

**TOWN OF BLACKSBURG
AGENDA MEMO**

DATE: February 5, 2020

TO: Town Council

FROM: Anne McClung, Planning and Building Director _____

PREPARED BY: Kinsey O'Shea, Town Planner for Current Development

TITLE: RZN19-0005/ORD 1906- Rezoning request to rezone 3.556 acres of property at 900 and 1002 Glade Road and vacant parcels on Glade Road (Tax Map Nos. 225-A-5; 225-A-6; 225-A-7 and 225-A-4 (portion)) from RR-1 Rural Residential 1 to PR Planned Residential for Multi-Family Housing and Townhomes by Craig Stipes of Broad Street Partners, LLC (applicant, contract purchaser) on behalf of the Ruth Epperly Life Estate; Kevin Gilbarte; and Cary Hopper (owners).

- **Background:** The attached is a request to rezone 3.556 acres of property at 900 and 1002 Glade Road from the RR-1 Rural Residential 1 zoning district to the PR Planned Residential zoning district for multi-family housing and townhomes. The property consists of four parcels containing an existing single family home at 1002 Glade Road, which will be demolished, and the Glade Road Apartments at 900 Glade Road, which will remain.

The applicant is proposing to construct 16 single-unit multi-family cottages (2- and 3-bedroom units); two multi-family apartment buildings (1- and 2-bedroom units); and two townhouse buildings containing 4 units each (3-bedroom units). The development as a whole including the existing apartments is proposed to have a maximum of 117 bedrooms (33 bedrooms/acre) composed of 1-2- and 3-bedrooms units. Surface parking is proposed with a ratio of 1.33 spaces/bedroom for the townhomes, and 0.94 spaces/bedroom for the multifamily dwellings, for a total of 120 spaces. The applicant has proposed to keep the existing units affordable through a covenant that establishes a maximum rental unit for the next 10 years (through two 5-year periods), as well as income-qualification for 60% of the units with non-tenant guarantors, and Earthcraft/Viridiant Certification.

The Planning Commission heard this request at the February 4, 2020 public hearing and recommended approval of this request by a vote of 4/3. There are several Use and Design Standard exception requests that were also recommended for approval.

- **Considerations:** See attached staff report and memos.
- **Action:** Place on the February 11, 2020 consent agenda and schedule public hearing for March 10, 2020.
- **Attachments:**
 - Planning Commission to Town Council Memo dated February 4, 2020
 - PC Update with Attachments dated January 31, 2020
 - Staff Memo with Attachments dated January 17, 2020 (includes November 19, 2019 Staff Report with Attachments)
 - Application dated January 3, 2020 with proffer statement dated January 30, 2020