

**PLANNED RESIDENTIAL DISTRICT**  
**For**  
**THE VIEW**

**Preliminary Development Master Plan**  
**Blacksburg, Virginia**

Application dated  
May 31, 2018

Revised July 28, 2018 **and August 16, 2018**

Prepared by:

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## The View - PRD Application for Rezoning

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**housing will have the effect of reducing this pressure on pricing by adding supply to this severely undersupplied market segment.**

The Blacksburg Town Council establishes strategic goals to help focus the council and staff on current issues of community interest and guide the town's work plan. Blacksburg is prized for its natural beauty, small town charm and the quality of life afforded by a 21st century town-gown community. It is critical to keep these qualities in mind as our town continues to grow and develop. A successful and sustainable town must have a thriving business community and a beautiful, healthy environment with safe and enriching neighborhoods.

The Blacksburg Town Council adopted strategic goals on February 13, 2018 and several of these goals are listed below and would be accomplished through this rezoning:

- Proactively plan for community growth
- Make targeted changes to residential zoning districts to allow infill development while protecting existing neighborhoods
- Plan for the impacts of growth to maintain neighborhood quality of life
- Environmental Sustainability - Continue the Town's environmental sustainability efforts to implement the town's Climate Action Plan
- Invest in bicycle and pedestrian infrastructure consistent with the Bicycle Master Plan and Prices Fork Safety and Mobility Study
- Expand recreational opportunities

The property by-right is allowed a density of 48 bedrooms per acre, thus yielding a possible 144 bedrooms. As discussed earlier, there is a shortage of land available for new high-density housing, as well as an under supply of high density student housing, due to increased demand from Virginia Tech's growth. As shown in the attached Master Plan presented in Appendix Exhibit 6, this property will support a higher density of 68 bedrooms per acre. Given that the land is currently undeveloped, a high quality, higher density project close to campus would help fill a much-needed housing component, while taking some rental pressure off of nearby single-family neighborhoods. The proposed development will **proactively plan for community growth** by increasing the density of residential units on the property to 68 bedrooms per acre which will offer more students the option to walk, bike, or bus - as opposed to driving. Due to the unique location that is surrounded by existing student housing development, this rezoning will also **make targeted changes to residential zoning districts to allow infill development while protecting existing neighborhoods**

The project's amenities will include club/study areas, an exercise room, and outdoor open space including a recreational trail and may also include fire pits, gathering areas, horseshoes/corn hole, sports court, or other active recreational facilities in the general locations shown on the Master Plan. The developer is also proposing to build a multi-use trail bordering the property for additional recreational opportunities. The trail will also offer additional walking areas to Blacksburg residents living outside of the proposed development, as it provides a convenient connection to the Givens Lane Trail just across Toms Creek Road. The proposed trail, and its connectivity to existing trails, will contribute to the Town's sustainability goals and quality of life, including a feel of a walkable and bikeable community and help **plan for the impacts of growth to maintain neighborhood quality of life**. This plan also **invests in bicycle and pedestrian infrastructure and will expand recreational opportunities within the neighborhood and Town**.

Currently on the site there are no storm water quality measures. The proposed plan will employ **a combination of** several low-impact methods to mitigate pollutants, including, **level 2** bioretention areas, Filterra units, and rain water harvesting. The rainwater harvesting measures will collect storm water runoff

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for a full 2-year storm event and re-use it to meet residential toilet water needs for the development. In this way, the project will not just be reducing storm water runoff, it will be removing it from the Town's **and VDOT's** system entirely. Utilizing a water quality nutrient bank to purchase water quality credits, is also under consideration. These measures will further the development standards expected within the Town of Blacksburg and the project will greatly enhance the environmental quality of the Toms Creek watershed in this area.

### 4. Existing Site Conditions

The Property is currently vacant and consists of a cleared parcel of undeveloped land with grass cover. As shown by the aerial and Subject Photographs presented in the Appendix Exhibits 1 and 2, the site slopes significantly from south to north and is approximately 15 feet below street grade at the intersection of Toms Creek Road and the US 460 Bypass. An Existing Conditions/Topographical Map is also presented in Appendix Exhibit 4, notwithstanding, the topo shown on this Map for Toms Creek Road does not reflect actual conditions of the Toms Creek Road right-of-way, as this road was raised for the overpass/interchange that now exists at the site.

There are no known archeological, historic, natural water courses, floodplains or unique natural features that will impact development of this site, other than the topography and soils. There is almost no existing tree cover on this site. The lone mature tree that exists on the site is situated along Toms Creek Road on the south side of the existing curb cut, which provides access to the neighboring Toms Creek Terrace Apartments.

Due to the severe topographical issues created by the Rt. 460/Toms Creek interchange improvements, development of this site is challenged. The lower northeast corner of the site sits more than 15' below grade with Toms Creek Road and the site slopes upward to the northwest some 20'+ in elevation change. These topographical issues, combined with the almost triangular shape of the parcel, significantly limit the design flexibility for development of the site. Hence the site has sat vacant and underutilized for decades.

### 5. Comprehensive Sign Plan

#### 5.1 Entrance Signs

One (1) free-standing sign will be constructed on the subject property at the entry from Tom's Creek Road. The sign will not exceed 32 square feet of copy area on each side and will be no taller than 8 feet. The conceptual entrance sign elevations are presented in Appendix Exhibit 7. The applicant is requesting a reduction on the entry signage setback along Tom's Creek Road from 10 feet to 5 feet, as the actual edge of pavement is approximately 35 feet from the property line, which provides a significant setback from Toms Creek Road.

#### 5.2 Identification Signage

One free-standing sign will be constructed along the US 460 Bypass side of the property. The sign will not exceed 32 square feet of copy area on each side and will be no taller than 8 feet. The conceptual identification sign elevations are presented in Appendix Exhibit 7.

### 6. Land Use Plan

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the regulations and standards of the Town, and will comply with the regulations and standards of all other applicable regulatory authorities. All water mains and appurtenances and sewer mains will be dedicated to public use unless otherwise directed by the Town of Blacksburg.

### 8.2 Water Quality & Storm Water Management Standards

Storm water runoff on the site currently exits the property to the northwest into an existing VDOT storm drain system which ultimately drains to Toms Creek in the Upper New River watershed. A Storm water Management Concept Plan and Narrative is presented in Appendix Exhibit 10, which addresses the Town of Blacksburg's and State of Virginia's storm water quantity and quality requirements. Specifically, the concept plan proposes to utilize some combination of rainwater harvesting, level 2 ~~bioretention's~~bioretentions, Filterra units, and/or nutrient credit purchasing in conjunction with a ~~level 1 extended~~ detention pond to address the phosphorous removal requirements of the DEQ Virginia Runoff Reduction Method. The specific combination of storm water management BMP's and treatment devices will be finalized at the full site plan submission stage. In addition, the site will utilize a storm drain system to direct runoff from the developed area to a ~~level 1 extended~~ detention pond that will significantly reduce the peak runoff rates leaving the site. ~~At a minimum,~~At a minimum, the 1-year post-development peak runoff rate will be reduced to below the required target discharge rate as determined by the energy balance equation, and the 2-Year and 10-Year post-development peak runoff rates will be reduced to below the 2-Year and 10-Year pre-development peak runoff rates in order to meet the requirements of both Channel Protection and Flood Protection. The owners will also execute and record formal maintenance covenants for any on-site storm water management BMP's upon successful review of the final storm water management plan.

### 8.3 Trash Pickup

Dumpsters will be conveniently located to provide for trash and recycling pickup. During final design, the project may determine that compactors would be more efficient for the project and would substitute for the dumpster locations shown on the proposed plan but would not affect recycling efforts.

### 8.4 Other Utilities

Utility connections such as power, phone, cable television, gas, and any other miscellaneous utilities serving this community shall be located underground.

## 9. Design Guidelines, Principles and Concepts

### 9.1 Site development

The site currently exists as a single parcel. The site will remain as one Parcel as part of this Planned Residential District. Utilities serving the parcel shall be designed to meet Town of Blacksburg Water and Sewer Standards.

#### 9.1.2 Landscaping

**12. Proffer Statement for the Application for The View, Dated ~~July 28~~ August 8, 2018**

Pursuant to Virginia Code § 15.2-2298 and Blacksburg Zoning Ordinance § 1160, ~~Dania~~ Daniel, Eric and Patrick Frith the ~~owner(s)~~ owners of the property that is the subject of this Application (Tax Parcel #195-A-18) proffer that the property will be developed in accordance with the following voluntarily proffered conditions.

1. The property shall be developed in substantial conformance, as determined by the Zoning Administrator, with the submitted rezoning application entitled The View (the “Application”) dated May 31, 2018, revised July ~~27~~ 28, 2018 and August 16, 2018.
2. The applicant will widen Toms Creek Road and shall construct a ~~two-way~~ left turn lane ~~into the site and a left turn lane into Sunridge Drive,~~ between the site entrance and Sunridge Drive, as ~~depicted~~ addressed further in the Application, as shown on the ~~revised~~ Master Plan dated July 27, 2018 presented in Appendix 6.
3. New building construction shall not contain any vinyl siding.

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.

**PROFFER STATEMENT FOR THE APPLICATION OF  
THE VIEW**

**Dated: ~~MAY 31~~August 8, 2018**

**EXHIBIT A**

Proffer #1: The masterplan and accompanying rezoning documents contain the details of the application. This proffer provides assurance to the Town that the project will be developed in accordance with these documents.

Proffer #2: With an increased number of residents on site, an increase in daily vehicle trips will also occur. Due to the increase in daily trips, it has been determined through the submitted traffic analysis that this road improvement is required to maintain the safe traffic movement on Toms Creek Road.

Proffer #3: The applicant believes in using high-quality materials and will therefore not be using any vinyl siding on the exterior of the building.