

TO: Planning Commission

FROM: Kinsey O'Shea, AICP, Development Administrator KO

TITLE: RZN19-0002/ORD 1895-Request to rezone 33.871 acres of land formerly known as the Blacksburg High School at 520 Patrick Henry Drive (Tax Map Nos. 227-A 4, 227-A 4C & 227-A 4D) by Jeanne Stosser of SAS Builders (applicant/contract purchaser) and Clint Pendleton of Parker Design Group (applicant's engineer/agent) for David Hagan of HS Development LLC (owner)

DATE: June 28, 2019

At the June 18, 2019 Planning Commission Work Session, there was discussion regarding several characteristics of the application, plan, and proffer statement. In general, the discussion focused on:

- Orientation of units on common space
- Configuration of alleys with dead-end
- Architectural styles and materials including vinyl and EFIS
- Architectural details and façade treatment to ensure single-family appearance of townhomes
- References and design standards for single-family dwellings, if proposed
- Width of proposed sidewalks, inclusion or elimination of vegetative buffer strip
- Multi-use trail within the development and connections to neighboring subdivisions
- Required bicycle parking
- Additional open space programming
- Appropriateness of signage size in an infill development
- Street layout eliminating through-road to Price Street
- Mid-block crosswalk needing additional measures to aid in visibility to drivers
- Revisions required to TIA and evaluation of turn lane warrants

Staff informed the applicant that if revised materials responding to the issues were received by June 25, 2019, the Planning staff would be able to evaluate revisions and provide an update to the Planning Commission in advance of a July 2, 2019 public hearing. A cover memo, revised application, and revised TIA were received by staff on Thursday, June 27, 2019.

The revisions provided by the applicant are still under review by staff at this time.

The applicant indicated to staff that they wish to remain on the current schedule for a July 2, 2019 public hearing.

ATTACHMENTS

- Cover memo from Applicant date-stamped June 27, 2019 outlining changes
- Revised application date-stamped June 27, 2019