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March 12, 2019

Anne McClung, Planning and Building Director
Town of Blacksburg
300 South Main Street
Blacksburg, VA 24060

RE: OBMS Rezoning Request

Dear Anne,

This letter contains the revisions our team has made to the various documents included in the OBMS Rezoning request. These comments and revisions have come from our most recent Planning Commission Work Session meeting held on March 5, 2019.

1) Proffer Statement Exhibit B

The South Main Street Section has been revised to better explain the 5' minimum setback to any outdoor eating areas. An additional note has been added to the Landscape section on this sheet clearly stating that a 10' brick sidewalk will be installed on South Main Street. This is consistent with the provided masterplans and the application text.

2) Proffer Statement Text Adjustment

Additional line spacing has been added between paragraphs in Proffer number 10, 11 and 12.

3) Proffer #12 Clarification

As Proffer #12 references the PRD zoned parcels, the last paragraph has been revised to clarify which PRD parcels could be combined. This is similar to the DC language included in Proffer #10 and #11.

4) Downtown Commercial Density Clarification

The additional language of "whichever is less" has been added to Section 3.1.2 Density and Occupancy of the Application Text regarding density of units and bedrooms.

Thank you and please feel free to contact me with any questions you may have or if there are other items you believe we should incorporate into this revision package.

Sincerely,
BALZER AND ASSOCIATES, INC.

Steven M. Semones
Senior Vice President