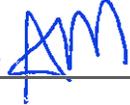


TOWN OF BLACKSBURG

AGENDA MEMO

DATE: August 9, 2018

TO: Town Council

FROM: Anne McClung, Planning and Building Director 

PREPARED BY: Kali Casper, Town Comprehensive Planner

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

- **Background:** The attached is a request to rezone approximately 13.42 acres at 413 Hunt Club Road from Medium Density Multi-Unit Residential (RM-48) Zoning District to Planned Residential (PR) Zoning District in the existing Terrace View apartment complex. This property currently includes 198 units and 533 bedrooms within the Terrace View community. The development proposal includes the demolition of these buildings and the redevelopment of the site with two buildings of multi-family student housing. The maximum proposed unit density is no greater than 37 units/acre (497 units) and the maximum proposed bedroom density is 114 bedrooms/acre (1,530 bedrooms). The proposal incorporates a structured parking deck within the core of each building with residential units wrapped around the exterior and contains amenities including clubhouses, fitness centers, cafés, study areas, outdoor amenities, and a small commercial work space. Associated with this rezoning request is a companion request to vacate approximately 5,617 square feet of town-owned Right-of-Way (ROW18-0001), a portion of Snyder Lane between Patrick Henry Drive and Hunt Club Road.

The Planning Commission heard this request at the August 7, 2018 public hearing, and recommended approval of the request as submitted.

- **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
 - Staff Report with Appendices dated June 15, 2018 and revised August 9, 2018
 - Application dated May 1, 2018; Revised July 9, 2018, July 26, 2018, and August 3, 2018