

**TO:** Town Council

**FROM:** Kinsey O'Shea, AICP, Town Planner     KO    

**TITLE:** RZN19-0004/ORD 1904-Request to rezone a total of 6.59 acres from GC General Commercial and R-5 Transitional Residential to PR Planned Residential at 1310 North Main Street (Tax Map Nos. 196-A 21-23; 197-A-37; 196-A 22A; and a portion of 196-A 29) for a mixed use commercial/multi-unit residential development by Pat Bixler on behalf of CDE Properties, LLC (applicant/owner).

**DATE:** February 3, 2020

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The Town Council reviewed the above-referenced request at the January 21, 2020 work session. The Town Council opted to postpone the public hearing for this request until February 11, 2020, after the results of the North Main Street corridor study had been presented at the January 21, 2020 work session.

The applicant submitted a revised application on January 31, 2020, that included the following changes:

- **Open Space Configuration:** The proposed open space has been revised as shown on sheet Z6 of the application. The site has been rearranged such that a block of open space adjacent to the outdoor amenity and pool area along the entire front of Building C has been provided. This area was formerly parking spaces. The parking has been reconfigured, but there is no net gain or loss of parking spaces. However, the revision provides a better parking arrangement between Buildings A and C. The open space calculation still includes areas that are remnant spaces after buildings and parking for the density requested are laid out on site. These areas do not meet the intent of the zoning ordinance use and design standards for open space. There is no specificity in programming shown in these areas; however, with adequate improvements or amenities, these spaces could become usable open areas for the residents. The applicant should provide additional detail on the programming of the smaller areas to show that the intent of the ordinance is met.
- Revised proffer language regarding **income qualification** that residents must demonstrate by pay stub or other means (previously, residents were required to sign an affidavit) that their income is 1.5x the monthly rent obligation. Additional language states that non-tenant guarantors are not permitted (previously, the language simply said "guarantors"). This revised language is also incorporated into the HOA documents that will apply to any for-sale units in the development.

There were a number of other items discussed at the January 21, 2020 work session that the applicant has not addressed:

- **Unit mixture:** There was a concern among some council members regarding the inclusion of 4-bedroom/4-bathroom units as being more than 30% of the units proposed in the application. Four-bedroom/four-bathroom units typically appeal to undergraduate student occupants, and not to the developer's target demographic of young professionals and other non-student tenants. The applicant has not changed the unit mix in the January 31, 2020 submittal and is including the following unit types:
  - (10) 1-bedroom units = 7%
  - (42) 2-bedroom units = 31%
  - (40) 3-bedroom units = 30%
  - **(43) 4-bedroom units = 32%**

- **Turn lane:** The warrant for a left turn lane is met with the proposed development. The applicant has not proposed installing a left turn lane into the development on North Main Street to address the warrant. Most recently, with the Gilbert Street Mixed Use rezoning request, the Virginia Tech Foundation proposed and the Town accepted a cash proffer to address preferred non-vehicular improvements on Prices Fork Road. In this case, the applicant has not proposed a cash proffer to contribute to non-vehicular streetscape improvements. Similar to the Gilbert Street project, planning for how to improve non-vehicular modes of travel is underway, and any funds received could be set aside and applied toward such improvements.