

TO: Planning Commission

FROM: Kali Casper, AICP, Town Comprehensive Planner *KC*

TITLE: RZN18-0005/ORD 1867-Request to rezone 13.42 acres of the existing Terrace View apartment complex from RM-48 Medium Density Multi-unit Residential Zoning District to PR Planned Residential Zoning District at 413 Hunt Club Road (Tax Parcels 196-A 8 & 225-A 30) by Joe Sherman of the Reliant Group Management (applicant) for Cap IX Blacksburg LLC (owner).

DATE: July 27, 2018

At the June 19, 2018 Planning Commission Work Session, there was discussion regarding several characteristics of the application and plan. In general, the topics focused on:

- Density with new form of development including wrapped structured parking
- Building mass, articulation, architectural style, & interface with streets
- Open Space
- Commercial areas
- Accompanying right-of-way vacation request

Following the work session, the applicant submitted a cover letter, revised application and proffer statement with the following changes which are further detailed in Attachment A – Revisions Set 1:

- Changes to accompanying right-of-way vacation request
- Bike box added to Toms Creek Road at the signalized intersection
- Outdoor bicycle rack locations added
- Widened bicycle and pedestrian area along Hunt Club Road (10') and Snyder Lane (8')
- Landscaping text change – Hunt Club to meet street tree standard
- Traffic analysis updated to reflect 25% trip reduction and associated improvements
- Additional signage detail
- New flex commercial space

These revisions were posted to the website and are attached. As noted above, a revised traffic study utilizing a 25% trip reduction was submitted. Transportation and traffic comments from Town engineering and WRA are attached (Attachment C).

Following this submittal and further discussion between the applicant and staff, additional changes were made to the application. These revisions are included in Attachment B – Revisions Set 2 are summarized below:

- Cover letter corrected to reflect 8' width for Snyder Lane bicycle/pedestrian facility
- Revised signage plans showing detailed measurements and material information
- Reserved on-street parking has revised to more closely align with the original proposal
- Bicycle access from Toms Creek Road northbound bicycle lane to the development was added
- A dotted 100' taper has been added to Patrick Henry Road from Snyder Lane

Discussion:

Since Snyder Lane is proposed to remain public, street trees are proposed at 1 per 50 feet of street frontage which is less than the Town standard of 1 per 30 feet of street frontage. Applicant has indicated that meeting the standard would be challenging due to the setback of the buildings combined with the width of the sidewalk to accommodate bicycle and pedestrian users.

As detailed in Attachment C, transportation improvements are proposed for the development and shown on the master plan. As noted in the memo, the applicant has been working with staff to ensure appropriate design considerations are incorporated into the layout. Staff and the applicant have also been coordinating with Blacksburg Transit to ensure the design accommodates transit operations. Staff will provide an update regarding this information at the work session on July 31, 2018.

Updated signage includes measurements for the four previously proposed monument signs detailing text areas of 20 square feet each. With the additional measurements provided, staff notes that the proposed residential identification signage is significantly greater than the standard for RM-48 zoning which would allow for up to 50 square feet of signage. The revisions also include signage for the parking garage entrance along Hunt Club Road and wall signage for each of the leasing centers – all of which are just over 9 square feet each. The revisions propose two aluminum business signs with soft lighting of 24 square feet each for the collaborative work space and the new flex commercial space.

The applicant may need to revise the proffer statement to incorporate any revisions and/or updated dates that may not be reflected in the attached version.

ATTACHMENTS

- A. Revisions Set 1
 - a. Cover Letter and Revised Application Text dated July 9, 2018
 - b. Revised Layout, Signage, and Elevation Exhibits dated July 9, 2018
 - c. Revised Signed Proffer dated July 12, 2018
- B. Revisions Set 2: Date-stamped July 26, 2018
 - a. Revised Cover Letter
 - b. Revised Application Text Pages 12 & 13 only
 - c. Revised Layout Exhibits – Sheets Z1-Z9
 - d. Revised Signage and Elevation Exhibits
- C. Transportation Memos – Engineering and WRA