



**TOWN OF BLACKSBURG
AGENDA MEMO**

DATE: April 4, 2019

TO: Town Council

FROM: Anne McClung, Director, Planning and Building

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TITLE: RZN17-0006/ORD 1866 - Request to rezone 21.13 acres from the R-4 Low Density Residential zoning district to the DC Downtown Commercial zoning district and PR Planned Residential zoning district for the property at 501 South Main Street (Tax Parcels 257-A-94A, 257-A-94, 257-A-217, 257-A-218 and 257-25C) by Balzer and Associates (agent) for Midtown Redevelopment Partners, LLC (owner).

Background: The attached request is to rezone the Old Blacksburg Middle School (OBMS) property currently zoned R-5 to 10.59 acres of Downtown Commercial and 10.54 acres of Planned Residential zoning. The request includes lands own by Midtown Redevelopment Partners, LLC and parcels owned by the Town of Blacksburg.

A maximum density of 48 bedroom or 24 units per acre is proposed on both the DC and PR zoned parcels. Office, commercial, hotel, police station, and public gathering spaces are the proposed uses in the DC district. Residential uses in the DC district would occur on upper floors or in basement locations. Conditional Use Permits have been requested in the DC zoned district for general or medical office on a portion of the ground floor, and a hotel use. Parking proposed on the DC parcel includes a parking structure, surface parking areas and on-street parking. Multi-level townhomes, multi-family units, and two-family dwellings are the residential uses proposed in the PR district along with community recreation and a public park. Parking proposed on the PR parcels includes residential garages, parking under residential units and on-street parking. A new Church Street extending from Clay St. to Eheart St. is proposed along with other internal roads (Midtown Way and Belvedere Avenue). A traffic signal would be installed at the South Main St./Eheart St. intersection.

The applicant is proposing a Pattern Book to guide the general development standards for construction on each parcel and for the new roads to be constructed. Examples of standards in the Pattern Book include maximum height, minimum setbacks, parking ratios, and allowed building materials. Design standards that are more general in nature are included in Guiding Elements in the Pattern Book.

A Proffer Statement has been submitted with 16 proffers and elements from the Pattern Book are attached as Exhibits to the Proffer Statement to provide proffered design standards from the Pattern Book.

- **Considerations:** The Planning Commission considered the request and recommended approval at its public hearing on March 19, 2019. Work sessions with Town Council to discuss the project are ongoing. Work sessions occurred on March 19, 2019 and April 2, 2019. Additional work sessions are scheduled for April 16 and April 30, 2019 as well as May 7, 2019.
- **Action:** Place on consent agenda on April 9, 2019 and schedule public hearing for May 14, 2019.
- **Attachments:**
 - Planning Commission to Town Council memo dated March 19, 2019
 - All of the following items have been provided and posted to the Town website:
 - Staff memo dated March 15, 2019
 - Staff memo dated March 1, 2019
 - Staff Report dated February 15, 2019
 - Letter from Balzer and Associates dated February 28, 2019
 - Revised Proffer Statement dated February 28, 2019
 - Revised Application dated February 8, 2019
 - Revised Pattern Book dated February 8, 2019
 - Revised Proffer Statement dated February 28, 2019