

**DATE:** December 28, 2018  
**TO:** Planning Commission  
**FROM:** Kinsey O'Shea, AICP, Town Planner KO  
**RE:** RZN18-0008/ORD 1872- Request to rezone 4.215 acres from R-5 Transitional Residential zoning district to PR Planned Residential zoning district at 1222 Patrick Henry Drive (Tax Map No. 196-A 5) by Justin Boyle of Green Valley Builders, Inc. (applicant) for Gary W. Case of Acme Holdings LLC (property owner).

---

At the December 18, 2018 Planning Commission work session, there was additional information from the applicant that the Planning Commission wished to see. In the December 3, 2018 revised application materials, the applicant provided a conceptual view of the rear of the building that showed planter boxes with trees. The Planning Commission asked whether the master plan would be updated to reflect additional planter areas. Secondly, the Commission asked if a section could be shown depicting the topography, the height of the proposed building, existing and proposed vegetation, and the nearby single-family homes, as well as the grade at Patrick Henry Drive.

The applicant has submitted a cover memo and two graphics:

- Sheet Z3 Master Plan showing planter box locations at the rear of the building
- Sheet EX1 showing a section from south of Patrick Henry Drive through the homes on Seminole Drive

Additionally, several emails from citizens (previously received at the 12-18-18 worksession) are attached for the record.

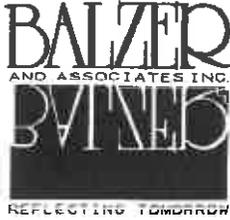
#### **ATTACHMENTS**

Letter from Steve Semones dated December 27, 2018

Sheet Z3 Master Plan dated December 3, 2018

Sheet EX1 Cross Section dated December 21, 2018

Correspondence received 12-6-18 through 12-28-18



December 27, 2018

Kinsey O'Shea, Development Administrator  
Town of Blacksburg  
300 South Main Street  
Blacksburg, VA 24060

**RE: 1222 Patrick Henry PRD Rezoning**

Dear Kinsey,

After our Planning Commission Work Session meeting on December 18<sup>th</sup>, there were two items that our team would like clarify prior to our Public Hearing next week. Below is a list of these items and how each has been addressed.

**1) Site Cross Section**

Planning Commission member Mel Jones asked if we could provide a site cross section through the Shenandoah neighborhood and our site. We have been able to construct that section and it is provided as an attachment to this letter.

**2) Landscaping Along the Rear of the Building**

The updated architectural perspectives that were provided with our last submittal showed additional landscaping along the rear of the building between it and the parking lot. Those are shown as planter boxes with evergreen trees and are intended to be part of the proffered masterplan. These are shown on the updated masterplan.

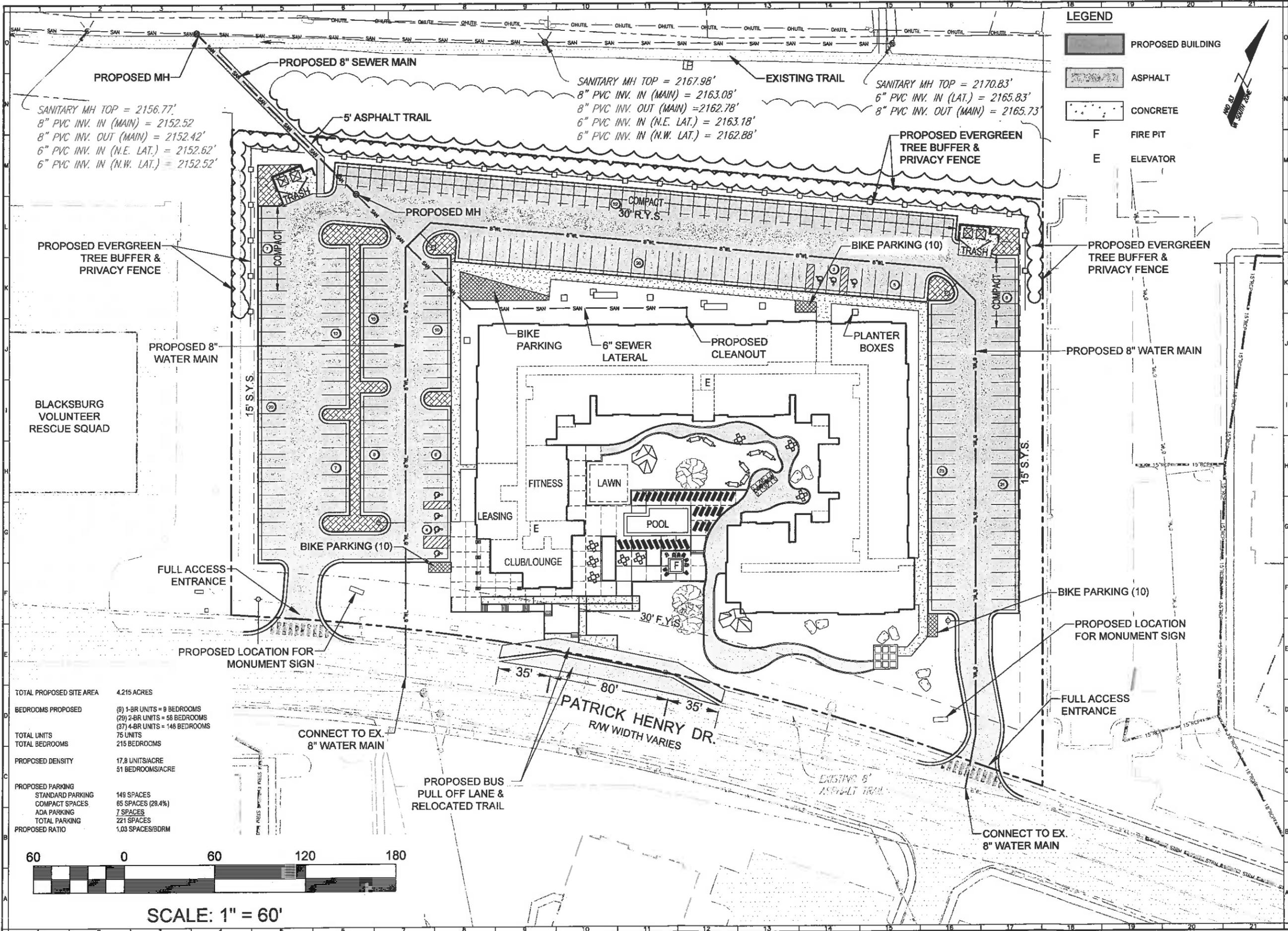
As this was a minor change and no other changes to the application text or proffers are being proposed, the masterplan still has the most recent revision date of 12/3/18. Thank you for your assistance with this project and please feel free to contact me with any questions you may have.

Sincerely,  
**BALZER AND ASSOCIATES, INC.**

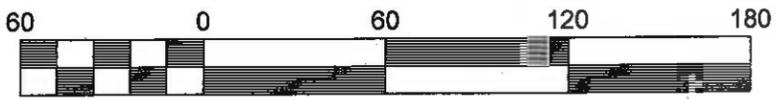
Steven M. Semones  
Senior Vice President

**LEGEND**

- PROPOSED BUILDING
- ASPHALT
- CONCRETE
- F FIRE PIT
- E ELEVATOR



TOTAL PROPOSED SITE AREA	4.215 ACRES
BEDROOMS PROPOSED	(8) 1-BR UNITS = 8 BEDROOMS (29) 2-BR UNITS = 58 BEDROOMS (37) 4-BR UNITS = 148 BEDROOMS
TOTAL UNITS	75 UNITS
TOTAL BEDROOMS	215 BEDROOMS
PROPOSED DENSITY	17.8 UNITS/ACRE 51 BEDROOMS/ACRE
PROPOSED PARKING	STANDARD PARKING 149 SPACES COMPACT SPACES 65 SPACES (28.4%) ADA PARKING 7 SPACES TOTAL PARKING 221 SPACES
PROPOSED RATIO	1.03 SPACES/BDRM



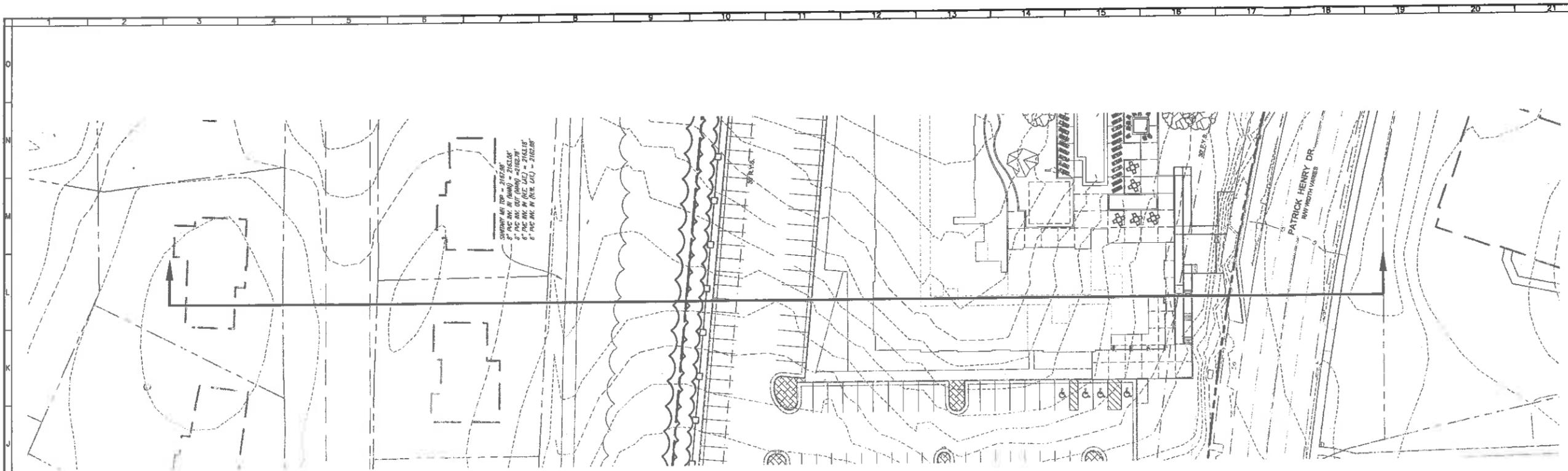
SCALE: 1" = 60'

1222 PATRICK HENRY PRD  
1222 PATRICK HENRY DRIVE  
MASTER PLAN  
PRICES FORK MAGISTERIAL DISTRICT  
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM  
DESIGNED BY GLM  
CHECKED BY SMS  
DATE 8/1/18  
SCALE 1"=60'

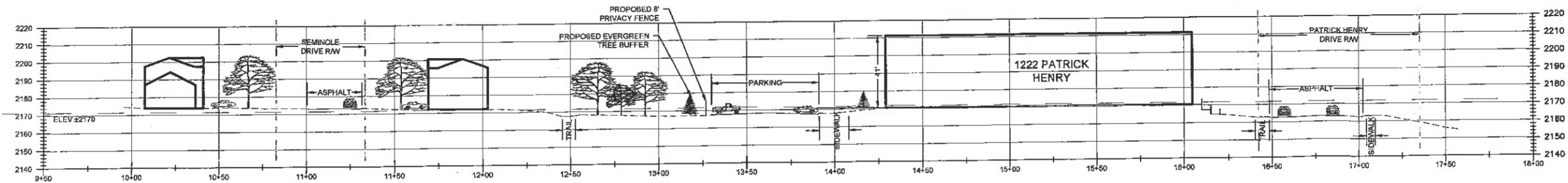
REVISIONS:  
1. 10/3/18  
2. 12/3/18

SHEET NO.  
**Z3**  
JOB NO. 24180058.00



CROSS SECTION A - PLAN VIEW

CROSS SECTION A



CROSS SECTION A



1222 PATRICK HENRY PRD  
 1222 PATRICK HENRY DRIVE  
 CROSS SECTION  
 PRICES FORK MAGISTERIAL DISTRICT  
 TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM  
 DESIGNED BY GLM  
 CHECKED BY SMS  
 DATE 12/21/18  
 SCALE 1"=30'  
 REVISIONS:

SHEET NO.  
**EX1**  
 JOB NO. 24180058.00

**From:** Erin Stenger  
**To:** Tim Colley; Jack Davis; J.B. Jones; Melissa (Mel) Jones; Andy Kassoff; Don Langrehr; Elizabeth Moneyhun  
**Subject:** Request to delay the Public Hearing on 1222 Patrick Henry Drive  
**Date:** Thursday, December 6, 2018 8:01:53 PM

---

Good evening Kinsey,

I would like to request that the Planning Commission's public hearing on the property at 1222 Patrick Henry Drive be delayed until February. I, along with many of my neighbors, want to be actively involved in this process but having the public hearing less than a month away makes that very difficult.

Please consider that Green Valley Builders only just submitted their updated application on Dec 3rd. I don't know about you, but in the middle of the holiday season, reading up on Staff Reports and Rezoning Applications after work doesn't make it too far up on my list of things to do. :) In addition to this already busy season, many of us are travelling - including the students who will be off for winter break. I know there were at least a few students who were active participants during the last public hearing.

Thanks in advance for your consideration,  
Erin Stenger

**From:** [David Avares](#)  
**To:** [Tim Colley](#); [Jack Davis](#); [J.B. Jones](#); [Melissa \(Mel\) Jones](#); [Andy Kassoff](#); [Don Lanarehr](#); [Elizabeth Moneyhun](#)  
[Contact: Michael Sutphin](#)  
**Cc:** [Kinsey O'Shea](#); [Eileen Quirk Baumann](#); [Cathia Burdiss](#); [rburdiss@vt.edu](mailto:rburdiss@vt.edu); [Erin Stenger](#); [Kaitlyn Avares](#); [Mark Husband](#); [alexanderamye@gmail.com](mailto:alexanderamye@gmail.com); [why!tont@aol.com](mailto:why!tont@aol.com); [Deanie Heath](#); [Lenwood Heath](#); [Spencer L. Bowen](#); [David McGarry](#); [bbridend@comcast.net](mailto:bbridend@comcast.net); [tad@vt.edu](mailto:tad@vt.edu); [Javad Torabinejad](#); [John Grant](#); [John McQuail](#); [Sheryl Locascio](#); [frank.locascio@comcast.net](mailto:frank.locascio@comcast.net); [Romesh Batra](#); [batra\\_manju@hotmail.com](mailto:batra_manju@hotmail.com); [Linda McGarry](#)  
**Subject:** RE: 1222 Patrick Henry Drive Rezoning  
**Date:** Monday, December 17, 2018 12:59:30 PM

---

To: Town of Blacksburg Planning Commission.

I am writing as a concerned resident of Shenandoah, a family-first neighborhood of owner-occupied single-family homes, that I believe will be negatively impacted by the currently-revised rezoning request for 1222 Patrick Henry Drive. Our neighborhood was never envisioned to enable such considerable encroachment by undergraduate student housing, which has become the subject of multiple rezoning proposals in the Patrick Henry Corridor surrounding all sides of our homes. I think the town and the Planning Commission need to consider the needs of its tax-paying residents who came here to enjoy a safe and suburban environment to raise our families, and moved into this neighborhood understanding that this parcel was zoned as R5, and with the appropriate transitions and set backs for new construction.

We appreciate the concessions from the builders, including an added rear-border fence, a full-time staff member to address property concerns, additional trees/green boundary, and lowering of the unit to 3-stories, yet the density proposed still far exceeds the 20 bd/ acre originally envisioned for this neighborhood, and this rezoning does not address many of the components intended if such a PRD were to be allowed. Namely, there is no variety of living space, no commercial space, no office space, and I would challenge that the current design does not include ingenuity or imagination of design; it is exclusively high-density student housing. Our single-family homes are already surrounded on all sides by student housing including Hunters Ridge, Pheasant Run, Collegiate Suites, and Terrace View. It is unsettling that the Planning Commission has already approved an extremely high density rezone at Terrace View with 114 student bd/acre, and we don't know yet how that will impact traffic, and congestion on and around Patrick Henry. Pheasant Run is in my backyard, and I have patiently tolerated the noise and yearly property destruction to my boundary fence; adding another 215 bd immediately to my left will create numerous challenges to our families, many of which me and my neighbors have already put forth to the Planning Commission.

Despite our concerns, it seems further construction and some added density is likely to occur for this 4.2 acre parcel, but we ask again that a "variety of living space" be taken under consideration. For example, 1) reduced density to include perhaps town homes such those in The Retreat PRD (20 bd/ac), which creates living space for young professionals who we are trying to draw to work in the high-tech businesses such as those in the VT CRC; 2) space in the proposed RZN18-ORD 1872 for some commercial space and/or offices to draw in merchants, provide services to the community, and to give the residents of the Patrick Henry Corridor a place to congregate, eat/drink, or work, 3) further revise (make taller/solid/noise-cancelling) the barrier fence proposed on the backside of the property, to further reduce noise and light pollution, and 4) revisit the overall student-housing density and planning of this microcosm to help preserve the quality of life that the home-owners of Shenandoah bought into when moving here.

We strongly urge you and the Town Council to take all of these arguments under consideration as you look at this rezoning request, and hope that you take note of the concerns and opinions of the tax-paying permanent residents who love to call Blacksburg their home.

Sincerely,

Dave and Terri Ayares  
300 Seminole Dr.  
Blacksburg, VA

**From:** John Grant  
**To:** Tim Colley; Jack Davis; J.B. Jones; Melissa (Mel) Jones; Andy Kassoff; Don Langrehr; Elizabeth Monevahun  
Contact; Michael Sutphin  
**Cc:** Kinsey O'Shea; Eileen Quirk Baumann; Cathia Burdisso; rburdiss@vt.edu; Erin Stenger; Kaitlyn Avares; Dave; Mark Husband; alexanderamye@gmail.com; whyfont@aol.com; Deanie Heath; Lenwood Heath; Spencer L. Bowen; David McGarry; bbridend@comcast.net; tad@vt.edu; Javad Torabinejad; John McQuail; Sheryl Locascio; frank.locascio@comcast.net; Romesh Batra; batra\_manju@hotmail.com; Linda McGarry  
**Subject:** 1222 Patrick Henry Drive Rezoning  
**Date:** Monday, December 17, 2018 11:17:16 AM

---

Dear Planning Commission Members,

As you know Green Valley Builders has requested 1222 Patrick Henry Drive be rezoned from R5 Medium Density to Planned Residential. The current plan does not live within the spirit of a planned residential district as set forth in Section 3110 of the town code. Specifically, this proposal does not provide a variety of housing options, nor does it provide any commercial or office space.

First a review of the pertinent section:

The purpose of this district is to provide for the development of planned residential communities that incorporate a variety of housing options as well as certain limited commercial and office uses designed to serve the inhabitants of the district. This district is intended to allow greater flexibility than is generally possible under conventional zoning district regulations by encouraging ingenuity, imagination and high quality design to create a superior living environment for the residents of the planned community. The PR district is particularly appropriate for parcels which contain a number of constraints to conventional development. In addition to an improved quality of design, the PR district creates an opportunity to reflect changes in the technology of land development, provide opportunities for new approaches to home ownership, and provide for an efficient use of land which can result in reduced development costs.

If Green Valley wishes to develop this parcel as a Planned Residential District, some of the neighbors would be less resistant to this project if the following elements were incorporated:

-the unit mix should be adjusted such that two bedroom units predominate in an effort to attract more young professionals, an under served population in this area. Additionally, there should be opportunities for ownership of some of the properties.

-neighborhood commercial space should be provided on the first floor of the apartment complex. Examples might include but not be limited to a bakery, small restaurant, and office spaces such as a bank or a co-working space for software developers.

I believe the above changes would better serve the residents, add variety to the Patrick Henry Corridor, attract a more diverse resident population and enable a more favorable transition as it relates to the Shenandoah neighborhood.

I appreciate your thoughtful consideration of this matter.

Thank-you,

John L. Grant

**From:** Romesh Batra  
**To:** John Grant  
**Cc:** Tim Colley; Jack Davis; J.B. Jones; Melissa (Mel) Jones; Andy Kassoff; Don Langrehr; Elizabeth Moneyhun Contact; Michael Sutphin; Kinsey O'Shea; Eileen Quirk Baumann; Cathia Burdizzo; rburdiss@vt.edu; Erin Stenger; Kaitlyn Avares; Dave; Mark Husband; alexanderamye@gmail.com; whyitont@aol.com; Deanie Heath; Lenwood Heath; Spencer L. Bowen; David McGarry; bbridend@comcast.net; tad@vt.edu; Javad Torabinejad; John McQuail; Sheryl Locascio; frank.locascio@comcast.net; manju batra; Linda McGarry  
**Subject:** Re: 1222 Patrick Henry Drive Rezoning  
**Date:** Monday, December 17, 2018 5:13:09 PM

---

Dear Planning Commission Members:

Greetings!

I whole-heartedly agree with John Grant's proposal and sincerely request you to very seriously consider his suggestions. The City and the neighborhood residents will be much better served with your requiring the developer to live up to the R5 Zoning requirements.

Thanks, and Happy Holidays!

Romesh C. Batra  
316 Seminole Dr, Blacksburg, VA 24060, USA

:

On Mon, Dec 17, 2018 at 11:17 AM John Grant <grantj1309@gmail.com> wrote:

Dear Planning Commission Members,

As you know Green Valley Builders has requested 1222 Patrick Henry Drive be rezoned from R5 Medium Density to Planned Residential. The current plan does not live within the spirit of a planned residential district as set forth in Section 3110 of the town code. Specifically, this proposal does not provide a variety of housing options, nor does it provide any commercial or office space.

First a review of the pertinent section:

The purpose of this district is to provide for the development of planned residential communities that incorporate a variety of housing options as well as certain limited commercial and office uses designed to serve the inhabitants of the district. This district is intended to allow greater flexibility than is generally possible under conventional zoning district regulations by encouraging ingenuity, imagination and high quality design to create a superior living environment for the residents of the planned community. The PR district is particularly appropriate for parcels which contain a number of constraints to conventional development. In addition to an improved quality of design, the PR district creates an opportunity to reflect changes in the technology of land development, provide opportunities for new approaches to home ownership, and provide for an efficient use of land which can result in reduced development costs.

If Green Valley wishes to develop this parcel as a Planned Residential District, some of the neighbors would be less resistant to this project if the following elements were incorporated:

-the unit mix should be adjusted such that two bedroom units predominate in an effort to attract more young professionals, an under served population in this area. Additionally, there should be opportunities for ownership of some of the properties.

-neighborhood commercial space should be provided on the first floor of the apartment complex. Examples might include but not be limited to a bakery, small restaurant, and office spaces such as a bank or a co-working space for software developers.

I believe the above changes would better serve the residents, add variety to the Patrick Henry Corridor, attract a more diverse resident population and enable a more favorable transition as it relates to the Shenandoah neighborhood.

I appreciate your thoughtful consideration of this matter.

Thank-you,

John L. Grant

---

Romesh C. Batra, Ph.D., D.Sc.(Honoris Causa)  
Clifton C. Garvin Professor Department of Engineering Science and Mechanics, M/C 0219  
Affiliate Professor of Mechanical Engineering, Aerospace and Ocean Engineering, and  
Material Science and Engineering  
Virginia Polytechnic Institute and State University  
Blacksburg, VA 24061  
Tel. 540-231-6051; Fax. 540-231-4574  
home page: [www.esm.vt.edu/~rbatra/](http://www.esm.vt.edu/~rbatra/)  
Text book "Elements of Continuum Mechanics", AIAA (ISBN No. 1563476991), 2006.

**From:** [Spencer L. Bowen](#)  
**To:** [Tim Colley](#); [Jack Davis](#); [J.B. Jones](#); [Melissa \(Mel\) Jones](#); [Andy Kassoff](#); [Don Langrehr](#); [Elizabeth Moneyhun](#)  
**Contact:** [Michael Sutphin](#)  
**Cc:** [Kinsey O'Shea](#)  
**Subject:** 1222 Patrick Henry Drive Rezoning  
**Date:** Tuesday, December 18, 2018 10:26:15 AM

---

Dear Members of the Planning Commission,

I am writing to voice my strong opposition to rezoning 1222 Patrick Henry Drive from R-5 Transitional Residential zoning district to PR.

I commend Green Valley Builders for offering several concessions to the Shenandoah neighborhood for the proposed development, including: reducing the structure height to three stories, resulting in an increased parking-to-bedroom ratio, and additional landscaping. However, I argue these concessions do little to address my core objection; building a now 215 br multi-family structure directly next to single-family homes will create a zoning conflict that will most certainly have a negative impact on my family and those of Shenandoah neighborhood.

Both the relatively small lot size and close proximity to single-family homes makes the proposed development highly invasive to the Shenandoah neighborhood. Of primary concern, the 51 br/acre for the proposed structure is dramatically higher than the the original R-5 zoning of 20 br/acre. To help mitigate this concern the builders have placed the structure itself at greater than 90 ft. from the rear property line. However, the parking lot and dumpsters are directly adjoining it. I argue that both of these will be strong sources of noise pollution for my residence and those immediately neighboring. Please note the proposed buffer offers far less greenspace than that between the less dense Shenandoah Townhomes and the nearest single-family homes, and is comparable to the rather small buffer between the Shenandoah trail and Hunters Ridge Apartments.

Although the parking-to-br ratio has been increased from 0.75 to 1.03, this is still below the town minimum of 1.1 and those of neighboring apartment complexes. Consequently, I'm still concerned that Seminole Dr. and adjoining streets will be used by guests and residents of the complex. Current housing complexes on the north-side of Patrick-Henry Dr. have access to the same bus lines and bike trails that will service the proposed development and appear to have consistently full parking lots. Thus, I disagree with the argument that access to alternative transportation methods justifies the lower parking-to-br ratio in this instance.

Based on my objections I can't help but conclude that my home property value will be negatively impacted by this development if approved, a sentiment strongly echoed in general by several of your committee members during the November 6th planning commission meeting. On a personal level, the back of my property will directly meet the proposed access path between the Shenandoah trail and the development. While I am fully in support of more people using the trail for recreation, I also see this as an additional source of noise pollution on Friday and Saturday evenings as well as increased broken glass from bottles that already litter much of the trail and child play

areas adjoining apartment complexes.

Finally, the proposed development does not meet the guidelines of the PRD, which is to incorporate a variety of housing options as well as certain limited commercial and office uses. No commercial space has been slated, something sorely lacking in the Patrick Henry Corridor, and beyond offering units with a different number of bedrooms there appears to be minimal variety of housing options. For instance, my family struggled to find modern and affordable housing geared towards young professionals when we first moved into the region, and, this type of housing will only be in increased demand with the growth of Virginia Tech. Blacksburg should certainly aim to accommodate the planned increase in Virginia Tech students, but, as voiced in the November 6th planning meeting this should be accomplished through a modernized comprehensive plan, and not "planning by rezoning".

Sincerely,  
Spencer Bowen  
311 Seminole Dr.

