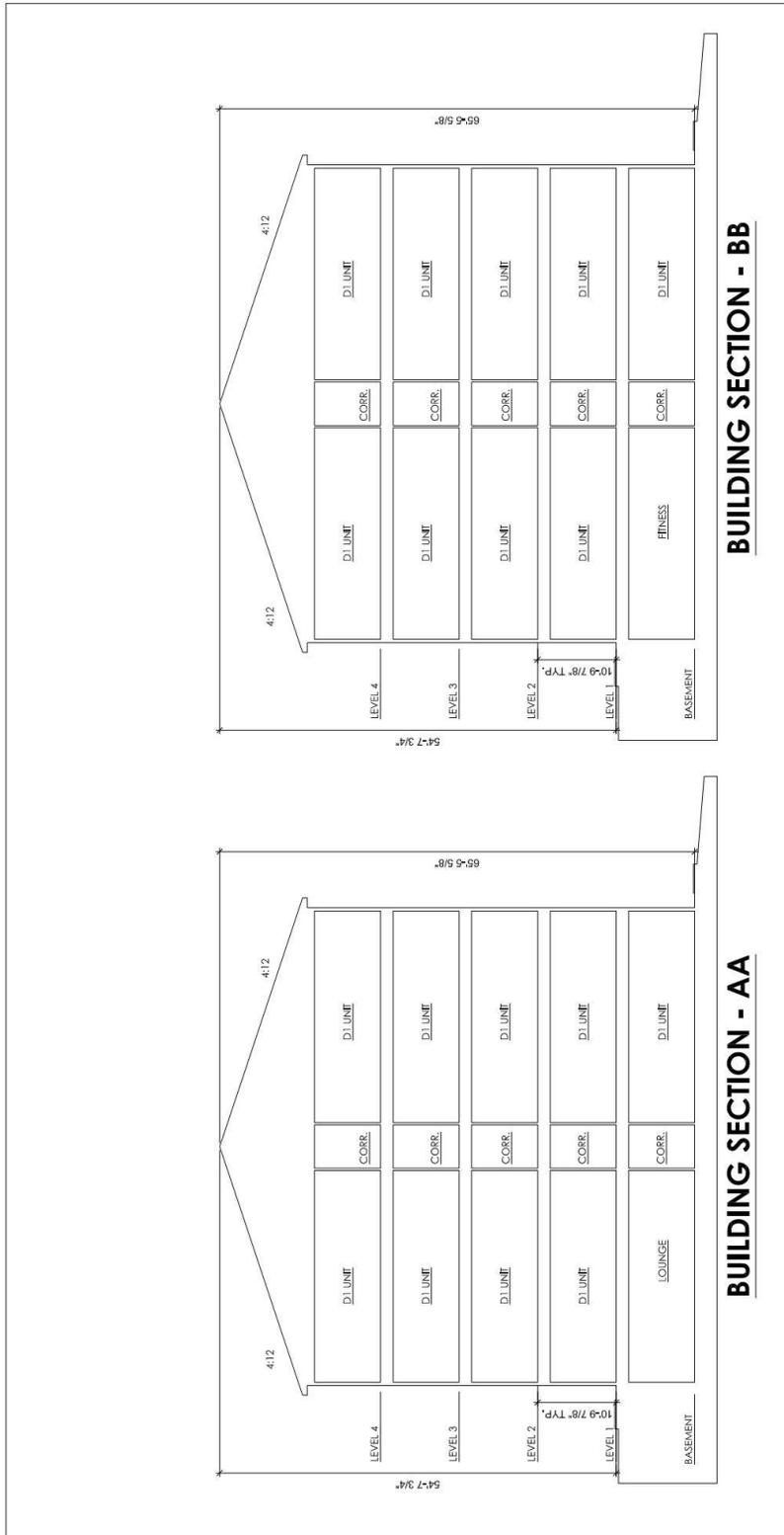
**THE VIEW - Student Apartments near Virginia Tech**  
Blacksburg, VA

MAY 16, 2018

BSB DESIGN

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# APPENDIX EXHIBIT 11 – CONCEPTUAL BUILDING FLOORPLANS, CROSS SECTION & ELEVATION



**THE VIEW - Student Apartments near Virginia Tech**  
Blacksburg, VA

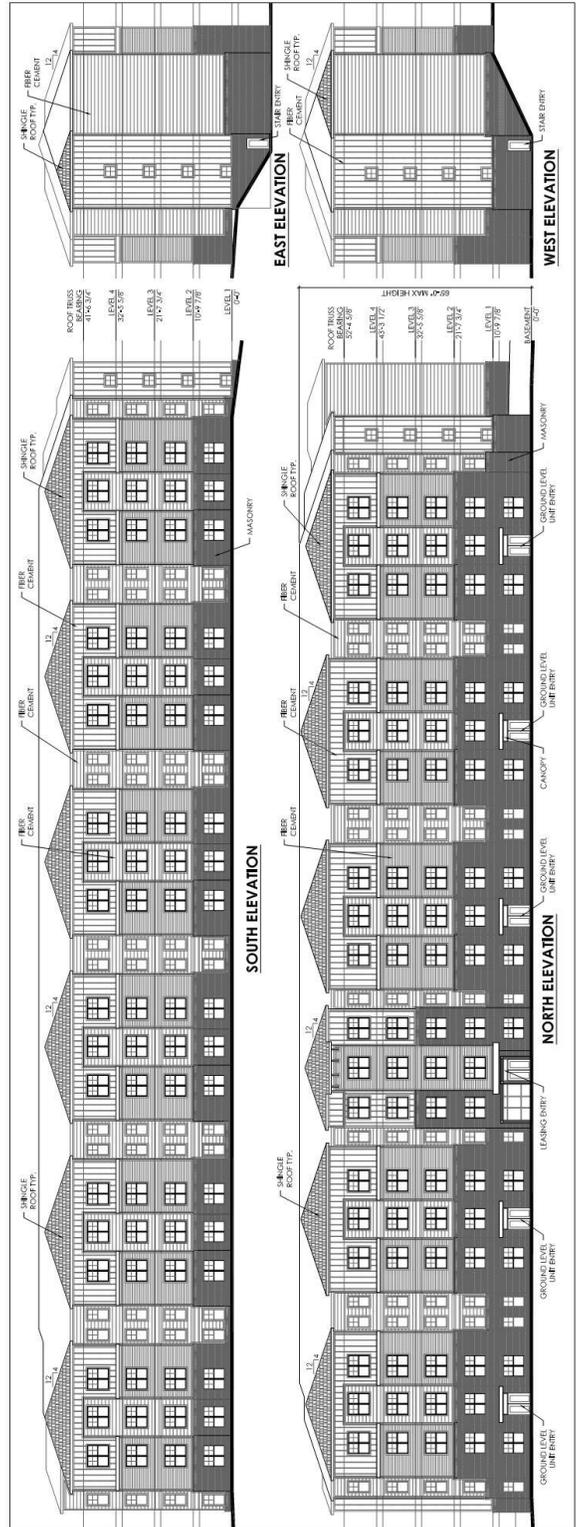
MAY 16, 2018  
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Project #SH180195.00

BSB DESIGN, INC.  
1101 CHARLOTTE AVENUE, SUITE 2000  
CHARLOTTE, NC 28203  
(704) 375-2222

**BSB**  
DESIGN

# APPENDIX EXHIBIT 11 – CONCEPTUAL BUILDING FLOORPLANS, CROSS SECTION & ELEVATION



Project #SH180195.00

**THE VIEW - Student Apartments near Virginia Tech**  
Blacksburg, VA



MAY 16, 2018  
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D.E.S.I.G.A. P.L.L.C.  
1100 COMMONWEALTH BLVD, SUITE 200  
FALLS CHURCH, VA 22034  
(703) 752-2222

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