

MEMORANDUM

To: Planning Commission

From: Maeve Gould, Planner I mg 8

Date: July 13, 2018

Subject: RZN18-0007/ORD 1870 - Request to rezone approximately 1.49 acres from the R-5 Transitional Residential Zoning District to the DC Downtown Commercial Zoning District at the 500 block of South Main Street (Tax Map Nos. 257-B 1 1-13 & 257-B 1 A-C) by Glenn Reynolds (applicant) on behalf of the 500 South Main Condominium Unit Owners Association (owner).

SUMMARY OF REQUEST

| | |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Location | 500-510 S. Main Street |
| Tax Parcel Numbers | 257-B 1 1 - 257-B 1 13 & 257-B 1 A-C |
| Parcel(s) Size | 1.49 acres (16 parcels) |
| Present Zoning District | R-5 Transitional Residential |
| Present Use | Office |
| Existing CUPs | Office in R-5 |
| Number of Units | 13 (condominium units) |
| Current Number of Offices | 10 (office users) |
| Adjacent Zoning District | North: DC Downtown Commercial East: R-4 Low Density Residential South: R-5 Transitional Residential West: R-4 Low Density Residential |
| Adjacent Uses | North: Civic (Blacksburg Motor Company) East: Vacant (OBMS) South: Offices West: Single-Family Residential |
| Adopted Future Land Use | Medium Density Residential |
| Proposed Zoning District | DC Downtown Commercial |
| Proposed Use | Office and other Downtown Commercial Uses |
| Proposed CUPs | Office on the ground floor in DC |
| Proposed Max Height | 60' |
| District Setbacks | Front: 0' Side: 0' Rear: 0' |
| Max Residential Density | 48 bedrooms/acre |
| Parking | None required |

OVERVIEW AND BACKGROUND

Glenn Reynolds, of Reynolds Architects Incorporated, on behalf of the 500 South Main Condominium Unit Owners Association has filed a request to rezone 16 parcels totaling 1.49 acres located at 500-510 S. Main Street from the R-5 Transitional Residential Zoning District to DC Downtown Commercial. Each of the five buildings associated with the proposed rezoning has a Conditional Use Permit for office in the R-5 Zoning District and has been used for over 35 years as office uses. The application does not indicate any site development changes at this time, and the proposed use is commercial and office. No proffered conditions were provided with the submittal. Along with the rezoning request, are Conditional Use Permit applications for each of the buildings for office on the ground floor in the Downtown Commercial Zoning District to allow continued office use on all of the ground floor spaces.

EXISTING SITE CONDITIONS

This site is highly visible with frontage along S. Main Street, and acts as an entrance corridor to downtown. Each public road frontage along the site has sidewalks and the buildings are set back at least 25 feet from S. Main Street, making the site a pedestrian scale. Currently, the site consists of five residential homes that have been converted into offices, with shared parking to the rear and an alley bordering the rear property lines. Collectively, the parcels have three road frontages; South Main Street, Miller Street and Eheart Street. The parking for 500 and 504 S. Main Street can be accessed from Miller Street and the parking for 506, 508 and 510 S. Main Street can be accessed from S. Main Street.

Each building contains two or more units with a variety of office uses including a law office, architectural firm, medical offices and an accounting firm. Listed below is a description of each building by number of units, current uses and Conditional Use Permit for office in R-5 Resolution year and number:

500 S. Main Street

- Two units
- Both units occupied by Snyder & Associates, a construction and development company
- CUP by Resolution 11-D-04 in 2004

504 S. Main Street

- Three units
- Basement - Collegiate Title Agency; Ground and upper floors - Spicer, Olin & Associates law office
- CUP Resolution 101-F-85 in 1985

506 S. Main Street

- Three units
- Two units occupied by Reynolds Architects Incorporated and one is occupied by the Blacksburg Partnership, a public relations office
- CUP Resolution 81-99 in 1981

508 S. Main Street

- Two units
- Basement - Blacksburg Acupuncture; Ground and upper floors - Michael D. Tuck, CPA accounting firm
- CUP at the same time as 506 S. Main Street by Resolution 81-99 in 1981

510 S. Main Street

- Three units
- Basement - Holiday Lodge hotel development office; Ground floor - Porch & Picket Real Estate office; Upper floor - Direct Primary Care medical office
- CUP by Resolution 82-118 in 1982

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The properties also have an alley interface with single family residential homes to the rear. The site, as it exists today, provides a good transition between the residential neighborhood to the side and rear, and the non-residential area to the north fronting South Main St. The existing structures are the appropriate scale for the transition, and the look of the existing structures add character to this portion of S. Main Street as a transition to downtown. The homes were built in the early 1900s and have been well-kept by the applicants. The existing structures retain the residential character and blend in a very compatible way with the residential uses to the rear. The allowance for low intensity non-residential uses by Conditional Use Permit addresses the condition that occupancy as single-family homes is not viewed as desirable on arterials such as S. Main Street.

PROPOSED DEVELOPMENT OVERVIEW

Site Design and Layout

As stated previously, the application does not indicate any site development changes are planned at this time. The applicant has stated that the intent is to retain the site as it is, for office uses. In addition to office uses, commercial uses could occur in the existing structures if the rezoning is approved.

If the rezoning is approved with no proffered limitations, the applicant could submit a site plan at a later date for changes or complete redevelopment of the block as long as the new development is in compliance with the Downtown Commercial zoning district standards and any applicable Use & Design Standards. Staff has concerns about the potential that exists for redevelopment with no evaluation of compatibility or potential impacts which is typically part of the evaluation at the time of rezoning and referenced in Section 1151 of the Zoning Ordinance. At the pre-application meeting staff suggested the applicant consider ways to address this concern.

No proffer statement was included with the application filed on May 31, 2018. This issue was raised by citizens at the neighborhood meeting on July 9, 2018. The applicant then indicated that a proffer statement would be provided. On July 10, 2018, the following morning after the neighborhood meeting, staff received a proffer statement for review from the applicant. The proffer statement is unsigned and the applicant is currently working to obtain signatures. Please refer to the section in the staff report on Proffers for more information.

EVALUATION CRITERIA

The application is evaluated against the criteria listed below in accordance with the applicable sections of the Zoning Ordinance. This review and specific criteria are found in the following section.

The Town Zoning Ordinance Section 1151 states that the Commission is to study all rezoning requests to determine:

- 1) *Whether the proposed amendment conforms to the general guidelines and policies contained in the Comprehensive Plan.*
- 2) *The relationship of the proposed amendment to the purposes of the general planning program of the Town, with appropriate consideration as to whether the change will further the purposes of [the Zoning Ordinance] and the general welfare of the entire community.*
- 3) *The need and justification for the change.*
- 4) *When pertaining to a change in the district classification of the property, the effect of the change, if any, on the property, surrounding property, and on public services and facilities. In addition, the Commission shall consider the appropriateness of the property for the proposed change as related to the purposes set forth at the beginning of each district classification.*

COMPREHENSIVE PLAN

In evaluating whether the proposed use conforms to the general guidelines and policies contained in the Comprehensive Plan, all applicable sections of the Plan should be included in the review of the application. The Comprehensive plan offers a wide range of guiding principles for the future of development with Town. This staff report calls out specific sections in the Plan as major points of analysis, but the merits of the application can be compared with many more sections of the Plan as well.

Comprehensive Plan/Future Land Use

The property is classified as Medium Density Residential on the Town's Future Land Use Map. The Medium Density Residential designation is defined as:

Up to and including ten dwelling units per acre; or up to 20 bedrooms per acre, whichever is less.

Typically implementing Zoning Districts: Transitional Residential (R-5), Old Town Residential (OTR), Planned Residential (PR), and Planned Manufactured Home (PMH).

The existing R-5 Transitional Residential zoning is consistent with the Medium Density Residential designation. Medium Density Residential indicates that up to ten dwelling units per acre or up to twenty bedrooms per acre (whichever is less) is an appropriate for land designated with this use. The proposed Zoning District, Downtown Commercial, allows for up to 48 bedrooms per acre, which is substantially more dense and not consistent with the Future Land Use designation. Additionally, the Medium Density Residential designation does not contemplate commercial or office uses. The R-5 district is an implementing zoning district for Medium Density Residential and allows limited non-residential uses by Conditional Use Permit. The Conditional Use Permit uses are designed to allow for suitability on a case-by-case basis.

Mixed Use and Urban Development Areas

This property is not with a Mixed Use area as designated on the Future Land Use map nor is it within a designated Urban Development Area. UDAs and Mixed-Use Areas are intended to serve as focal points for commercial and residential growth in town. However, the designation of UDA does not prevent developments outside a UDA, nor obligate the Town to approve rezoning or conditional use permit applications within a UDA. The designation of a UDA does not affect zoning, nor does it mandate a specific type of development.

Comprehensive Plan/Map C-Neighborhood, Employment, and Service Areas

The subject property is designated as a Commercial Area as part of a non-residential corridor along Main Street. There is no specific language for this particular area of town with regard to the Neighborhood, Employment, and Service Areas designations. The existing office use reflects a non-residential use which works well given the interface of single family residential to the rear. The property's residential zoning with non-residential uses is not typical, however, given the transitional character of the area from single family residential to commercial, office use is appropriate as a low-intensity non-residential use in this location.

ZONING ORDINANCE REQUIREMENTS

In considering the application against the specific requirements and regulations in the Zoning Ordinance, and discussing the need and justification for the change, the following findings are provided:

Intent of Districts

There is a statement of purpose for each district in the Zoning Ordinance.

Downtown Commercial District §3140

The Downtown Commercial district is the heart of Town culturally, geographically, and historically. It lends the Town its small-town architecture, scale, and feel. It is intended to be a predominantly pedestrian area, catering to bicycle and pedestrian traffic with shops and storefronts close to the road, pedestrian scale, wide walkways, street trees and limited off-street well screened parking. The history of the area is retained with preservation of historic structures and replication of style in additions and expansions. The core of the Downtown exudes the vitality of the interaction of people and activities. Commercial opportunities include a diversity of specialty, retail services, cultural, recreation, entertainment activities, and public functions. The district may also contain residential uses suited to a downtown urban environment. Residential uses are limited to locations in the basement of structures or on upper stories above active street level commercial uses. There may be some circumstances and locations within the district where other urban residential use types that promote year round occupancy and contribute to the fabric of the Blacksburg Historic Overlay District within Downtown may be appropriate.

Zoning District Standards

District standards govern the development of a parcel in a particular district, for any use. These standards establish the lot dimensions, setbacks and coverage to ensure a consistent appearance across a particular district.

The District Standards for the R-5 Transitional Residential district and Downtown Commercial district are listed below. The current uses meet all of the current and proposed District Standards, however if the site were redeveloped at a later date, proposed development standards would be evaluated for conformity to the Downtown Commercial District Standards. General and medical offices are allowed by-right in the Downtown Commercial zoning district only in basements and/or second stories and above.

Sec. 3052 R-5 and Sec. 3142 Downtown Commercial Site District Standards

| Site Development Standards | R-5 Transitional Residential | Downtown Commercial |
|------------------------------|--------------------------------|-------------------------|
| Minimum street frontage: | 45 feet | Must abut public street |
| Maximum Residential Density: | 20 bedrooms per acre | 48 bedrooms per acre |
| Maximum Structure Height: | 35' to 45' | 60 feet |
| Minimum Setbacks: | | |
| Front: | 35' or 25' with parking behind | 0 feet |
| Rear: | 25' | 0 feet |
| Side: | 10' or 20' on corner lot | 0 feet |
| Maximum Lot Coverage: | 55% | Unlimited |
| Maximum Floor Area Ratio | 0.35 | None |

Landscaping and Buffering

Landscaping is required in the R-5 Transitional Residential Zoning District to achieve a minimum canopy coverage of at least 20% of the total lot area. In addition, street trees are required at a rate of one tree per 30' of public road frontage. Parking lot trees are required at one tree per ten spaces and the parking lot canopy coverage requirement is 5% of the parking lot area (excluding the access drives). Offices in the R-5 zoning district require a Type A buffer yard behind the front building line in yards adjacent to R-4 and R-5 zoning districts. An architectural Type A buffer yard includes a 4' screen, 10' buffer yard, and

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small evergreen trees. A vegetative Type A buffer yard includes a 20' buffer yard, small evergreen trees, and one row of small evergreen shrubs. The existing landscaping and buffering is appropriate to the current development and meets the intent of the requirements.

There were no proffers submitted with the application, therefore if the proposed rezoning is approved, the site could be redeveloped as Downtown Commercial and the Downtown Commercial buffer standards would need to be met. There is no tree canopy requirement in the Downtown Commercial zoning district. Additionally, because no parking is required in the Downtown Commercial district, no parking lot trees or parking lot canopy would be required. However, if parking lots are developed, they must meet landscape standards. If the site is redeveloped as Downtown Commercial, a Type C buffer yard would be required to the rear of the property where it abuts the R-4 Low Density Residential District, as well as along the property line located along Eheart Street where the site abuts the R-5 Transitional Residential zoning district. An architectural Type C buffer yard includes a 6' screen, 25' buffer yard, and large and small evergreen trees. A vegetative Type C buffer yard includes a 50' buffer yard, large evergreen trees, small evergreen trees, and one row of evergreen shrubs. The site has a total lot depth of 160'.

Parking Quantity and Location

All of the parking is currently located in two lots to the rear of the property. The parking lot that is accessed from Miller Street has about 20 parking spaces and the lot that is accessed from S. Main Street has about 30 parking spaces, for a total of about 50 parking spaces to the rear of the property. Offices in the R-5 zoning district are required to provide parking behind the front building line and the parking must be compatible in size and bulk with the neighborhood. Office uses require a minimum of 1 parking space per 300 square feet of office use. The amount of parking for commercial uses vary based on the specific use, such as restaurant, retail sales etc.

There are no parking requirements in the Downtown Commercial zoning district. If the site were redeveloped as Downtown Commercial, no parking would be required. However, if a business chooses to provide parking in the Downtown Commercial district, it would need to be located behind the front building line and meet Zoning Ordinance dimension and landscaping requirements.

Signage

Office uses in the R-5 zoning district must specify the location, dimensions and design concept of any proposed signage at the time of the Conditional Use Permit application. A maximum of two permanent signs and three directional signs are permitted per lot in a residential zoning district. Section 5532 of the Zoning Ordinance further details sign regulations, such as the type, size and height, allowed in residential zoning districts.

The Downtown Commercial zoning district will allow a maximum of two signs plus three directional signs are per lot. Only one sign may be a freestanding monument sign, provided that the lot contains a minimum of 100' of frontage on a public street. A maximum of two signs are permitted per establishment in a multi-establishment building. Section 5533 of the Zoning Ordinance further details sign standards in the Downtown Commercial zoning district, including type, size and height of signs allowed.

The application does not provide any information about existing or proposed signage.

Use & Design Standards

Office Uses

There are Use and Design Standards in the Zoning Ordinance that describe specific requirements for office uses in any zoning district. These include maximizing safety at entrances, minimizing entrance impacts on surrounding residential neighborhoods, providing at least one street-oriented entrance, and allowing the use of alternative paving materials. There are additional office use standards specific to the R-5 Transitional Residential district, to ensure compatibility with abutting residential uses. These include:

- The retention and use of upper floors for residential purposes is encouraged, so as to continue and enhance the residential character of the neighborhood.
- A general office which adjoins a R-4, R-5, OTR, RR1, RR2, or PR zoning district shall have a type A buffer yard behind the front line of the principal building.
- For existing structures, no exterior changes may be made that are nonresidential in character.
- Applicants must clearly demonstrate that the use will be compatible with the neighborhood, particularly with regard to traffic circulation, parking, and appearance.
- The scale, massing, and building design should be compatible with the surrounding neighborhood. The structure shall be street-oriented with pedestrian entrances from the street.
- The location, dimensions, and design concept of any proposed signage should be provided at the time of the conditional use permit application.
- Parking shall be located behind the front line of the principal building. Town Council may grant a special exception to this requirement as authorized by Section 1112.

Commercial Uses

The Use and Design Standards of the Zoning Ordinance describe specific requirements based on the type of commercial use, ranging from retail sales to restaurant uses and pawn shops to brewpubs. Any future commercial uses on the property would need to meet the Use and Design Standards for the specific proposed commercial use. The application does not provide any detailed information about proposed commercial uses.

IMPACTS ON PUBLIC INFRASTRUCTURE

In evaluating the potential effect on public services and facilities that this rezoning would have, the Town Engineering department has reviewed the application and the following comments are provided.

Traffic & Transportation

Town engineering staff noted that the applicant has indicated that if rezoned the current use would not change and no additional traffic volume would be anticipated. However, if approved, at a later date this rezoning could support any number of uses that would undoubtedly change the transportation network demands of the adjacent infrastructure, to include public roadways, traffic signals, sidewalk, driveway access and parking. An evaluation of these changes cannot occur at this time. Staff does not have a way to consider traffic impacts of future development as part of the zoning change requested.

The site does not currently have vehicular access to the alley. In either the R-5 Transitional Residential or Downtown Commercial zoning district, vehicular access to the alley would require a Conditional Use Permit (Zoning Ordinance Section 5719).

Stormwater

The application submitted did not include a stormwater management concept plan as the parcels are currently developed. The Town's stormwater engineer has reviewed the application and provides the following comments:

- **Stormwater, Existing Conditions**
 - According to the property owner's association, there are some existing infiltration facilities that currently help treat the stormwater from the existing parking lots. Additionally, the large amount of grass cover in the existing condition (55%) minimizes any other stormwater impacts that are currently generated by the existing buildings and parking onsite.
 - Neighbors have voiced concerns over existing stormwater issues, but the causes of these concerns are still being investigated.
- **Stormwater, Potential Future Development**
 - Any redevelopment of this area based upon a new Downtown Commercial zoning designation could have a significant increase in structure density, impervious cover and downstream stormwater impacts. The developer has not submitted a stormwater concept plan, therefore this analysis is based upon the potential future build-out of this block under the proposed Downtown Commercial zoning designation.
 - Downtown Commercial zoned properties have zero setback and no maximum lot coverage, which allows 100% of the properties to be impervious if redeveloped. In this ultimate build-out scenario, all stormwater increases must be management at the time of development. While stormwater treatment will be required, only the minimum requirements must be met and significant increases in impervious cover will cause an increase of volume of water to be generated and contribute to flooding issues downstream.
 - Staff does not have a way to substantively consider stormwater impacts of future development as part of the rezoning decision.

Water & Sewer

The site is currently served by Town water and sewer, however, not enough information was provided from the applicant in order to determine if adequate water and sewer capacity exist for future development. Any redevelopment based on a new Downtown Commercial zoning designation could have a significant impact on existing water and sanitary sewer utilities. Though an evaluation cannot be performed at this time, the impacts of a redevelopment could require the developer to construct upgrades to the Town's water and sanitary sewer facilities.

CONCURRENT CONDITIONAL USE PERMITS

Offices on the ground floor are only allowed in the Downtown Commercial zoning district with a Conditional Use Permit. Along with the rezoning request, are concurrent Conditional Use Permit applications for each of the buildings for office on the ground floor in the Downtown Commercial zoning district. Due to the current uses of office on the ground floor, the possible approval of the rezoning to Downtown Commercial necessitates simultaneous approval of Conditional Use Permits for these uses in this zoning district. The Conditional Use Permit applications for office on the ground floor for each of the five buildings are attached.

NEIGHBORHOOD MEETING

The neighborhood meeting was held at 5:30 PM on July 9, 2018. Notes and the sign-in sheet from the meeting are attached.

SUMMARY

The Planning Commission is asked to consider and make a recommendation of approval or denial of the proposed Rezoning request. If the request is approved, the property will be rezoned Downtown

Commercial with any proffers offered by the applicant and accepted by Town Council. It is the Council's decision if the proffers offered are sufficient. If denied, the property will continue to be zoned as existing and any such subsequent development application will have to adhere to all the minimum standards found therein. The decision to grant or deny the rezoning request is a discretionary decision, and should be made according to the criteria outlined in §1151, and with the analysis provided.

PROFFERS

The unsigned, draft proffer statement dated July 10, 2018 is attached to this report. The Town Attorney and planning staff have given the proffer statement a preliminary review and identified the following issues:

Proffer #1: Substantial Conformity with Rezoning Application

- This proffer states that the property shall be developed in substantial conformance with the application, however, the application is not sufficiently detailed.

Proffer #2: Maintain Current Structures

- This proffer is not sufficiently binding. It is preferable to not proffer a general intent, but rather a commitment as to whether the structures will be maintained indefinitely or that they will be redeveloped.

Proffer #3: Modifications to Current Structures

- The statement that any modification to an existing building will be designed in substantial conformity with the existing structures is unnecessary. This property is already governed by zoning regulations, and modifications are currently allowed, as long as the conditional use permit conditions and district standards are met. Additionally, substantial conformity to existing structures means there is no opportunity for expansion.
- "Substantial conformance" in this context is difficult to enforce. It is unclear who decides what "substantial conformance" is. In some proffer statements, substantial conformity is determined by the Zoning Administrator.
- In order to use the term "convertible land", it is necessary to provide a definition of the term, with an up-to-date, detailed exhibit as well as specific parameters which define the "area of convertible land"
 - In the 1987 Plat Plan provided with the application, there is an illustration of Convertible Land "A" and Convertible Land "B". This is land that is currently undeveloped on the site. Please see the exhibit attached to this report which highlights these areas. If this is the convertible land referenced in this proffer, a more up-to-date, clear, and detailed exhibit of this area would be useful for evaluation.

Proffer #4: New Construction

- The reference of new construction contradicts Proffer #2 which states that there is currently no intent to engage in any reconfiguration of any of the buildings and structures.
- The description of the transitional nature of the property should be more specific. An "appropriate transitional section" is subjective, does not provide adequate information and would therefore be difficult to enforce. This proffer should include the criteria for determination, such as the scale, massing, height, and architectural features that characterize this site as a transitional area between residential and commercial uses. It is also unclear who would make the determination of an "appropriate transitional section."

Proffer #5: Signage

- It would be useful to know if there is an intent to add signage to the site. The Town is unaware of a desire or need for more signage for office uses on the property. Additionally, owners do not typically proffer that they will meet an existing stand-alone district standard.

Proffer #6: Use of Alley

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- “Applicant” should be replaced with “owner”.
- There are multiple permitted uses in the proposed district in addition to commercial uses. It is unclear if the owner intends to use the alley for other permitted uses in the district, such as office or residential, or to make a commitment that no alley access will occur.

Exhibit A

- This exhibit should be revised based on the above comments.

KEY ELEMENTS FOR DISCUSSION

- Compatibility to adjacent uses
- Existing development and possible impacts of redevelopment
- Proffer wording

ATTACHMENTS

Staff Appendix

Staff GIS Maps

Neighborhood Meeting Notes & Sign-In Sheets

Rezoning Application dated May 31, 2018

Conditional Use Permit Applications received June 22, 2018

Draft Proffer Statement dated July 10, 2018

Convertible Land Exhibit

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Staff Appendix

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

PHYSICAL SITE DEVELOPMENT

Building Orientation, Scale, Massing, Height

- **Comprehensive Plan Land Use Policy 6:** Consider the compatibility of development with surrounding uses. Utilize strategies such as landscaping or other buffering techniques along with modification of site design to minimize impacts and facilitate compatibility
- **Downtown Commercial District site development standards. §3142**
 - Each lot must abut a public street.
 - Maximum residential density: Forty-eight (48) bedrooms per acre.
 - Maximum structure height: Sixty (60) feet.
 - Building facades shall maintain a consistent street edge, with the exception of building articulation variation, passages for pedestrian access and drives to parking areas. The street elevation of principal structures shall have at least one (1) street-oriented entrance, and contain the principal windows of the structure.
 - All roof-top equipment shall be enclosed in building materials that match the structure or which are visually compatible with the structure.
 - Sidewalk width from back of curb to the building at ground level shall be at least ten (10) feet for Main Street frontage and eight (8) feet for all other street frontage in the district. Transitioning to existing sidewalks of narrower widths shall be allowed when existing structures preclude such sidewalks from meeting minimum widths; provided, however, that no structure shall be placed within a transition area that would preclude extension of the sidewalk in the future to the widths required by this section.
 - Automobile entrances to the site shall be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on the surrounding area. A maximum of two (2) curb cuts shall be allowed per street frontage. Factors including the number of existing curb cuts in the area, the potential for increased traffic hazards and congestion, and the number of travel lanes of the street that serves the site shall be used to determine the number of curb cuts permitted.
 - Sidewalk displays of retail merchandise are permitted, provided that: (1) at least five (5) feet of clearance is maintained at the store front entrance for adequate and uncluttered pedestrian access; (2) the display is located against the building wall and does not extend more than three (3) feet into the sidewalk; and (3) the display area does not exceed seventy-five (75) percent of the length of the storefront
 - All utility lines, electric, telephone, cable television lines, etc., shall be placed underground.
- **Downtown Commercial District site development standards. §3143**
 - This section applies to all new structures and to additions of four hundred (400) square feet or more to existing structures.

- The use of contemporary interpretations of earlier design styles of surrounding structures in the Downtown Commercial District is encouraged; including characteristics such as scale, massing, roof shape, window size, shape and spacing, and exterior materials. The Historic District Advisory Guidelines should also be used as reference materials.
- The street elevation of principal structures shall have at least one (1) street-oriented entrance, and contain the principal windows of the structure.
- Illustrations submitted for review shall include drawings, renderings, or perspectives of a professional quality which illustrate the scale, massing, roof shape, window size, shape and spacing, and exterior materials of the structure and the context of the structure(s) on the site. Floor plans and samples of building materials shall also be included.
- The Historic or Design Review Board shall review the rezoning, conditional use permit, special exception, site plan or other types of development applications when exterior building changes are proposed and make recommendations to the applicant for amendments to achieve consistency with this section. These recommendations are generally advisory only. It is not mandatory that the applicant comply with the recommendations of this Board except (i) in accordance with Zoning Ordinance §§ 3284 and 3287 regarding demolition or relocation of Contributing Structures in the Blacksburg Historic Overlay District or (ii) to obtain the density bonus permitted by Zoning Ordinance § 3142.
- **General Office Use & Design standards. §4420**
 - Exterior lighting shall be compatible with the surrounding neighborhood.
 - Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
 - The street elevation of the principal structure shall have at least one (1) street-oriented entrance, and contain the principal windows of the office.
 - Loading areas shall be sited in such a way so as to minimize the impact on any surrounding neighborhood. Sufficient screening meeting the standards of Article V, Division 3 of [the Zoning] Ordinance shall be provided to screen and diffuse noise impacts on adjacent residences. A type D buffer yard shall be required when a loading area is located adjacent to a residential use.
 - The use of alternative paving material, such as brick pavers or porous pavement is permitted.
 - Additional standards in the...DC...zoning district: parking shall be located behind the front line of the principal building. Town Council may grant a special exception to this requirement as authorized by Section 1112.

Setbacks, Lot Coverage, Buffer Yards & Landscaping

- **Comprehensive Plan Community Character Principle 16:** Responsible site design and development practices will minimize environmental impacts within the town
- **CCP.22:** Gateway entry corridors are the first impression for visitors and residents and should reflect the care and quality of the Town. The Town will provide landscaping and maintenance, and entry and wayfinding signage within the right-of-way at key gateways. Development proposals in gateway corridors should be designed with aesthetic features such as parking areas, landscaping, and signs, all of which affect the visual quality of entrance areas and corridors.

- **Comprehensive Plan Environment Objective 17:** As a part of the development review process, the Town will evaluate a proposed development's impact and proposed mitigation measures for the following:
 - Open Space
 - Urban forest canopy
 - Viewsheds
 - Cultural Resources
 - Watershed
- **Comprehensive Plan Sustainability Objectives & Policy 6:** Promote, protect and enhance the Town's urban forests through Town initiatives and in the development review process. Minimize site disturbance to protect existing tree canopy, native vegetation, and pervious surfaces to encourage open space.

PARKING, TRAFFIC, AND CIRCULATION

- **Comprehensive Plan Transportation Objective & Policy 50:** The development review process ensures:
 - Surface parking facilities are landscaped and appropriately lighted
 - Structured parking facilities are designed to minimize the visual impact of the bulk of the structure and the horizontal appearance of a parking deck
 - New parking lots minimize impacts on stormwater
- **Office Use & Design Standards. §4420(d)**
 - Additional standards in the...DC...zoning district: parking shall be located behind the front line of the principal building. Town Council may grant a special exception to this requirement as authorized by Section 1112.
- **CCP.13:** Increasing the safety and efficiency of traffic flow on arterial and collector roads is important in maximizing the functionality of the transportation network. For commercial developments: minimize curb cuts and driveways, add internal connections between adjacent properties and optimize signal timing. For residential developments: design an internal connected street grid system as well as connections to the external street system, along with traffic calming measures.

COMMERCIAL DEVELOPMENT

- **Comprehensive Plan Community Character Principle 7:** Pedestrians, bicyclists and transit riders are better served by buildings that meet the street with meaningful street-oriented entrances and vehicular parking located to the side or rear. Parking should not be a dominant feature of the development. There should be clearly defined safe pedestrian routes to buildings and to the public sidewalk system across vehicle travel ways.
- **CCP.8:** To ensure economic viability over time, commercial structures should be constructed with quality building materials and maintained. Quality construction and materials should be used so that new buildings withstand the test of time and are not designed for obsolescence. Architectural style should be sensitive to the character of surrounding properties. The conversion of existing residential property to small scale commercial or office uses should use the existing residential structure on-site or construct the new building in a scale and design that does not detract from the character of the neighborhood.

NEIGHBORHOOD, EMPLOYMENT AND SERVICE AREAS

Key Issues for Commercial and Employment Areas include:

- *The activity in these areas generates traffic and congestion. Mass transit, alternative transportation and other creative options such as staggered working hours and telecommuting can mitigate some of these negative impacts.*
- *Connectivity between the non-residential uses in these areas provides for options for employees and customers alike to move between the uses without having to go out into the main road network. Connections should be safe for pedestrians, bicyclists, and vehicles.*
- *There is an opportunity to upgrade technology infrastructure in these areas so they can become more economically competitive.*
- *With a variety of commercial and employment areas throughout the Town, strengthening and expanding that economic vitality while adding to a high quality of life for residents is a primary focus.*
- *Site design elements such as street orientation, preservation of historic landmarks, adequate open space, and effective and efficient use of land are important to these areas and can address the Town's goal of economic, environmental, and social sustainability.*
- *Implement the 2012 Economic Development Strategies (see Jobs & Housing).*

RZN18-0007
500 Block
S. Main Street

Downtown
Commercial



Parcels



Blacksburg TOWN OF
VIRGINIA



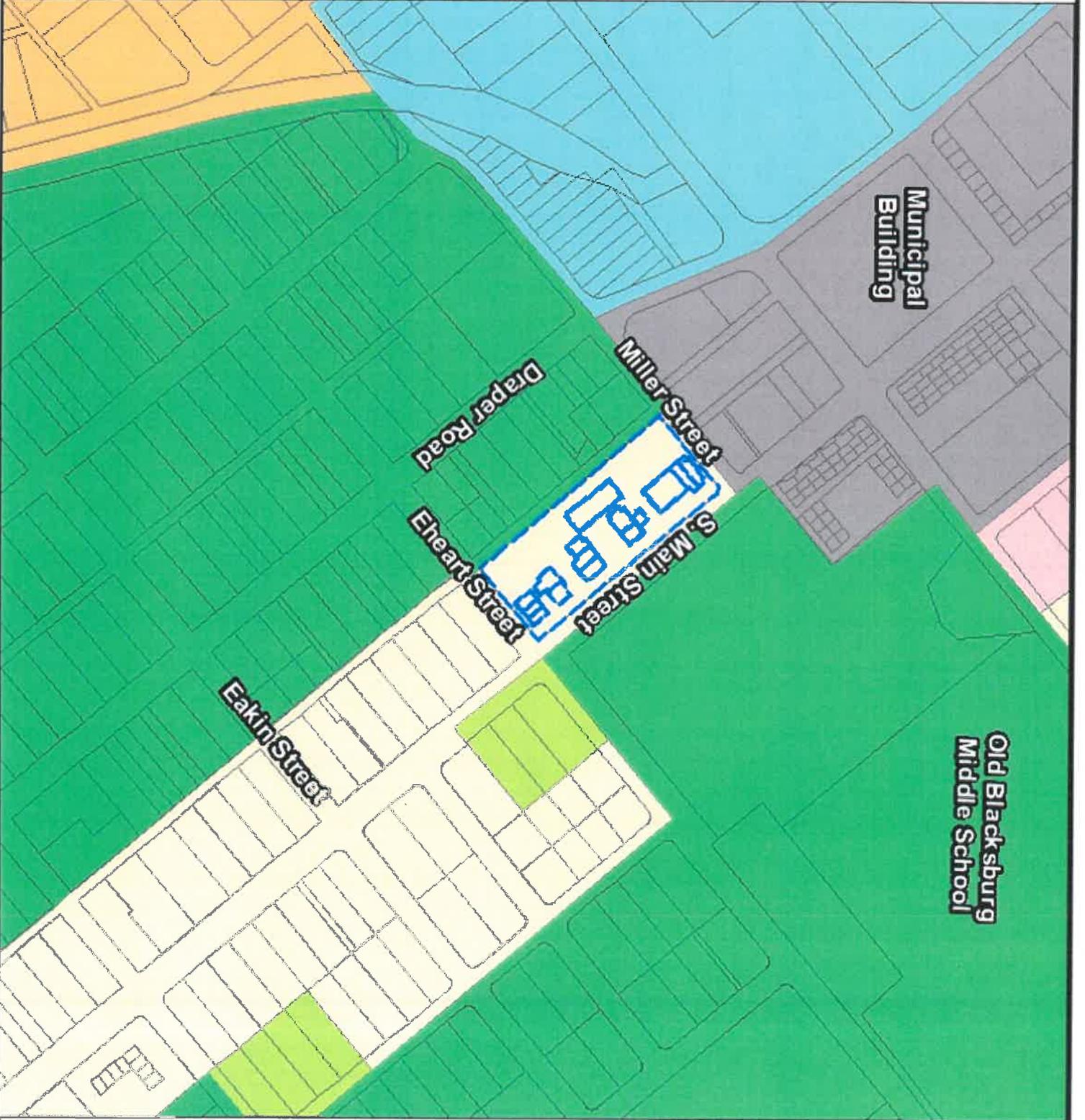
**RZN18-0007
500 Block
S. Main Street**

Current Zoning

-  Subject Properties
-  Parcels
-  DC Downtown Commercial
-  O Office
-  OTR Old Town Residential
-  PR Planned Residential
-  R-4 Low Density Residential
-  R-5 Transitional Residential
-  RM-27 Low Density Multifamily Residential



TOWN OF
Blacksburg
VIRGINIA



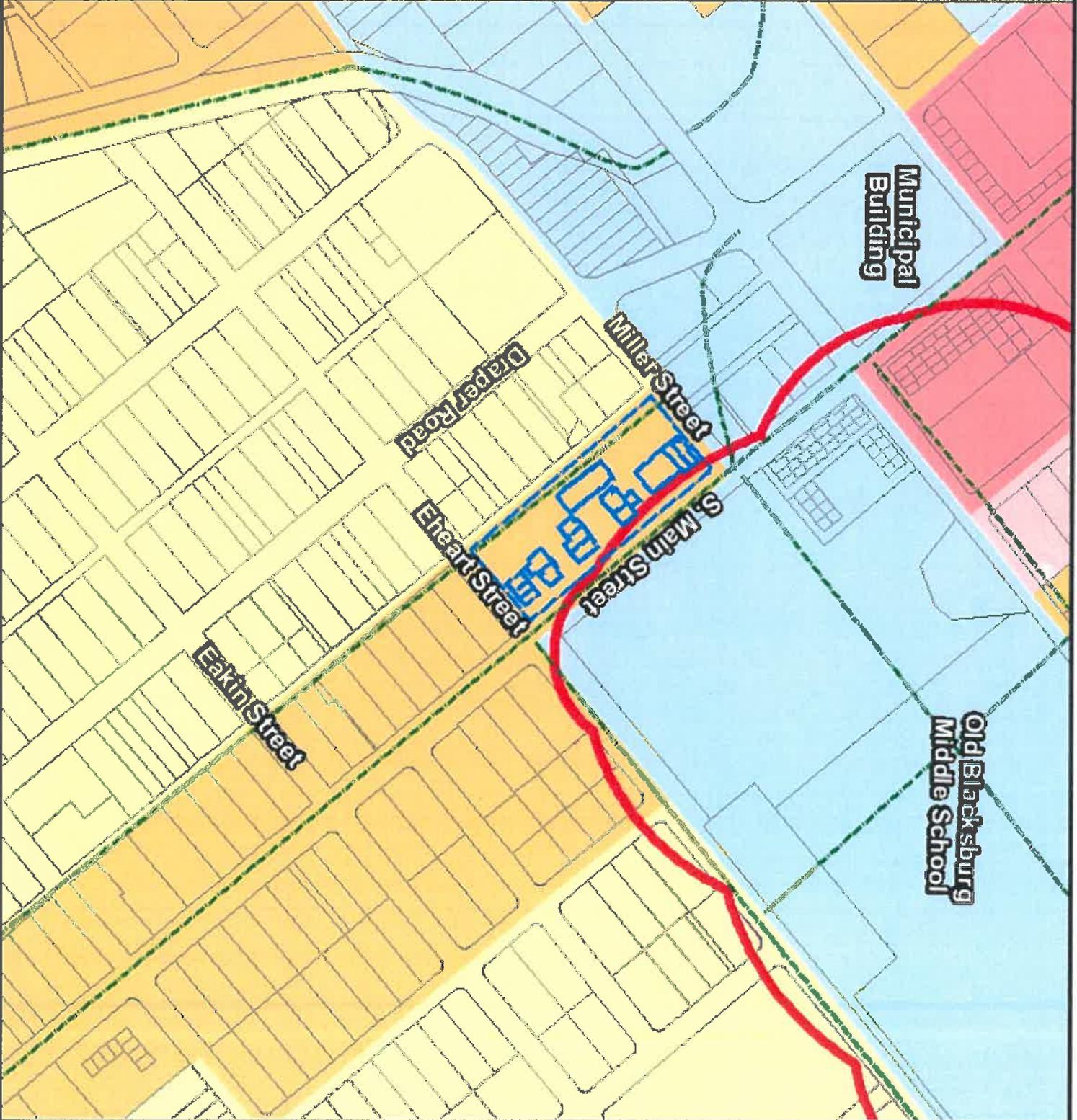
RZN18-0007
500 Block
S. Main Street

Future Land Use Map

-  Subject Properties
-  Mixed Use
-  Paths to the Future
-  Parcels
-  Low Density Residential
-  Medium Density Residential
-  Civic
-  Low Impact Commercial
-  High Impact Commercial



TOWN OF
Blacksburg
VIRGINIA



RZN18-0007
500 Block of South Main Street Rezoning
Neighborhood Meeting

Monday, July 9, 2018

5:30 PM

Blacksburg Motor Company Building Large Conference Room
400 South Main Street

Town staff in attendance were Maeve Gould, Anne McClung and Kasey Thomsen. Glenn Reynolds and John Spicer were attending as the applicant/owner.

The neighborhood meeting began at 5:34 pm.

Maeve Gould opened the meeting by explaining the Town of Blacksburg's role in reviewing and processing the application, as well as timeline and meetings proposed to discuss and decide on this application. She informed those present that along with the rezoning application that they may be familiar with, the applicant had also submitted five conditional use permit applications for Office on the Ground Floor in DC Downtown Commercial. She explained that these would be necessary if the rezoning was granted. She also referred those in attendance to the Town's website where the applications, documents and any and all proposed meetings and updates to the project could be found.

Glenn Reynolds then spoke about the history of the location and that, although they are zoned residential and are condominiums, they have been in continued use for 35 years as offices. He also explained who the owners are and the owner structure of the buildings.

-An attendee asked a question about the location of the subject parcels.

-An attendee wanted clarification that the buildings were technically condominiums but were not residential.

-A citizen asked how far down the block of buildings went (down South Main Street).

-An attendee that owns a property behind the buildings mentioned that she and her husband have called several times about stormwater runoff from the buildings entering and eroding the back yard of their property and causing the shared alley to pothole. Mr. Reynolds promised to follow up with them later to get more details.

-A citizen asked if they (the applicant) receive the Town's stormwater credit.

-An attendee asked why they wanted the change to Downtown Commercial.

-A citizen stated that she thinks the change to Downtown Commercial is unnecessary. The applicant has functioned quite well within the R-5 standards and any change would ultimately and permanently change Blacksburg.

-A citizen asked if the zoning change were approved, could the buildings be torn down and rebuilt.

-A citizen asked that proffers be offered to retain the character of the structures as they currently are.

-An attendee asked what could be done by-right if the area was zoned to Downtown Commercial.

-Does the rezoning run with the land or the owner?

-A citizen asked why the zoning needs to be "fixed". What problems exist now that would be fixed by rezoning?

-A citizen asked if they intend to redevelop the property if the rezoning was approved.

-An attendee stated that she thinks they have what they need. They feel that the applicant is not thinking about the neighbors or the character of the buildings or the area where they are located. The attendee fears that if the zoning is changed, a large development will eventually appear at that location and thinks that the Town should deny the request.

-An attendee stated that another attendee had a good point that a new owner could come in and change things drastically.

Glenn Reynolds then spoke with Anne McClung about scheduling a time to talk about formulating a proffer statement.

The meeting was adjourned at 6:18 pm.



506 SOUTH MAIN STREET, BLACKSBURG, VIRGINIA 24060
May 31, 2018

Ms. Anne McClung, Director
Town of Blacksburg
Planning & Building
400 South Main Street
Blacksburg, VA 24060

RE: 500 Block South Main Rezoning
Blacksburg, Virginia

Anne,

Please see the following additional information for clarification:

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

The attached Change in Zoning Application (Rezoning) is attached.

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

See attached the Plat Plan.

3) Building elevations for all proposed buildings -or- elevations showing any changes to existing buildings

There are no proposed new or changes to the 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

See attached the Vicinity Map.

5) Legal description of the property

See attached Legal Description of Property.

6) Completed VDOT 527 (Traffic Impact Analysis) Form

See attached Town of Blacksburg – VDOT Traffic Impact Analysis (TIA) Supplemental Application.

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ENGINEERING AND GIS
DEPARTMENT

Ms. Anne McClung
May 31, 2018
Page 2

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)

See attached list of adjacent property owners and check for postage, (\$4.41) included in total check amount.

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

See attached Check for the fee for posting the public hearing signs. (\$100.00) included in total check amount.

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

See attached Check for the fee for Rezoning. (\$1,500.00) included in total check amount of \$1,604.41.

10) Proof of pre-submittal meeting between Town staff and applicant/agent

The Pre-submittal meeting was held on February 6, 2018.

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)

All Property Taxes are current.

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)

See attached list of individual members of the 500 Block Condominium Association

13) Proffer statements that meet the requirements as stated below

There are no proffers.

14) Digital copies (PDF) of all application materials are required at the time of submittal, or within 10 working days of the submittal date.

See attached digital copy (flash drive).

Ms. Anne McClung
May 31, 2018
Page 3

Also, see attached:

1) Town of Blacksburg Change of Zoning Classification Application (Rezone)

| | | | |
|-----------|--------------|-----------|-----------------|
| 2) Check: | Postage | \$ | 4.41 |
| | Sign Posting | \$ | 100.00 |
| | Rezoning Fee | <u>\$</u> | <u>1,500.00</u> |
| | Total | | \$1,604.41 |

3) 2017 Comprehensive Plan Future Land Use Proposal

Sincerely,
REYNOLDS ARCHITECTS INCORPORATED



Glenn P. Reynolds, AIA
Member / Representative of 500 Block Condominium Association

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

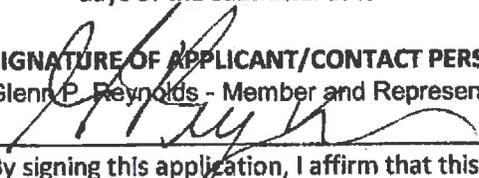
This application and all accompanying information must be submitted in full before the Rezoning Request can be accepted by Town staff. Once the Planning and Building Department accepts the application, it will be referred to the Planning Commission and Town Council for consideration. The application 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:

Glenn P. Reynolds - Member and Representative of 500 Block Condominium Association



DATE: May 31, 2018

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

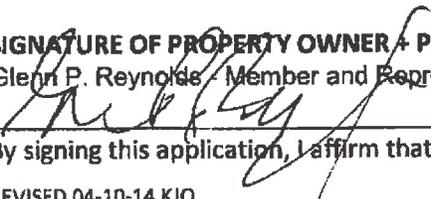
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MAY 31 2018

ENGINEERING AND GIS DEPARTMENT

SIGNATURE OF PROPERTY OWNER + PRINTED NAME:

Glenn P. Reynolds - Member and Representative of 500 Block Condominium Association



DATE: May 31, 2018

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

**500 SOUTH MAIN CONDOMINIUM
OWNERS ASSOCIATION, INC.**

June 15, 2018

Planning Commission
Town of Blacksburg
400 South Main Street
Blacksburg, VA 24060

Re: 500 South Main Street, Blacksburg

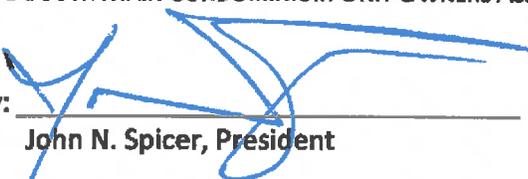
To Whom it May Concern:

Please take notice that the rezoning application for the 500 block of South Main Street, Blacksburg, Virginia, is made with the full knowledge and support of the condominium association and of all owners of condominiums within the condominium regime and 500 block of South Main Street, Blacksburg, Virginia.

Should you have any questions or comments please feel free to contact me.

Sincerely,

500 SOUTH MAIN CONDOMINIUM UNIT OWNERS ASSN.

By: 

John N. Spicer, President

SEEN AND AGREED:

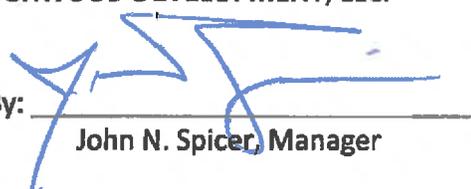


GEORGIA ANN SNYDER-FALKINHAM

Owner of 500 & 510 South Main St.

BOXWOOD DEVELOPMENT, LLC.

Owner of 504 South Main St.

By: 

John N. Spicer, Manager

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JUN 15 2018

ENGINEERING AND GIS
DEPARTMENT


GLENN P. REYNOLDS

Owner of 506 South Main St.

TRISON PROPERTIES, LLC.

Owner of 504 South Main St.

By: 
Michael Tuck, Manager

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JUN 15 2018
ENGINEERING AND GIS
DEPARTMENT

OFFICE USE ONLY

DATE RECEIVED _____
PRESUBMITTAL MEETING DATE _____

RZN NUMBER _____

Location or Address of Property for Rezoning:
500 Block South Main Street, Blacksburg, VA

- Tax Parcel Number(s): 027821, 027822, 027823, 027824, 027825, 027826, 027827, 027828, 027829, 027830,
027831, 027832, 027833, 027834, 027835, 027836

Acreage: 1.49 acres

Present Zoning District: R-5

Proposed Zoning District: Downtown Commercial (DC)

Present Use of Property: General Commercial / Offices

Proposed Use of Property: Downtown Commercial / Offices

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: Glenn P. Reynolds – Member and Representative of 500 Block Condominium Association

ADDRESS: 506 South Main Street, Blacksburg, VA 24060

PHONE: 540/552-7575

EMAIL: rarch1@verizon.net

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: Glenn P. Reynolds – Member and Representative of 500 Block Condominium Association

ADDRESS: 506 South Main Street, Blacksburg, VA 24060

PHONE: 540/552-7575

EMAIL: rarch1@verizon.net

ENGINEER/ARCHITECT (optional)

NAME: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

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

For more than 35 years, the 500 Block of South Main has been an established Commercial / Office Development. With potential change of the zoning for the OMS property, the change of the 500 Block would bring the property in compliance with the actual

use.

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

The proposed rezoning does not anticipate any adverse effect on public services or facilities. The 500 Block is currently served by all the necessary public utilities (water, sewer, gas, electricity). There is on-site parking servicing the individual businesses.

Justify appropriateness of the property for the proposed change, as it relates to the intent of the zoning district requested and applicable use and design standards for all proposed uses

In developing the 500 Block Development, the Town's design standards were always considered. Design Standards, such as reuse of existing structures, parking behind the front building line, appropriate signage, shared site access, etc. A matured and maintained green buffer yard between rear property and low density residential properties. The alley along the rear of the properties has no vehicular access to the parking. Stormwater management is handled by an underground infiltration trench running along the rear of the properties.

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

The current Comprehensive Plan shows the properties as Medium Density Residential. The current use is Commercial / Offices and is inconsistent with the Comprehensive Plan. A future Land Use Proposal Application has been submitted to the Town.

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

The proposed rezoning change will bring the properties into consistency with the actual use of the land. The 500 Block has been a unified development and has been highly maintained for many years. The development has been a long standing good neighbor to the adjacent properties. The rezoning will allow the 500 Block Condominium Association to continue its high level of presents in the community and the Town.

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

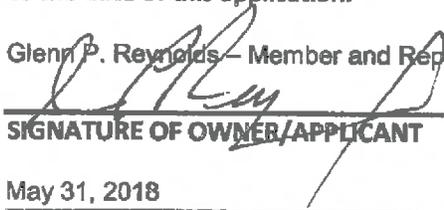
Attach proffer statement with application.

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.

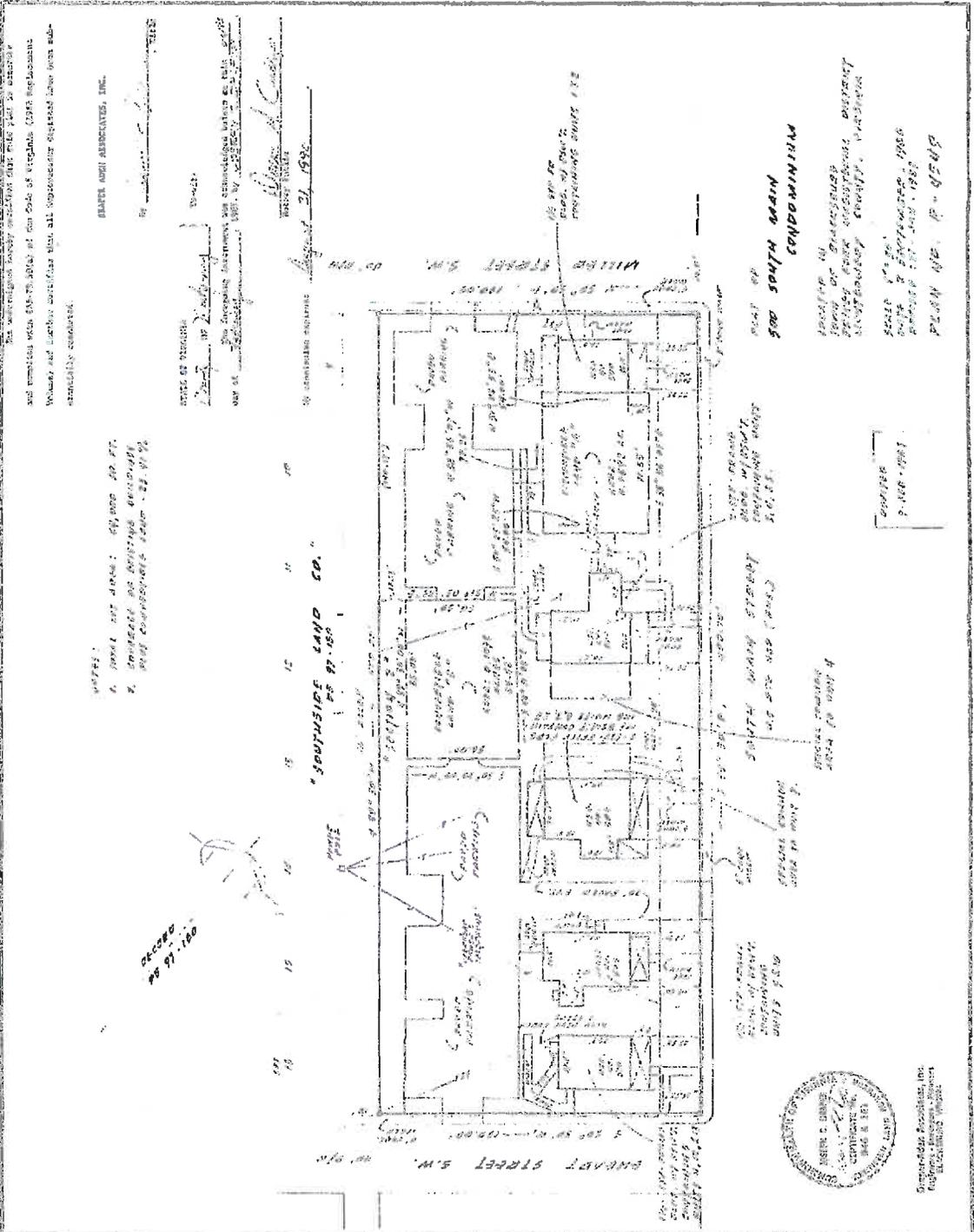
Glenn P. Reynolds – Member and Representative of 500 Block Condominium Association



SIGNATURE OF OWNER/APPLICANT

May 31, 2018

DATE



and permits with the (SOUTHSHORE) of the City of Virginia. (SOUTHSHORE) will be responsible for all necessary electrical work from sub-assembly conductors.

DATE: AUGUST 21, 1986

- 1. TOTAL LOT AREA: 64,000 SQ. FT.
- 2. IMPROVEMENTS AS SHOWN ON THIS PLAN.
- 3. TOTAL IMPROVEMENTS VALUE: \$1,100,000.

DATE OF THIS PLAN: AUGUST 21, 1986

BY: [Signature]

FOR: SOUTHSHORE LAND CO.

THIS PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF VIRGINIA. THE CITY OF VIRGINIA WILL BE RESPONSIBLE FOR ALL NECESSARY ELECTRICAL WORK FROM SUB-ASSEMBLY CONDUCTORS.

500 SOUTH MARYLAND

PREPARED BY: [Firm Name]

DATE: AUGUST 21, 1986

SCALE: 1/4" = 10'

DATE: AUGUST 21, 1986



Engineering Associates, Inc.
Professional Engineers
12345 Main Street
Richmond, Virginia

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ENGINEERING AND GIS DEPARTMENT



VINICITY MAP

MAY 31 2018
 ENGINEERING AND GIS
 DEPARTMENT

**LEGAL DESCRIPTION OF PROPERTY
FOR 500 BLOCK CONDOMINIUM ASSOCIATION**

All those common elements, limited common elements and units and premises comprising the Condominium Regime known as the "500 South Main Common Condominiums", lying, being and situate in the Price's Fork Magisterial District, Town of Blacksburg, County of Montgomery, Virginia, and the undivided interest in the common elements appurtenant thereto, pursuant to the Declaration of South Main Common Condominiums and as more particularly described on the Plats and Plans attached, respectively, as exhibits to the Declaration of South Main Common Condominiums (the "Declaration"), which Declaration and attached exhibits is recorded in the Clerk's Office of the Circuit Court of Montgomery County in Deed Book 565 at Page 455.

TOGETHER WITH the following appurtenant easements:

- 1) Nonexclusive easements for ingress, egress and support of said units through the common areas and facilities for repair of said units through all other units and through the common areas and facilities.
- 2) An exclusive easement to use any common areas and facility appurtenant to said units.

TOGETHER WITH an undivided interest as tenant in common in and to the common areas and facilities as such interest is established in accordance with the formula set forth in Exhibit "B" of the Declaration.

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MAY 31 2018
ENGINEERING AND GIS
DEPARTMENT

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: 500 Block Condominium Association
- Address/Location: 500 Block South Main Street, Blacksburg, VA
- Tax Map Parcel: 027821, 027822, 027823, 027824, 027825, 027826, 027827, 027828, 027829, 027830, 027831, 027832, 027833, 027834, 027835, 027836
- Size of Site: 1.49 Acres
- Proposed Use: Downtown Commercial (DC)
- Current Zoning District: R-5
- Existing Future Land Use Classification: Medium Density Residential

This application is submitted in conjunction with a

- Rezoning Application. Proposed Zoning District: Downtown Commercial (DC)
- 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 _____ 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 _____ 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): _____
 Address: _____
 Phone: _____ Fax: _____
 Email address: _____

Applicant to whom review comments will be sent: _____
Address: _____
Phone: _____ Fax: _____
Email address: _____

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.

Glenn D. Reynolds -- Member / Representative of
500 Block Condominium Association

SIGNATURE OF APPLICANT: _____ **Date:** May 31, 2018

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

ADJACENT PROPERTY OWNERS

Tax Parcel: 230165
Owner 1: Montgomery County
Owner 2: Board of Supervisors

Address: 755 Roanoke Street, Suite 2E
Christiansburg, VA 24073

Tax Parcel: 009289
Owner 1: Den Hill Properties LLC

Address: 1866 Den Hill Road
Christiansburg, VA 24073

Tax Parcel: 009290
Owner 1: David A. Angle
Owner 2: Paula D. Relf

Address: 1866 Den Hill Road
Christiansburg, VA 24073

Tax Parcel: 007461
Owner 1: Biswarup Mukhopadhyay
Owner 2: Endang Purwantini

Address: 108 Primrose Drive
Blacksburg, VA 24060

Tax Parcel: 004329
Owner 1: Alexander X. Niemiera
Owner 2: Jennifer Price Niemiera

Address: 506 Draper Road
Blacksburg, VA 24060

ADJACENT PROPERTY OWNERS

Tax Parcel: 010612
Owner 1: RGB Holdings LLC
Owner 2: KMB Holdings LLC

Address: 80 Windy Way Lane
Fincastle, VA 24090

Tax Parcel: 005624
Owner 1: Robert Allan Butt, Jr.

Address: 102 Eheart Street, W.
Blacksburg, VA 24060

Tax Parcel: 010063
Owner 1: William E. Osborne
Owner 2: Suzan McGann Osborne

Address: P.O. Box 10132
Blacksburg, VA 24062

Tax Parcel: 006142
Owner 1: Epsilon Hexaton Alumni Foundation
Owner 2: c/o Joe Jarboe

Address: 314 W. Grace Street, Apt. 304
Richmond, VA 23220

Property Owner(s)

Georgia Anne Snyder Falkinham
2220 Woodland Hills Drive
Blacksburg, VA 24060
540/552-3377
gahsnyder@yahoo.com

Boxwood Development LLC
c/o John N. Spicer
1506 Boxwood Drive
Blacksburg, VA 24060
540/552-0007
jspicer@spicerlawfirm.com

Glenn & Dixie Reynolds
c/o Glenn P. Reynolds
Reynolds Architects Incorporated
506 South Main Street
Blacksburg, VA 24060
540/552-7575
rarch1@verizon.net

Trison Properties LLC
508 South Main Street
Blacksburg, VA 24060
540/552-3531
mike@mtuckcpa.com

**TOWN OF BLACKSBURG
CONDITIONAL USE PERMIT APPLICATION**

This application and all accompanying information must be submitted in full before the Conditional Use Permit 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. Any conditions of approval are binding. Other conditions may apply. Please contact the Planning and Building Department at (540) 961-1126 for application deadline or questions, or to schedule the required pre-submittal meeting.

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- 2) One copy of a site plan with surveyed boundaries for the property showing the lot, existing and proposed structures, site improvements, stormwater management areas, 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) Stormwater Management Concept Plan and calculations
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- 12) Prior to the initiation of an application for Conditional Use Permit, 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)
- 13) Any applicant for a Conditional Use Permit 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)
- 14) Digital copies (PDF) of all application materials are required at the time of submittal, or within 10 working days of the submittal date.

RECEIVED

SIGNATURE OF APPLICANT/CONTACT PERSON + PRINTED NAME:

Glenn F. Reynolds - Member and Representative of 500 Block Condominium Association



DATE: May 31, 2018

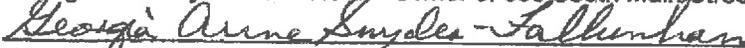
JUN 22 2018

ENGINEERING AND GIS
DEPARTMENT

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

SIGNATURE OF PROPERTY OWNER + PRINTED NAME:

Georgia Ann Snyder-Falkinham - Owner of 500 South Main Street



DATE: May 31, 2018

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

Location or Address of Property for Conditional Use Permit:
500 South Main Street

Tax Parcel Number(s): 027822, 027834

Acreage 1.49 acres

Present Zoning District: Downtown Commercial (DC) (Proposed)

Present Use of Property: General Commercial / Offices

Proposed Use for the Property General Commercial / General Offices

Conditional Use Requested: Ground Floor - General Offices Code Section 3141 (b)

Is this request for an amendment to an existing Conditional (Special) Use Permit? No

Previous Conditional (Special) Use Permit Number/Resolution Number ---

APPLICANT/CONTACT PERSON (Contract Purchaser if applicable)

NAME: Glenn P. Reynolds – Member and Representative of 500 Block Condominium Association

ADDRESS: 506 South Main Street, Blacksburg, VA 24060

PHONE: 540/552-7575 EMAIL: rarch1@verizon.net

PROPERTY OWNER(s) (If property is held in an LLC or other corporation, names of all partners must be disclosed. Signatures may be obtained and submitted on a separate sheet if needed)

NAME: Georgia Ann Snyder-Falkinham

ADDRESS: 500 South Main Street, Blacksburg, VA 24060

PHONE: 540/552-3377 EMAIL: gahsnyder@yahoo.com

ENGINEER/ARCHITECT (optional)

NAME: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

Please provide the following information - attach separate pages if necessary:

Description of the proposed use (or site modification)

Proposed use will be General Offices

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed.

The character of the existing structures provides excellent opportunity for office conversion.

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There are no modification exceptions being requested to the CUP.

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Not applicable.

**TOWN OF BLACKSBURG
CONDITIONAL USE PERMIT APPLICATION**

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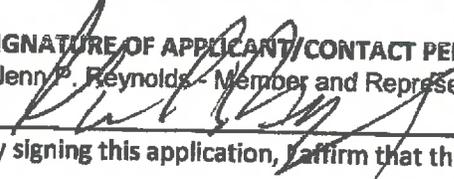
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Glenn P. Reynolds - Member and Representative of 500 Block Condominium Association



DATE: May 31, 2018

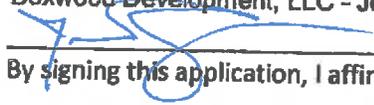
JUN 22 2018

ENGINEERING AND GIS DEPARTMENT

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

SIGNATURE OF PROPERTY OWNER + PRINTED NAME:

Boxwood Development, LLC - John N. Spicer, Manager of 504 South Main Street



DATE: May 31, 2018

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

OFFICE USE ONLY

DATE RECEIVED _____
PRESUBMITTAL MEETING DATE _____

CUP NUMBER _____

Location or Address of Property for Conditional Use Permit:
504 South Main Street

Tax Parcel Number(s): 027824, 027825

Acreage 1.49 acres

Present Zoning District: (Proposed) Downtown Commercial (DC)

Present Use of Property: General Commercial / Offices

Proposed Use for the Property General Commercial / General Offices

Conditional Use Requested: Ground Floor - General Offices Code Section 3141 (b)

Is this request for an amendment to an existing Conditional (Special) Use Permit? No

Previous Conditional (Special) Use Permit Number/Resolution Number ---

APPLICANT/CONTACT PERSON (Contract Purchaser if applicable)

NAME: Glenn P. Reynolds – Member and Representative of 500 Block Condominium Association

ADDRESS: 506 South Main Street, Blacksburg, VA 24060

PHONE: 540/552-7575

EMAIL: rarch1@verizon.net

PROPERTY OWNER(s) (if property is held in an LLC or other corporation, names of all partners must be disclosed. Signatures may be obtained and submitted on a separate sheet if needed)

NAME: Boxwood Development, LLC – John N. Spicer - Manager

ADDRESS: 504 South Main Street, Blacksburg, VA 24060

PHONE: 540/552-0007

EMAIL: jspicer@spicerlawfirm.com

ENGINEER/ARCHITECT (optional)

NAME: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

OFFICE USE ONLY

DATE RECEIVED _____
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CUP NUMBER _____

Please provide the following information - attach separate pages if necessary:

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Not applicable.

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RECEIVED

JUN 22 2018

ENGINEERING AND GIS
DEPARTMENT

SIGNATURE OF APPLICANT/CONTACT PERSON + PRINTED NAME:

Glenn F. Reynolds - Member and Representative of 500 Block Condominium Association

DATE: May 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:

Glenn F. Reynolds - Owner of 506 South Main Street

DATE: May 31, 2018

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

OFFICE USE ONLY

DATE RECEIVED _____
PRESUBMITTAL MEETING DATE _____

CUP NUMBER _____

Location or Address of Property for Conditional Use Permit:
506 South Main Street

Tax Parcel Number(s): 027827

Acreage 1.49 acres

Present Zoning District: (proposed) Downtown Commercial (DC)

Present Use of Property: General Commercial / Offices

Proposed Use for the Property General Commercial / General Offices

Conditional Use Requested: Ground Floor - General Offices Code Section 3141 (b)

Is this request for an amendment to an existing Conditional (Special) Use Permit? No

Previous Conditional (Special) Use Permit Number/Resolution Number ---

APPLICANT/CONTACT PERSON (Contract Purchaser if applicable)

NAME: Glenn P. Reynolds – Member and Representative of 500 Block Condominium Association

ADDRESS: 506 South Main Street, Blacksburg, VA 24060

PHONE: 540/552-7575 EMAIL: rarch1@verizon.net

PROPERTY OWNER(s) (If property is held in an LLC or other corporation, names of all partners must be disclosed. Signatures may be obtained and submitted on a separate sheet if needed)

NAME: Glenn P. Reynolds

ADDRESS: 506 South Main Street, Blacksburg, VA 24060

PHONE: 540/552-7575 EMAIL: rarch1@verizon.net

ENGINEER/ARCHITECT (optional)

NAME: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

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JUN 22 2018
ENGINEERING AND GIS
DEPARTMENT

SIGNATURE OF APPLICANT/CONTACT PERSON + PRINTED NAME:

Glenn P. Reynolds - Member and Representative of 500 Block Condominium Association

DATE: May 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:

Trison Properties, LLC - Michael Tuck 508 South Main Street

DATE: May 31, 2018

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

OFFICE USE ONLY

DATE RECEIVED _____
PRESUBMITTAL MEETING DATE _____

CUP NUMBER _____

Location or Address of Property for Conditional Use Permit:
508 South Main Street

Tax Parcel Number(s): 027830

Acreage 1.49 acres

Present Zoning District: (Proposed) Downtown Commercial (DC)

Present Use of Property: General Commercial / Offices

Proposed Use for the Property General Commercial / General Offices

Conditional Use Requested: Ground Floor - General Offices Code Section 3141 (b)

Is this request for an amendment to an existing Conditional (Special) Use Permit? No

Previous Conditional (Special) Use Permit Number/Resolution Number ---

APPLICANT/CONTACT PERSON (Contract Purchaser if applicable)

NAME: Glenn P. Reynolds – Member and Representative of 500 Block Condominium Association

ADDRESS: 506 South Main Street, Blacksburg, VA 24060

PHONE: 540/552-7575

EMAIL: rarch1@verizon.net

PROPERTY OWNER(s) (if property is held in an LLC or other corporation, names of all partners must be disclosed. Signatures may be obtained and submitted on a separate sheet if needed)

NAME: Trison Properties, LLC – Michael Tuck – 508 South Main Street

ADDRESS: 508 South Main Street, Blacksburg, VA 24060

PHONE: 540/552-3532

EMAIL: Mtuckcpa@aol.com

ENGINEER/ARCHITECT (optional)

NAME: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

Please provide the following information - attach separate pages if necessary:

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SIGNATURE OF APPLICANT/CONTACT PERSON + PRINTED NAME:

Glenn P. Reynolds - Member and Representative of 500 Block Condominium Association

DATE: May 31, 2018

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SIGNATURE OF PROPERTY OWNER + PRINTED NAME:

Georgia Ann Snyder-Falkinham - Owner of 510 South Main Street

DATE: May 31, 2018

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

RECEIVED
JUN 22 2018
ENGINEERING AND GIS
DEPARTMENT

OFFICE USE ONLY

DATE RECEIVED _____
PRESUBMITTAL MEETING DATE _____

CUP NUMBER _____

Location or Address of Property for Conditional Use Permit:
510 South Main Street

Tax Parcel Number(s): 027832

Acreage 1.49 acres

Present Zoning District: (Proposed) Downtown Commercial (DC)

Present Use of Property: General Commercial / Offices

Proposed Use for the Property General Commercial / General Offices

Conditional Use Requested: Ground Floor - General Offices Code Section 3141 (b)

Is this request for an amendment to an existing Conditional (Special) Use Permit? No

Previous Conditional (Special) Use Permit Number/Resolution Number ---

APPLICANT/CONTACT PERSON (Contract Purchaser if applicable)

NAME: Glenn P. Reynolds - Member and Representative of 500 Block Condominium Association

ADDRESS: 506 South Main Street, Blacksburg, VA 24060

PHONE: 540/552-7575

EMAIL: rarch1@verizon.net

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NAME: Georgia Ann Snyder-Falkinham

ADDRESS: 500 South Main Street, Blacksburg, VA 24060

PHONE: 540/552-3377

EMAIL: gahsnyder@yahoo.com

ENGINEER/ARCHITECT (optional)

NAME: _____

ADDRESS: _____

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If the application is an amendment to an existing approved S/CUP, provide an identification of any proposed changes requested below and on a plan, and a strike-through and italic edit of any conditions proposed to be changed

Not applicable.

**PROFFER STATEMENT FOR THE APPLICATION
OF
500 SOUTH MAIN CONDOMINIUM UNIT OWNERS ASSOCIATION, INC
AND THE UNIT OWNERS
GEORGIA ANNE SNYDER FALKINHAM
BOXWOOD DEVELOPMENT, LLC
GLENN C. REYNOLDS
TRISON PROPERTIES, LLC**

Dated: July 9, 2018

Pursuant to Virginia Code § 15.2-2298 and Blacksburg Zoning Ordinance § 1160, 500 South Main Condominium Unit Owners Association, Inc., and the individual unit owners, Georgia Anne Snyder Falkinham, Boxwood Development, LLC., Glenn C. Reynolds and Trison Properties, LLC., the owners of the property that is the subject of this Application (Tax Parcel # 027821, 027822, 027823, 027824, 027825, 027826, 027827, 027829, 027830, 027831, 027832, 027833, 027834, 027825 and 027836) will be developed in accordance with the following voluntarily proffered conditions.

1. Substantial Conformity with Rezoning Application. The property shall be developed in substantial conformance with the submitted rezoning package entitled Request to Rezone approximately 1.49 Acres from the R5 Transitional Residential Zoning District to the DC Downton Commercial Zoning District at 500 Block of South Main Street (the "Application") dated May 31, 2018.
2. Maintain Current Structures. The current structures on the property are intended to remain and there is no current intent or plan to engage in any demolition or reconfiguration of any of the buildings and structures.
3. Modifications to Current Structures. Any proposed modification, expansion or addition to any current buildings and structures on the property shall be designed and constructed in substantial conformity with the current existing structures and shall not exceed the area of 'convertible land' of the 500 Block Condominium regime.
4. New Construction. All new buildings and structures shall be designed to create and provide an appropriate transitional section of the Town of Blacksburg.
5. Signage. Building and monument signage shall conform to district standards.

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JUL 10 2018

**ENGINEERING AND GIS
DEPARTMENT**

Proffer Statement
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6. Use of Alley. Applicant does not now and will not make use of the alley at the rear of the property for the commercial uses permitted on the property.

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.

500 SOUTH MAIN CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.

By: _____

Name: John N. Spicer

Title: President

COMMONWEALTH OF VIRGINIA

COUNTY OF MONTGOMERY

The foregoing Proffer Statement was acknowledged before me this _____ day of July, 2018, by John N. Spicer, the President and authorized agent and representative of 500 South Main Condominium Unit Owners Association, Inc., a Virginia corporation, for and on behalf of said corporation.

Notary Public

My Commission Expires: _____

My Registration No.: _____

UNIT OWNERS

GEORGIA ANNE SNYDER FALKINHAM

COMMONWEALTH OF VIRGINIA *

*

COUNTY OF MONTGOMERY *

The foregoing Proffer Statement was acknowledged before me this _____ day of July, 2018, by Georgia Anne Snyder Falkinham.

Notary Public

My Commission Expires: _____

My Registration No.: _____

BOXWOOD DEVELOPMENT, LLC.

By: _____
John N. Spicer, Manager

COMMONWEALTH OF VIRGINIA *

*

COUNTY OF MONTGOMERY *

The foregoing Proffer Statement was acknowledged before me this _____ day of July, 2018, by John N. Spicer, the Manager and authorized agent and representative of Boxwood Development, LLC., a Virginia limited liability company, for and on behalf of said company.

Notary Public

My Commission Expires: _____

My Registration No.: _____

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ENGINEERING AND GIS
DEPARTMENT

GLENN C. REYNOLDS

COMMONWEALTH OF VIRGINIA *

*

COUNTY OF MONTGOMERY *

The foregoing Proffer Statement was acknowledged before me this _____ day of July, 2018, by Glenn C. Reynolds.

Notary Public

My Commission Expires: _____

My Registration No.: _____

TRISON PROPERTIES, LLC.

By: _____
Michael Tuck, Manager

COMMONWEALTH OF VIRGINIA *

*

COUNTY OF MONTGOMERY *

The foregoing Proffer Statement was acknowledged before me this _____ day of July, 2018, by Michael Tuck, the Manager and authorized agent and representative of Trison Properties, LLC., a Virginia limited liability company, for and on behalf of said company.

Notary Public

My Commission Expires: _____

My Registration No.: _____

**PROFFER STATEMENT FOR THE APPLICATION
OF
500 SOUTH MAIN CONDOMINIUM UNIT OWNERS ASSOCIATION, INC
AND THE UNIT OWNERS
GEORGIA ANNE SNYDER FALKINHAM
BOXWOOD DEVELOPMENT, LLC
GLENN C. REYNOLDS
TRISON PROPERTIES, LLC**

Dated: July 9, 2018

EXHIBIT 'A'

Proffer # 1: The rezoning document package contain the development details of the application. This proffer provides assurance to the Applicant and to the Town that the property will continue to be maintained in its current condition and configuration in accordance with these documents.

Proffer # 2: The rezoning document package contain the development details of the application. This proffer provides assurance to the Applicant and to the Town that the property will continue to be maintained in its current condition and configuration in accordance with these documents.

Proffer # 3: While there is no plan or intent to engage in any demolition or additions or modifications to the current structures on the property, this proffer provides assurance to the Town that if any modifications or additions to the existing structures will be designed and constructed in substantial conformity to the existing structures within the area of 'convertible land' of the 500 South Main Condominium regime and will meet the intent and the proffered conditions of the rezoning application and accompanying documentation.

Proffer # 4: While there is no plan or intent to engage in any demolition or new construction on the property, this proffer provides assurance to the Town that if any new development or construction were to occur on the property the design and aesthetics of the buildings and specifically the side which faces Main Street shall will meet the intent and the proffered conditions of the rezoning application and accompanying documentation.

Proffer # 5: This proffer provides assurance to the Town that the signage currently existing on the property and all future signage will meet the intent and the proffered conditions of the rezoning application and accompanying documentation.

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**ENGINEERING AND GIS
DEPARTMENT**

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Proffer # 6: While there is no plan or intent to engage in any demolition or new construction on the property, this proffer provides assurance to the Town that if any new development or construction were to occur on the property the alley at the rear of the property will not be incorporated into any such development except and to the extent that it is currently being used as part of the buffering between the property and those lots facing Draper.

