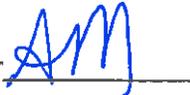


TOWN OF BLACKSBURG
AGENDA MEMO

DATE: August 8, 2018

TO: Town Council

FROM: Anne McClung, Planning and Building Director 

PREPARED BY: Kinsey O'Shea, Town Planner

TITLE: RZN18-0006/ORD 1868-Request to rezone 3.0 acres of vacant land from RM-48 Medium Density Multi-Unit Residential to PR Planned Residential at 1435 Toms Creek Road (Tax Parcel No. 195-A 18) for the development of a multi-family student housing development by Kirk Johnson of Graystone Properties, LLC (applicant/contract purchaser) and Thomas D (III) Frith, J. Patrick Frith and Eric Frith (property owners).

- **Background:** The attached is a request to rezone approximately 3 acres in the RM-48 Medium-density Multiunit Residential Zoning District to the PR Planned Residential Zoning District. The applicant intends to develop a single building containing 204 bedrooms of purpose-built student housing for a density of approximately 67.9 bedrooms per acre. The applicant is including rainwater harvesting and reuse for residential toilets and landscape irrigation. The applicant will also be constructing improvements within the existing right-of-way of Toms Creek Road to install a center left turn lane for the development, and for Sunridge Drive. Lastly, the application includes a companion request to allow 79 parking spaces (43% of total) to be located in front of the front building line.

The Planning Commission heard these requests at the August 7, 2018 public hearing, and recommended approval of these requests as submitted. However, there is additional information needed from the applicant in order for staff to provide analysis regarding traffic and transportation, and stormwater management. Coordination between the staff and the applicant is ongoing at this time to try to resolve the outstanding issues.

- **Considerations:** See attached staff report.
- **Action:** Place on first reading and schedule public hearing for September 11, 2018.
- **Attachments:**
 - Planning Commission to Town Council Memo
 - Letter from Paul Brown, VDOT, dated August 7, 2018
 - Staff to PC memo dated August 3, 2018
 - Staff Report with attachments dated July 13, 2018
 - Application dated May 31, 2018; revised July 28, 2018, and date-stamped July 30, 2018