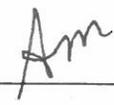


TOWN OF BLACKSBURG
AGENDA MEMO

DATE: October 2, 2019

TO: Town Council

FROM: Anne McClung, Planning and Building Director 

PREPARED BY: Paul Patterson, Zoning Administrator

TITLE: RZN19-0006/ORD #1907-Request to rezone 0.9418 acres at 1401 Giles Road (Tax Map No. 197-3 1) from Planned Residential-PR to Planned Residential-PR for increased density and height by Steve Semones of Balzer and Associates, LLC (applicant) for Justin Boyle of J3 Properties, LLC (owner).

- **Background:** The attached is a request to amend a rezoning of approximately 1 acre at 1401 Giles Road from Planned Residential (PR) to Planned Residential (PR) with an approved plan. The parcel is a part of the 3-acre Uptown commercial development at the corner of North Main Street and Giles Road. On April 10, 2018, the Town Council approved a rezoning for the applicant to develop a residential building within the mixed-use commercial development. The applicant now seeks to increase the allowed density from 34 bedrooms per acre to 68 bedrooms per acre (residential building increase from 14 apartments with a total of 32 bedrooms to 28 apartments with a total of 64 bedrooms). To accommodate the increased density, the building is proposed to change from 2 stories above parking to 4 stories above parking.

Additionally, the applicant requests an exception to the Use and Design Standards for multifamily dwellings, in order to eliminate the required open space recreation area; and requests a special exception to the Use and Design Standards for multifamily dwelling for parking in front of the front building line. The Planning Commission heard these requests at the October 1, 2019 public hearing, and recommended approval of these requests as submitted.

- **Considerations:** See attached staff report.
- **Action:** Schedule public hearing for November 12, 2019.
- **Attachments:**
 - Planning Commission to Town Council Memo
 - Staff to PC update memo with attachments dated September 26, 2019
 - Staff Report with attachments dated September 13, 2019
 - Revised application dated September 20, 2019

MEMORANDUM

TO: Town Council

FROM: Planning Commission

DATE: October 1, 2019

SUBJECT: RZN19-0006/ORD #1907-Request to rezone 0.9418 acres at 1401 Giles Road (Tax Map No. 197-3 1) from Planned Residential-PR to Planned Residential-PR for increased density and height by Steve Semones of Balzer and Associates, LLC (applicant) for Justin Boyle of J3 Properties, LLC (owner).

* * * * *

Planning Commission Recommendations:

APPROVAL for the requested Exception to Use and Design Standard §4216(a)(6) for the modification or elimination of required open space for a specific recreational activity area; and for the requested Special Exception for Parking in Front of the Front Building Line Use and Design Standard §4216(a)(4) & Special Exception §1112(d).

For: Colley; Davis; M. Jones; Langrehr; Moneyhun; Sutphin
Against:
Abstain:
Absent: Kassoff

APPROVAL for the rezoning request RZN19-0006/ORD #1907.

For: Colley; Davis; M. Jones; Langrehr; Moneyhun; Sutphin
Against:
Abstain:
Absent: Kassoff

In so recommending approval of this rezoning application, associated exception and special exception to use and design standards, the Planning Commission finds the request to be in conformity with the Comprehensive Plan, the Zoning Ordinance, and to have minimum adverse impact on the surrounding neighborhood or community.