

**TOWN OF BLACKSBURG  
CONDITIONAL USE PERMIT APPLICATION**

This application and all accompanying information must be submitted in full before the Conditional Use Permit can be accepted by Town staff. Once the Planning and Building Department accepts the application, it will be referred to the Planning Commission and Town Council for consideration. The application and all accompanying information will become conditions of approval. Any conditions of approval are binding. Other conditions may apply. Please contact the Planning and Building Department at (540) 443-1300 for application deadline or questions, or to schedule the **required** pre-submittal meeting.

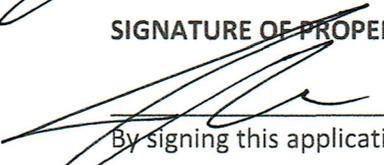
The following items **MUST** accompany this application for the Town of Blacksburg to accept this application for processing and review. Any items submitted cannot be larger than 11x17 in size:

- 1) Written, signed consent of the property owner. If the applicant is the contract purchaser, the written consent of the property owner is required
- 2) One copy of a site plan with surveyed boundaries for the property showing the lot, existing and proposed structures, site improvements, stormwater management areas, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, Use & Design standards and physical compatibility with the neighborhood
- 3) Stormwater Management Concept Plan and calculations
- 4) Building elevations for all proposed buildings -or- elevations showing any changes to existing buildings
- 5) Sketch depicting any proposed signage
- 6) Vicinity map (may be included on the site plan) showing surrounding uses, zoning districts, buildings and other improvements within 300' of the property
- 7) Completed VDOT 527 (Traffic Impact Analysis) Form
- 8) A list of adjacent property owners (including properties across a street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please)
- 9) Fee of \$100 for the Town of Blacksburg to post all public hearing signs. **Please note:** the applicant may choose to post the property, using signs provided by Town Staff, and not be subject to the posting fee
- 10) Fee of \$500 for Conditional Use Permit or amendments to existing Conditional (special) Use Permits. Please make your check or money order payable to the TOWN OF BLACKSBURG
- 11) Proof of pre-submittal meeting between Town staff and applicant/agent
- 12) Prior to the initiation of an application for Conditional Use Permit, or prior to the issuance of final approval, the applicant shall produce satisfactory evidence that any delinquent real estate taxes owed, which have been properly assessed against the subject property, have been paid (§ 1150)
- 13) Any applicant for a Conditional Use Permit shall make complete disclosure of the equitable ownership of the real estate to be affected including, in the case of corporate ownership, the names of stockholders, officers and directors, and in any case the names and addresses of all of the real parties of interest. The requirement of listing names of stockholders shall not apply to a corporation whose stock is traded on a national or local stock exchange, and which corporation has more than 500 shareholders (§ 1110)
- 14) Digital copies (PDF) of all application materials are required at the time of submittal, or within 10 working days of the submittal date.

**SIGNATURE OF APPLICANT/CONTACT PERSON + PRINTED NAME:**

 JASON BOYLE DATE: 9.01.2020  
 By signing this application, I affirm that this application is complete and all required items are included

**SIGNATURE OF PROPERTY OWNER + PRINTED NAME:**

 JASON BOYLE DATE: 9.01.2020  
 By signing this application, I affirm that this application is complete and all required items are included

Location or Address of Property for Conditional Use Permit:

1820 NORTH MAIN STREET BLACKSBURG, VA 24060

Tax Parcel Number(s): TM #167-A-8; 167-A-8A; 167-A-9

Acreage 6.596 acres

Present Zoning District: R-5

Present Use of Property: One single family rental. Remaining area vacant.

Proposed Use for the Property Residential Townhomes

Conditional Use Requested: Townhomes in R-5 district Code Section 3051(b)

Is this request for an amendment to an existing Conditional (Special) Use Permit? No

Previous Conditional (Special) Use Permit Number/Resolution Number N/A

**APPLICANT/CONTACT PERSON (Contract Purchaser if applicable)**

NAME: JJB Properties LLC

ADDRESS: 1520 North Main Street, Suite 201  
Blacksburg, VA 24060

PHONE: 540-230-5470

EMAIL: justin@greenvalleybuildersinc.com

**PROPERTY OWNER(s)** (If property is held in an LLC or other corporation, names of all partners must be disclosed. Signatures may be obtained and submitted on a separate sheet if needed)

NAME: JJB Properties LLC

ADDRESS: 1520 North Main Street, Suite 201  
Blacksburg, VA 24060

PHONE: 540-230-5470

EMAIL: justin@greenvalleybuildersinc.com

**ENGINEER/ARCHITECT (optional)**

NAME: Balzer and Associates, Inc.

ADDRESS: 80 College Street, Suite H  
Christiansburg, VA 24073

PHONE: 540-381-4290

EMAIL: ssemones@balzer.cc

Please provide the following information - attach separate pages if necessary:

Description of the proposed use (or site modification)

See attached

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed.

See attached

Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the mitigation of impacts to achieve the goals.

See attached

Any modifications or exceptions to Use and Design Standards or Development Standards must also be requested at the time of CUP evaluation. Identify and provide a justification for modification/exception

See attached

If the application is an amendment to an existing approved S/CUP, provide an identification of any proposed changes requested below and on a plan, and a strike-through and italic edit of any conditions proposed to be changed

N/A

**CONDITIONAL USE PERMIT APPLICATION**  
**FOR**  
**1820 NORTH MAIN TOWNHOMES**

**1820 North Main Street**  
**Blacksburg, Virginia**

**TAX PARCELS**

**167- A 8**  
**167- A 8A**  
**167- A 9**

**SEPTEMBER 1, 2020**

**PREPARED FOR:**  
**JJB Properties LLC**  
**1520 North Main Street, Suite 201**  
**Blacksburg, VA 24060**

**PREPARED BY:**  
**BALZER & ASSOCIATES, INC.**  
**80 College Street, Suite H**  
**Christiansburg, VA 24073**

***Description of Proposed Use:***

The proposed site is located at 1820 North Main Street and Mountain Breeze Drive and is owned by JJB Properties LLC. The property currently exists as three separate tax parcels that when combined equal 6.54 acres. All three properties are currently zoned R-5 (Transitional Residential) and are designated Medium Density Residential on the Comprehensive Plan's Future Land Use Map. The site was previously used as a mobile home park for many years, but this use was discontinued between 2007 and 2008. There currently is a single-family detached home located on it that is used as a rental property and a vacant commercial building that had been used as a convenience store and other commercial uses in the past. The proposed use of the property is townhome units on subdivided lots and the associated improvements required, including a parking area, stormwater management, utility extensions and common open space.

The proposed townhomes will be two story, 3-bedroom/2.5 bath units and will be approximately 1,600 square feet of finished living area. All units will have outdoor living space, and some may have basements based on the final grading of the site. These units will provide a living room, dining room, kitchen, half bathroom, and laundry on the lower level. The upper level will consist of three bedrooms, 2 bathrooms and a laundry area. Each unit will also have a front porch and rear deck or patio. Parking will be provided off an internal drive aisle network. The project will loop the main access road from the existing entrance on North Main Street to the existing curb cut on Mountain Breeze. Parking spaces will be located adjacent to the individual townhome. Parking will be provided as required by the Town zoning ordinance for townhome use at a ratio of 1.1 spaces per bedroom.

***Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed:***

The property is currently zoned R-5 Transitional Residential. The areas surrounding it are either R-5 (Transitional Residential) to the south and west or PR (Planned Residential) to the north and east as part of the Maple Ridge development. Transitional Residential is described in the Zoning Ordinance as follows: *“The Transitional Residential District is to provide for a transitional land use between low density residential and higher intensity land uses. This is a predominantly residential district with neighborhood character. Conditional uses which are sensitive to and reinforce the residential neighborhood character are appropriate. These typically will involve the conversion or replication of single-family houses. Properties along arterial and collector roads are particularly suited for such conditional uses. The livability or small-town character of the Transitional Residential District is made up of tree lined streets, open space, and greenways interspersed within a more urban residential pattern.”* The site is also designated to be Medium Density Residential in the Town of Blacksburg Future Landuse Map. Medium Density Residential is defined as “Up to and including ten dwelling units per acre; or up to 20 bedrooms per acre, whichever is less.” The typical implementing zoning districts for medium density residential are Transitional Residential (R-5), Old Town Residential (OTR), Planned Residential (PR), and Planned Manufactured Home (PMH). The existing uses leading to the property along the east side of North Main Street north of Giles Road are primarily residential with the townhomes at Maple Ridge being the predominant use. The west side of North Main Street is mainly commercial uses. North of the site, the uses are primarily residential and open space.

The proposed density of the project is 20 bedrooms per acre and 6.7 units per acre. This is the density permitted by right in the R-5 district for two-family dwellings. Townhomes are listed as a conditional use in R-5 and will allow for a more efficient use of the property than a single-family or two-family dwelling.

This property is split by two Neighborhood, Employment and Service Areas as designated with the Town's Comprehensive Plan (Map C). Approximately 1/3<sup>rd</sup> of the property is located in the "Multi-Unit Residential Neighborhoods" designation and the remaining 2/3<sup>rd</sup>'s of the property is in the "Suburban Residential Neighborhood" designation. This is representative of the development along this section of North Main Street. The Maple Ridge Townhomes south of the project site are primarily student rental units. The single-family residential development portion of Maple Ridge is primarily owner occupied although there are a handful of homes that appear from the Town GIS to be potential rental units based on Owner name and mailing address.

The Comprehensive Plan states that Multi-Unit Residential Neighborhoods "are primarily apartment developments rented to students due to the proximity to the university." However, the development proposed is designed as "for sale" townhomes that will not cater to the undergraduate student housing market. The design of these homes and the project location encourages varied homeowner types and hopes to attract young professionals, graduate students, and families.

The Comprehensive plan also discusses future issues and opportunities for these Multi-Unit Residential Neighborhoods. Our project addresses several of these and are listed below:

- **Transit service in these areas should continue to meet residents' needs.**
  - There are two existing bus stops in proximity to the site. One is in front of the Maple Ridge Townhomes which is approximately 720 feet south of the proposed North Main entrance to the site. The second is on Givens Lane approximately 510' north of the North Main Street entrance to the site and 290' from the proposed Mountain Breeze Drive entrance.
  
- **New developments and redevelopments should:**
  - Consider providing open areas and recreational opportunities within their developments.
    - A minimum of 20% open space will be provided on the site. Much of the existing tree canopy along North Main Street is planned to be saved as passive open space. All recreational areas will be programed to encourage healthy lifestyles and outdoor enjoyment.
  - Provide landscaped multi-use trail systems for commuting opportunities to the Commercial and Employment areas while providing landscape buffers.
    - There is currently an existing multi-use trail along the property frontage on North Main Street as well as the northern property line between the subject property and the Town of Blacksburg property. The project plans to construct sidewalks and walking trails within the development for the residents to reach this existing infrastructure.
  - Provide strong property management and maintenance.
    - As the development will be providing subdivided townhome units/lots, a Home Owners Association, or other type of property management association, will be

required for the maintenance of parking areas, stormwater management facilities and any common open space/recreational areas.

- **Through education of residents, owners, and property managers, as well as the Town’s zoning enforcement property maintenance programs, seek to minimize lifestyle conflicts that may occur at the interface of these higher density developments with adjacent residential neighbors.**
  - The density proposed is within the by-right development density allowances and the design hopes to attract young families, professionals, and other tenant types looking for home purchase opportunities. This will help minimize potential lifestyle conflicts with adjacent neighbors. As the project is removed from the Downtown area and does not provide they typical floor plans or the recreational amenities that are typical in a student dominated development, we believe this will encourage owner occupied units.
- **New multi-family developments in these areas should de-emphasize parking areas, maximize the use of alternate transportation options, be walkable, connect to other developments, have a street presence, and use other principles as detailed in the Residential Infill Guidelines.**
  - As opposed to having one large parking area surrounded by residential units, the development design breaks the townhome buildings into multiple pods, each with their own parking area. This greatly reduces the visual emphasis on parking and allows owners to park near their homes. These smaller parking areas provide much more opportunity for internal landscape islands and green space areas. They also minimize the amount of traffic entering the individual areas thus increasing pedestrian safety, especially for children or seniors. Pedestrian walkways are plentiful, multiple bike parking locations for visitors are provided, and the project is near two Blacksburg Transit stops.

Suburban Residential Neighborhoods “are commonly made up of detached single-family homes on quarter acre or larger sized lots. Homes are typically owner-occupied and known for their good exterior maintenance and appearance. They are on tree-lined streets with houses nestled under a full and mature tree canopy. Homes are often rented to families who complement the already existing family-oriented neighborhood.” The Comprehensive plan also discusses future issues and opportunities for these Suburban Residential Neighborhoods. Our project addresses the following:

- Parks are an integral part of these neighborhoods. Maintaining the high quality of parks requires the cooperation and support of the neighborhood residents and the Town. New developments in these areas should be encouraged to provide pocket parks within their developments.
  - A wooded open space area will be preserved on the property with a fitness area and trail connection to the existing multi-use trail system.
- Neighborhoods in these areas should increase connectivity to other neighborhoods, Town parks and other recreational facilities.

- The sidewalk system and trail proposed within the development will connect to the existing paved multi-use trail system along North Main Street and Mountain Breeze Drive. This existing trail extends north and south along North Main Street providing access to BT stops as well as multiple developments on North Main Street. The existing trail on the south side of Mountain Breeze Drive connects into the Maple Ridge Subdivision.
- Other means of transportation should be supported in these predominantly vehicular-oriented traffic neighborhoods.
  - Construct new sidewalks, bicycle lanes, and off-road trails where appropriate.
    - Sidewalks and a new trail are proposed with the plan.
  - Provide creative transit options.
    - Two existing BT stops are in the near vicinity of the project; however, the applicant would support another BT stop closer to the project entrance along North Main Street should BT determine it beneficial to their ridership.

As the project is residential in nature, the applicant has also looked towards the Residential Infill Development Guidelines for direction on the design. Based on the proposed project components, the following Guidelines are being addressed with this proposal:

- **Setback:** Consistent front building setbacks create a uniform appearance along the street.
  - The homes located near the main entrance are providing a consistent setback from North Main Street in comparison to the adjacent single-family homes to the south. The remaining homes are located within the interior of the development.
- **Building Frontage/Entries:** Landscaping in front of buildings and entry features, such as porches or steps, create visual interest and give the neighborhood an identifiable character.
  - As shown on the masterplan and building elevations homes will have steps leading to a covered porch and certain corner units have a wraparound porch.
- **Screening/Landscaping:** Hedges, trees, shrubs, and fences can provide privacy, a transition between spaces, and can help buffer pedestrians from vehicle traffic.
  - There will be a landscaped buffer yard along the exterior parcel boundary adjacent to the existing single-family uses. It is also planned to save a large area of existing trees adjacent to North Main Street and Mountain Breeze Drive which will buffer the residents from the visual and noise of North Main Street.
- **Off-street parking:** Parking for residential areas that plays down the visual impact of cars and parking garages respects the character of an existing neighborhood an identifiable character.
  - All parking will be located behind the front building line and internal to the site and therefore will not dominate the view of the site. Topography and the planned existing tree save area will also help limit views of the parking areas from the North Main Street right of way.
- **Bicycle Facilities:** Streets that have been optimized for bicycle travel and bicycle parking facilities can help support bicycle activity in a community.
  - Bike parking will be provided at two locations within the development. This will mainly provide parking for visitors as it is anticipated that most homeowners would keep the bikes in their units.

- **Walkways:** Internal walkways within larger residential developments promote pedestrian movement by connecting users from the public sidewalk network and parking areas to ultimate destinations within a site.
- **Sidewalks:** Well-connected and maintained sidewalks contribute to the character of neighborhoods by providing safe places for people to travel and interact with one another.
  - Walkways/Sidewalks and a trail are proposed throughout the development to safely connect buildings to the parking areas, other buildings, and the existing public multi-use trail system along North Main Street and Mountain Breeze Drive.
- **Open Space:** Comfortable outdoor places in multifamily developments can provide a place for people to sit, rest, and interact, fostering a sense of community.
  - Several areas of open space are provided within the community to promote outdoor relaxation and enjoyment. Each townhome is also designed with a rear deck and backyard space.
- **Architectural Features:** Structures that are designed with architectural features similar to existing homes contribute to a sense of place and add to the character of the neighborhood.
  - All Townhomes will have front porches with architectural columns, varying window sizes and patterns, and varying roof elements which will be compatible with the homes in Maple Ridge and along North Main Street.
- **Scale and Massing:** Buildings designed to fit within the context of the surrounding structures help reinforce neighborhood character and create visual interest for pedestrians.
  - The proposed units will be two-story homes, which is consistent with the existing homes along North Main Street and in Maple Ridge.

***Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the measures to be taken to achieve such goal:***

The proposed use of the property is consistent with the uses in the vicinity of the site, is consistent with the comprehensive plan and provides no adverse impact on adjacent properties. There is a mix of single-family, townhome and commercial properties near the project site, so the proposed development will fit in with the current uses. As stated above, the proposed use also aligns with the zoning, neighborhood designation and future landuse map. By right, this property is permitted to have 132 bedrooms. The applicant is proposing townhomes to more efficiently use the property, but the plan does not propose a greater density or lesser setbacks than what is permitted by right in the R-5 district. The floor plans and layout of the units on individual, subdivided lots hopes to encourage a diverse resident mix that is searching for a home, not a purpose-built student housing development. The townhome design provides the development the ability to preserve a large amount of open space and existing tree cover. This would not be possible if maximizing the developable property for a by right duplex or single-family development. The town requirement of 1.1 parking spaces per bedroom is being met, therefore any potential concerns about parking spillover into the adjacent neighborhood should be minimized.

The no increase in density, combined with the walkability of the neighborhood and the proximity of public transit reduces concerns of excessive traffic. When analyzing potential traffic impacts, the current use and density was compared to a by-right development density based on concept

plans provided to the applicant. As a two-family dwelling development has differing zoning requirements regarding lot frontage and area, less overall dwelling units would be likely. That is demonstrated in a trip generation comparison. Upon review if the ITE Manual for trip generation, the proposed use and a by-right duplex use are estimated to generate the following vehicle trips shown below.

***Proposed Townhome Use***

<i>ITE</i>	<i># of units</i>	<i>Sq.Ft.</i>	<i>AM In</i>	<i>AM Out</i>	<i>AM Total</i>	<i>PM In</i>	<i>PM Out</i>	<i>PM Total</i>	<i>Weekday</i>
220	44	n/a	5	15	20	16	9	25	322

***By-right Two-Family Dwelling (Duplex) Use***

<i>ITE</i>	<i># of units</i>	<i>Sq.Ft.</i>	<i>AM In</i>	<i>AM Out</i>	<i>AM Total</i>	<i>PM In</i>	<i>PM Out</i>	<i>PM Total</i>	<i>Weekday</i>
210	34	n/a	6	19	25	21	13	34	321

As shown, the two uses generate very similar traffic on a daily basis and during peak hours, thus no additional impact is anticipated by the proposed townhomes. It should be noted that the Single-Family Land Use code was used for the Duplex use as the ITE manual does not have a separate category for Duplexes. Townhomes are included in the Multifamily housing land use code, and based on that definition, it was determined that a duplex in this neighborhood was more compatible to single family traffic than multi-family traffic. Traffic in and out of the development will have two options, one at the existing entrance on North Main Street and one at the location of the existing curb cut on Mountain Breeze. This will minimize impacts on either entrance location.

As previously stated in this application, 10’ buffer yards are proposed along the property line where it abuts single family development. Along the east side of the property where it abuts the Maple Ridge subdivision, a large open space dedicated as part of that subdivision provides more buffering and space between the proposed townhomes and the existing single-family subdivision. Existing vegetation is planned to be saved along the North Main Street frontage as well as along perimeter property lines as grading will allow. Adjacent parcels to the north (across Mountain Breeze Drive) and west (across North Main Street) are currently undeveloped.

***Any modifications or exceptions to Use and Design Standards or Development Standards must also be requested at the time of CUP evaluation. Identify and provide a justification for modification/exception.:***

The applicant is requesting the following exceptions to the Use and Design Standards and/or Development Standards:

1. Section 4231(b)(6): “Shared driveways are permitted, with the recordation of perpetual easements to provide for the use and maintenance of the shared driveway. Courtyard style parking is permitted. Only one (1) yard, either the front yard or the rear yard, or in the case of an end unit, the side yard, shall be improved with a driveway or parking spaces.

All parking spaces shall be located behind the front building line. Town Council may grant a special exception to this requirement as authorized by § 1112.”

Exception Requested: Two yards are proposed to be improved with a driveway or parking spaces.

Description: There are five units within the project that would have two yards adjacent to a driveway and parking spaces. As shown on the masterplan, these unit numbers are #101, #504, #601, #901 and #1004. There is adequate landscaping area on the side yards of each of these units so any impact to those units can be mitigated. The remaining 39 units will meet this Use and Design Standard.

***If the application is an amendment to an existing approved CUP, provide an identification of any proposed changes requested below and on a plan, and strike-through and italic edit of any conditions proposed to be changed:***

This application is not amending an existing approved S/CUP.

**1820 NORTH MAIN STREET TOWNHOMES  
CONDITIONAL USE PERMIT**

Adjacent Property Owners

<b>Tax Parcel(s)</b>	<b>Owner</b>	<b>Address</b>
197- A 1	XUEQIN JIANG GUANGHUA TANG	1714 N. MAIN STREET BLACKSBURG, VA 24060
167- A 7	CHARLES F. SMITH SANDRA W. SMITH	1716 N. MAIN STREET BLACKSBURG, VA 24060
167-A 6	MARGARET A. EVANS	1715 N. MAIN STREET BLACKSBURG, VA 24060
167- 26 D 167- 26 C	TOWN OF BLACKSBURG	300 S. MAIN STREET BLACKSBURG, VA 24060
167- A 9E	MAPLE RIDGE POOLHOUSE, LLC	2101 PARKS AVE, STE 403 VIRGINIA BEACH, VA 23451
167-26 45	KELLI A WHITFIELD	200 MOUNTAIN BREEZE DR. BLACKSBURG, VA 24060
167-26 44	DANIEL G. CAPELLUTO CARLA V. FINKIELSTEIN	202 MOUNTAIN BREEZE DR. BLACKSBURG, VA 24060
167-26 43	MATTHEW J. SMITH SUSAN L. SMITH	204 MOUNTAIN BREEZE DR. BLACKSBURG, VA 24060
167-26 42	KICHOL LEE MIRI LEE	206 MOUNTAIN BREEZE DR. BLACKSBURG, VA 24060
167-26 41	YANG CAO PING MA	208 MOUNTAIN BREEZE DR. BLACKSBURG, VA 24060

January 1, 2012

OFFICE USE ONLY	
Date Received:	_____
RZN#	_____
CUP#	_____

**TOWN OF BLACKSBURG  
VDOT TRAFFIC IMPACT ANALYSIS (TIA) SUPPLEMENTAL APPLICATION**

*This application, appropriate fee, and accompanying documentation must be submitted in conjunction with the corresponding rezoning, conditional use permit, or comprehensive plan amendment before any application can be reviewed by staff. If you have any questions, please contact the Planning and Building Department.*

Name of Development: 1820 NORTH MAIN TOWNHOMES  
 Address/Location: 1820 NORTH MAIN STREET  
 Tax Map Parcel: 167-A-8, 167-A-8A, 167-A-9  
 Size of Site: 6.54 ACRES  
 Proposed Use: TOWNHOMES  
 Current Zoning District: R-5  
 Existing Future Land Use Classification: MEDIUM DENSITY RESIDENTIAL

This application is submitted in conjunction with a

- Rezoning Application. Proposed Zoning District: \_\_\_\_\_
- Conditional Use Permit Application. Proposed Conditional Use: TOWNHOMES IN R-5
- Comprehensive Plan Amendment. Proposed Future Land Use: \_\_\_\_\_

This is the  first,  second,  third or subsequent submission of the TIA for review by VDOT.

A traffic impact analysis  is  is not required for the proposed project:

1.  Yes or  No, the site is located 2,100 feet along the vehicle path of traffic which is less than 3,000 feet from VDOT maintained roadways, or is within 3,000 feet of a non-limited access state controlled highway, or is within 3,000 feet of a connection to a state limited access highway.
2. *If the answer to question #1 is Yes, complete the following:*
  - a.  Yes or  No, the proposed development generates 322 vpd which is greater than the VDOT requirement of 5,000 vehicles per day.
3.  Yes or  No, the proposed comprehensive plan amendment results in substantial impact of 5,000 additional vehicle trips per day or results in substantial changes to the existing transportation network and infrastructure of state controlled highways.
4.  No, a new TIA study is not required because a previously submitted TIA is still applicable for the project site. (Note: the appropriate documentation must be attached to this application)
5.  Yes or  No, a VDOT Scope of work meeting has been held.

**If a TIA is required, please provide the following information:**

Name of Property Owner(s): N/A  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email address: \_\_\_\_\_

Applicant to whom review comments will be sent: N/A  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email address: \_\_\_\_\_

Project Engineer who prepared TIA (if different from applicant): N/A  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email address: \_\_\_\_\_

**Please check all applicable boxes of information submitted with this application:**

1. **Review Fee Check made payable to VDOT for**  
*First, Second or Third review by VDOT*
  - Rezoning or Conditional Use Permit request
    - Low volume road submission 24VAC30-155-40 A 3: \$250
    - All other submissions: \$1000
  - Comprehensive Plan Amendments: \$1000
2. **For the Town of Blacksburg, please provide a *digital submission of the following:***
  - a.  **One signed copy** of the Town's VDOT Supplemental TIA application.
  - b.  **One complete copy** of the TIA submitted to VDOT including a completed checklist of information and signed scope of work meeting agreement.
  - c.  **One copy** of the VDOT review fee check.
  - d.  **One copy** of letter and supporting information documenting why a new or updated TIA is not required for this project.
3.  **For VDOT, three paper copies** of the complete Traffic Impact Analysis. Forms and additional information can be found at <http://www.virginiadot.org/projects/chapter527/default.asp>

***By signing below, I acknowledge that all information on this application and included in the supporting documentation is correct and accurate, and has been prepared by an appropriate licensed professional.***

SIGNATURE OF APPLICANT:  Date: 9/1/2020

**For Staff Use Only:**

First Submission    Second Submission    Third or Subsequent Submission

Reviewed and Accepted as complete by \_\_\_\_\_ Date \_\_\_\_\_  
TIA forwarded to VDOT by \_\_\_\_\_ Date \_\_\_\_\_

Rejected by \_\_\_\_\_ Date \_\_\_\_\_  
Reason for rejection: \_\_\_\_\_

Town of Blacksburg, Planning & Building Department  
300 South Main Street • PO Box 90003, Blacksburg, VA 24060-9003  
Phone: (540) 951-1126 • Fax: (540) 951-0672 • [www.blacksburg.gov](http://www.blacksburg.gov)



**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

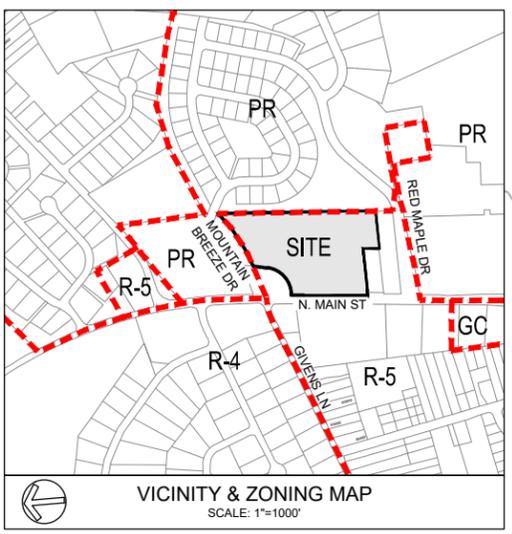
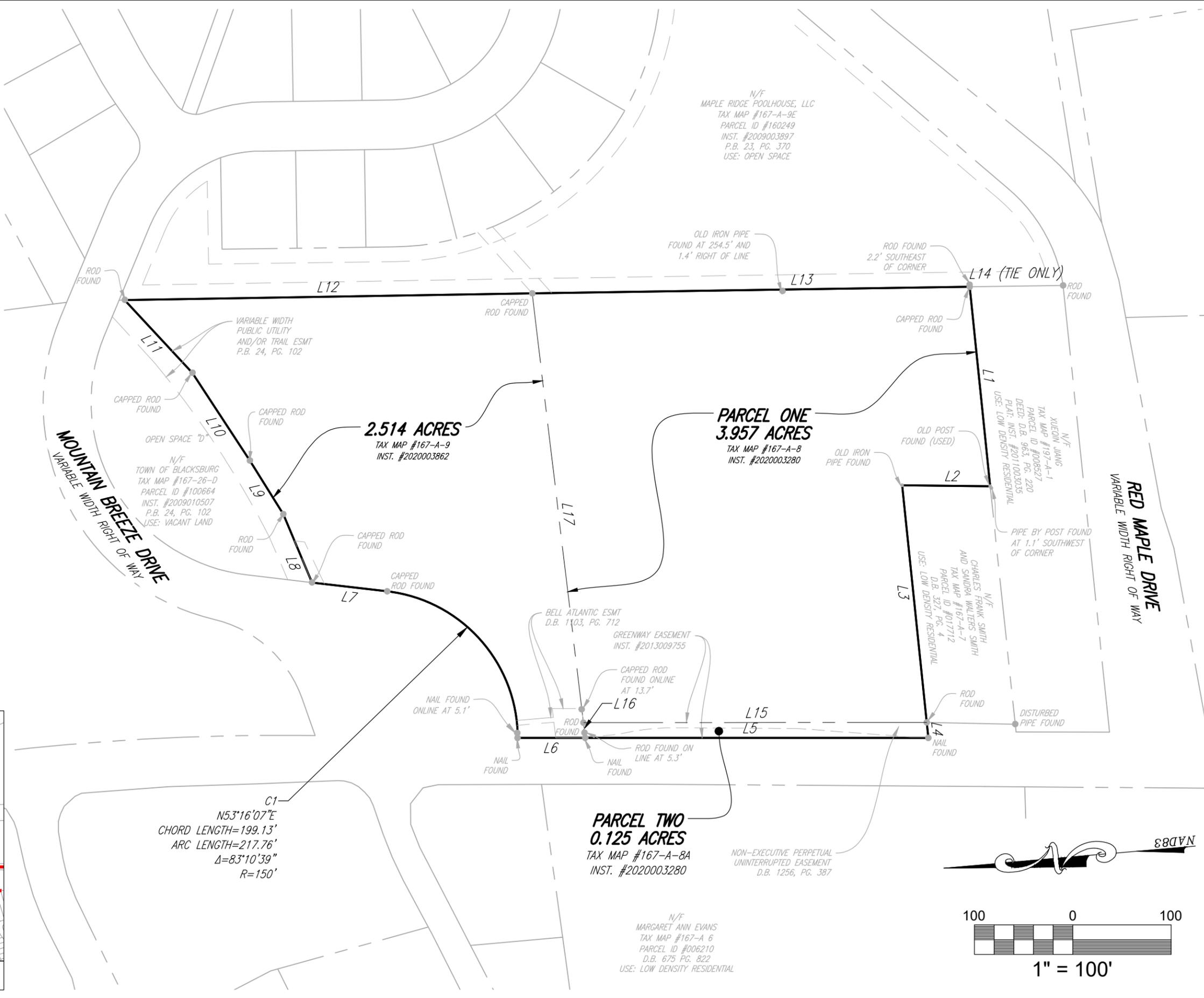
Roanoke / Richmond  
 New River Valley / Staunton  
 Harrisonburg / Lynchburg

[www.balzer.cc](http://www.balzer.cc)

80 College Street  
 Suite H  
 Christiansburg, VA 24073  
 540.381.4290

**LINE TABLE**

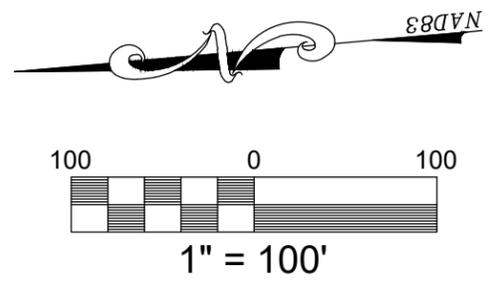
LINE #	LENGTH	BEARING
L1	203.32'	S89°09'20"W
L2	89.47'	N5°37'31"E
L3	241.77'	S89°04'35"W
L4	15.81'	S89°04'35"W
L5	348.84'	N5°00'40"E
L6	68.72'	N5°00'37"E
L7	76.94'	N11°40'47"E
L8	75.21'	N72°10'11"E
L9	64.17'	N62°56'47"E
L10	106.35'	N61°43'13"E
L11	101.10'	N52°00'50"E
L12	414.43'	S4°04'26"W
L13	444.90'	S4°09'07"W
L14	95.00'	S4°09'07"W
L15	349.05'	S4°57'46"W
L16	454.04'	S88°11'27"W
L17	454.04'	S88°11'27"W



**1820 N. MAIN STREET**  
 CONDITIONAL USE PERMIT  
 PARCEL MAP

MOUNT TABOR MAGISTERIAL DISTRICT  
 TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA

DATE 9/1/20  
 SCALE 1" = 100'  
 REVISIONS



**CUP1**

PROJECT NO 24200017.00



**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

Roanoke / Richmond  
 New River Valley / Staunton  
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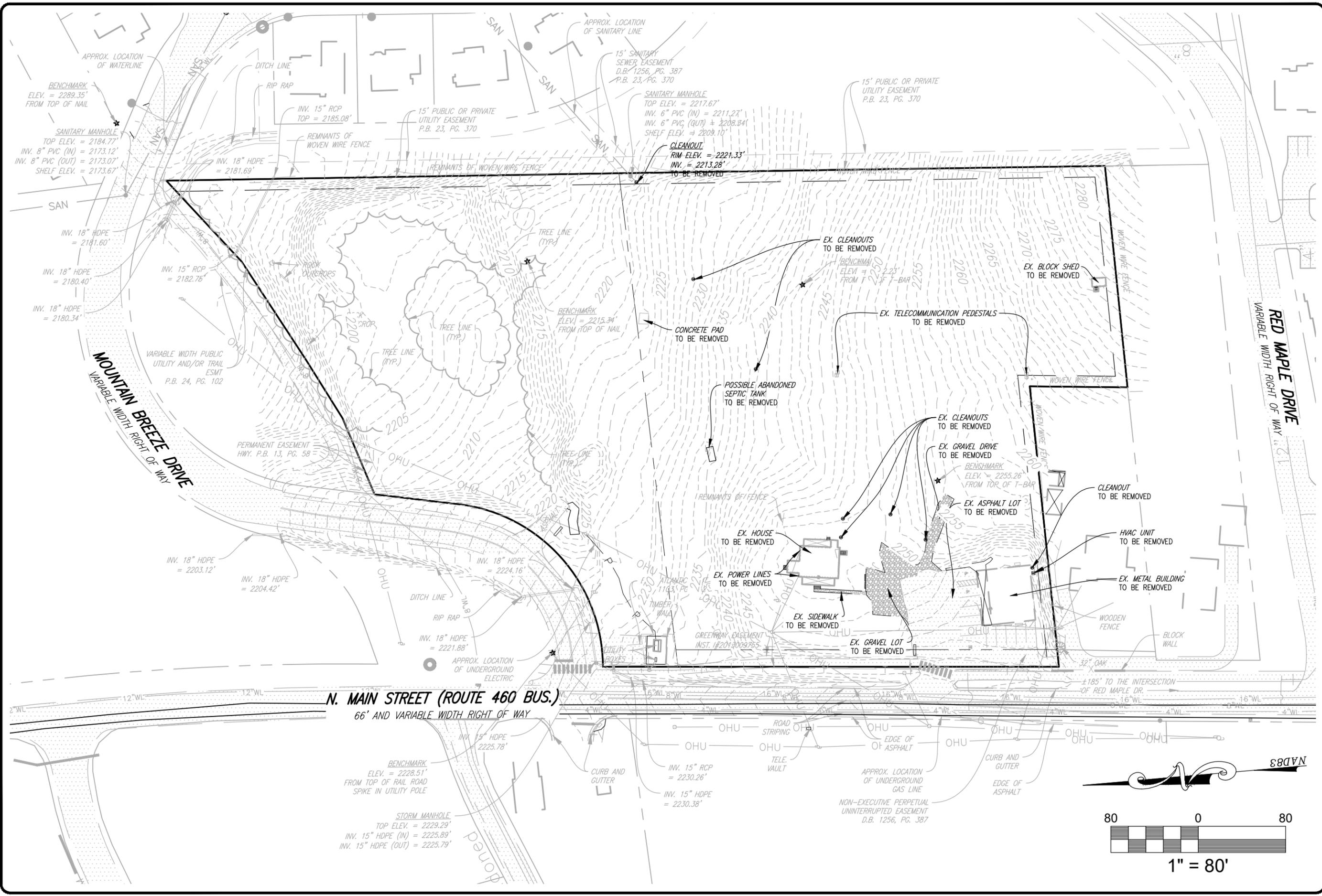
80 College Street  
 Suite H  
 Christiansburg, VA 24073  
 540.381.4290

**1820 N. MAIN STREET**  
 CONDITIONAL USE PERMIT  
 EXISTING CONDITIONS

MOUNT TABOR MAGISTERIAL DISTRICT  
 TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA

DATE 9/1/20  
 SCALE 1" = 80'  
 REVISIONS

**CUP2**  
 PROJECT NO 24200017.00





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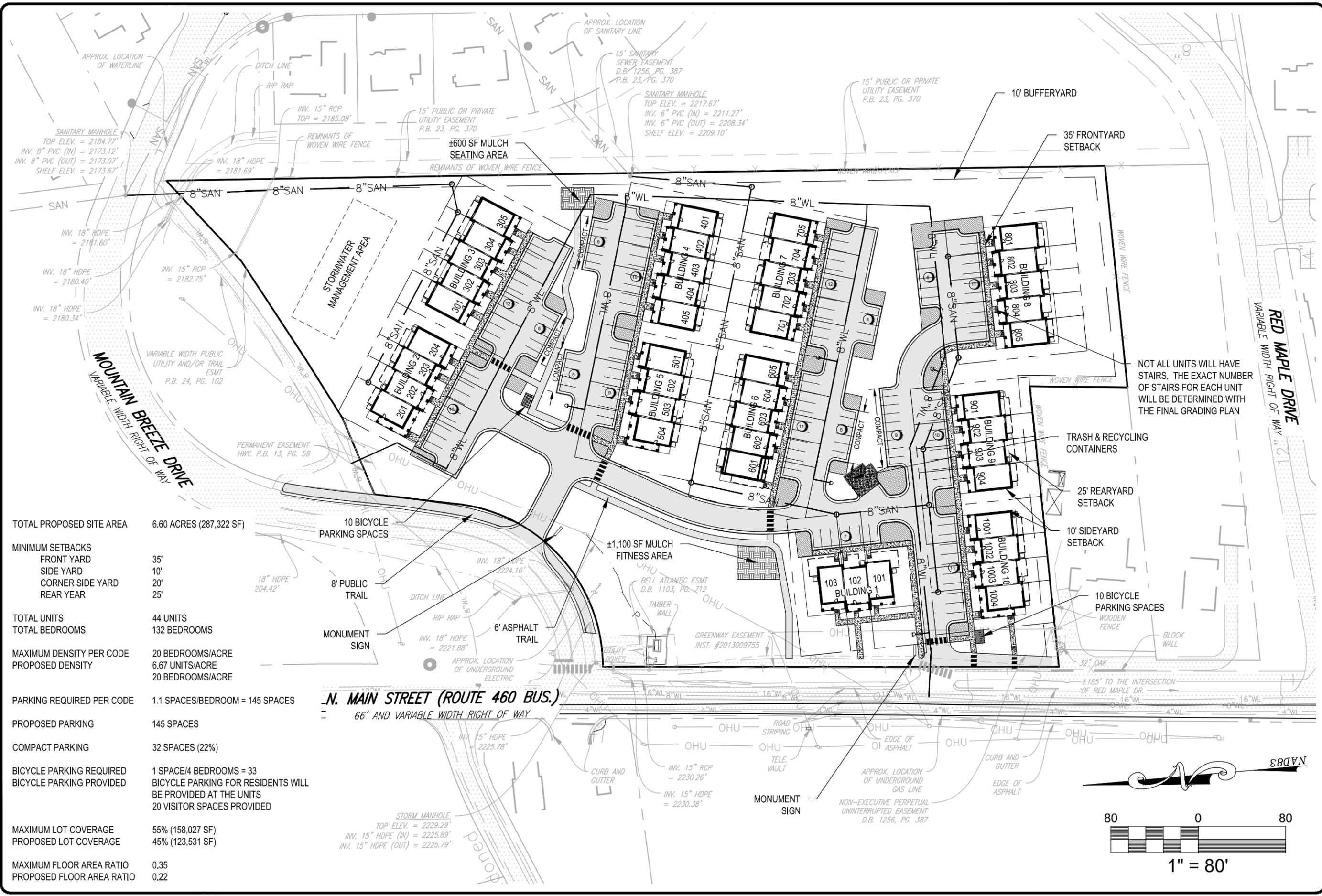
**1820 N. MAIN STREET**  
 CONDITIONAL USE PERMIT  
 MASTER PLAN

MOUNT TABOR MAGISTERIAL DISTRICT  
 TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA

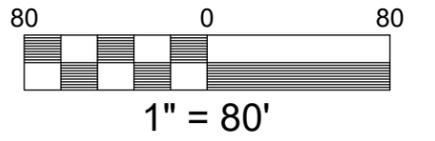
DATE 9/1/20  
 SCALE 1" = 80'  
 REVISIONS

**CUP3**

PROJECT NO 24200017.00



TOTAL PROPOSED SITE AREA	6.60 ACRES (287,322 SF)
MINIMUM SETBACKS	
FRONT YARD	35'
SIDE YARD	10'
CORNER SIDE YARD	20'
REAR YEAR	25'
TOTAL UNITS	44 UNITS
TOTAL BEDROOMS	132 BEDROOMS
MAXIMUM DENSITY PER CODE	20 BEDROOMS/ACRE
PROPOSED DENSITY	6.67 UNITS/ACRE
	20 BEDROOMS/ACRE
PARKING REQUIRED PER CODE	1.1 SPACES/BEDROOM = 145 SPACES
PROPOSED PARKING	145 SPACES
COMPACT PARKING	32 SPACES (22%)
BICYCLE PARKING REQUIRED	1 SPACE/4 BEDROOMS = 33
BICYCLE PARKING PROVIDED	BICYCLE PARKING FOR RESIDENTS WILL BE PROVIDED AT THE UNITS 20 VISITOR SPACES PROVIDED
MAXIMUM LOT COVERAGE	55% (158,027 SF)
PROPOSED LOT COVERAGE	45% (123,531 SF)
MAXIMUM FLOOR AREA RATIO	0.35
PROPOSED FLOOR AREA RATIO	0.22





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**1820 N. MAIN STREET**  
 CONDITIONAL USE PERMIT  
 OPEN SPACE PLAN

MOUNT TABOR MAGISTERIAL DISTRICT  
 TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA

DATE 9/1/20  
 SCALE 1" = 80'  
 REVISIONS

**CUP4**

PROJECT NO 24200017.00

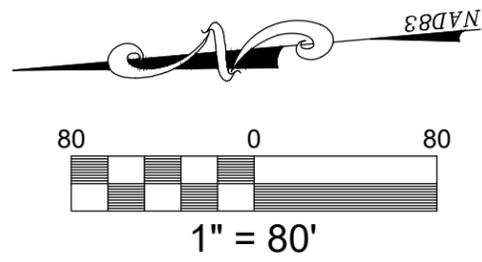


**LEGEND**

	RECREATIONAL OPEN SPACE
	NON-RECREATIONAL OPEN SPACE
	ADDITIONAL GREENSPACE

**OPEN SPACE CALCULATIONS**

REQUIRED OPEN SPACE:	57,464 SF (20%)
PROPOSED OPEN SPACE:	
RECREATIONAL:	5,364 SF
NON-RECREATIONAL:	53,005 SF
TOTAL OPEN SPACE:	58,369 SF (20.3%)
ADDITIONAL GREENSPACE:	103,617 SF



**N. MAIN STREET (ROUTE 460 BUS.)**  
 66' AND VARIABLE WIDTH RIGHT OF WAY

**MOUNTAIN BREEZE DRIVE**  
 VARIABLE WIDTH RIGHT OF WAY

**RED MAPLE DRIVE**  
 VARIABLE WIDTH RIGHT OF WAY

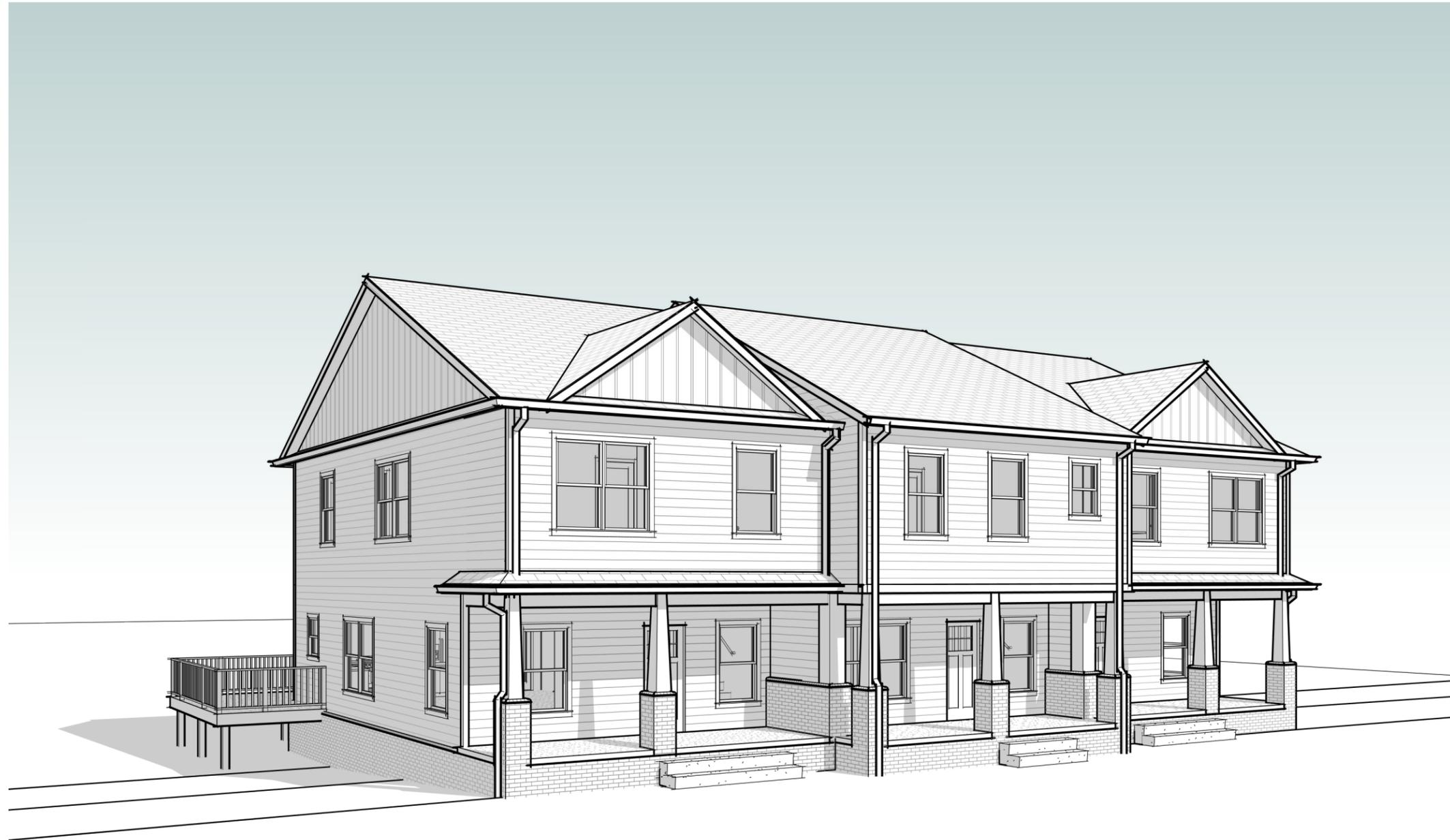
±600 SF MULCH SEATING AREA

6' ASPHALT TRAIL

±1,100 SF MULCH FITNESS AREA

2" WL 12" WL 12" WL

Adoned



BUILDING 1

SCHEMATIC RENDERING

1820 N. MAIN STREET

NORTH MAIN STREET,  
BLACKSBURG, VIRGINIA

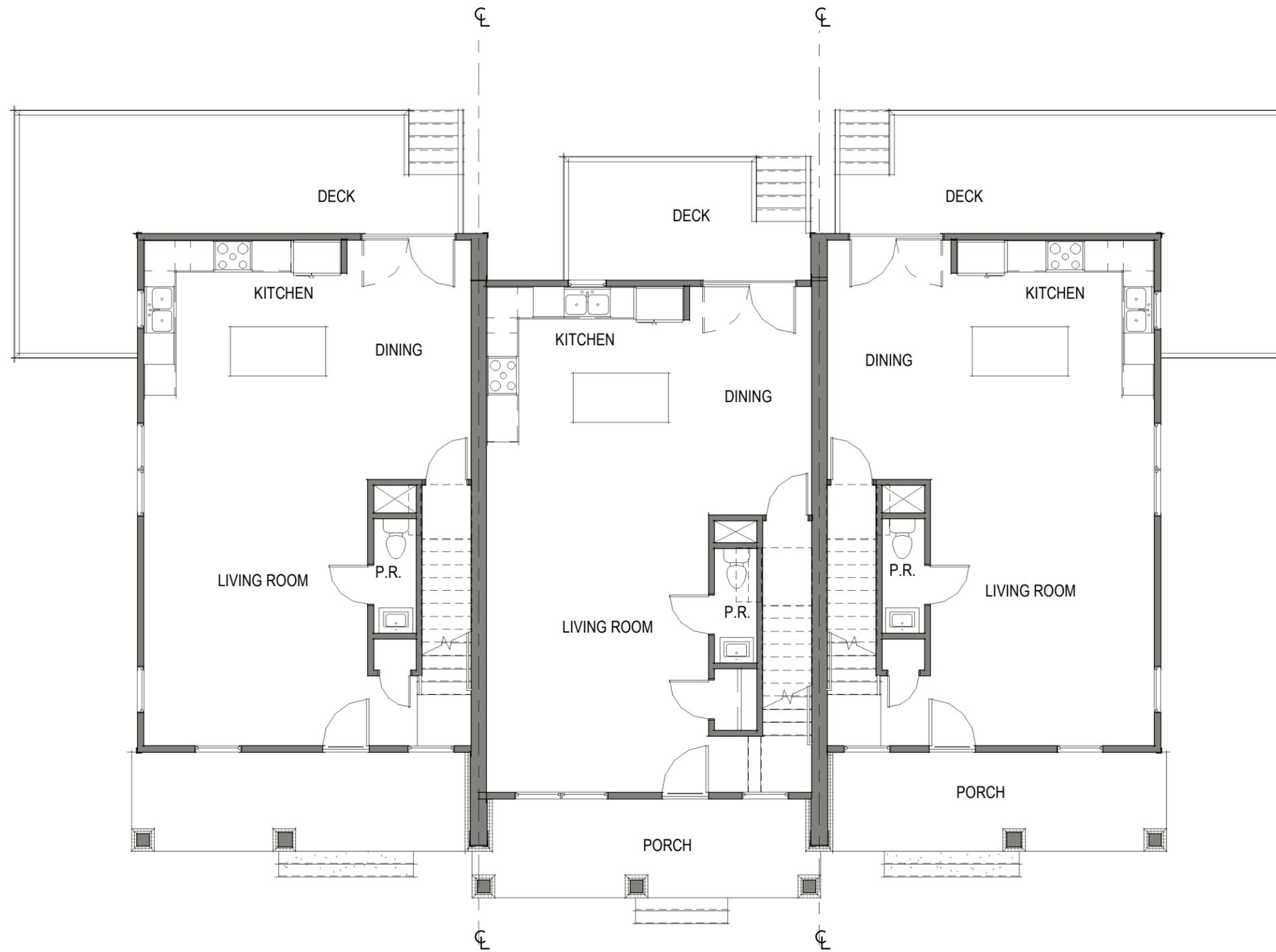
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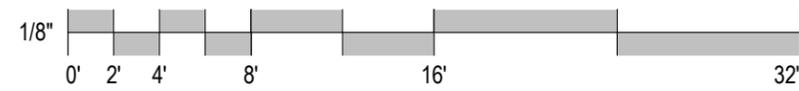


BUILDING 1

SCHEMATIC MAIN LEVEL FLOOR PLAN

1820 N. MAIN STREET

NORTH MAIN STREET,  
BLACKSBURG, VIRGINIA



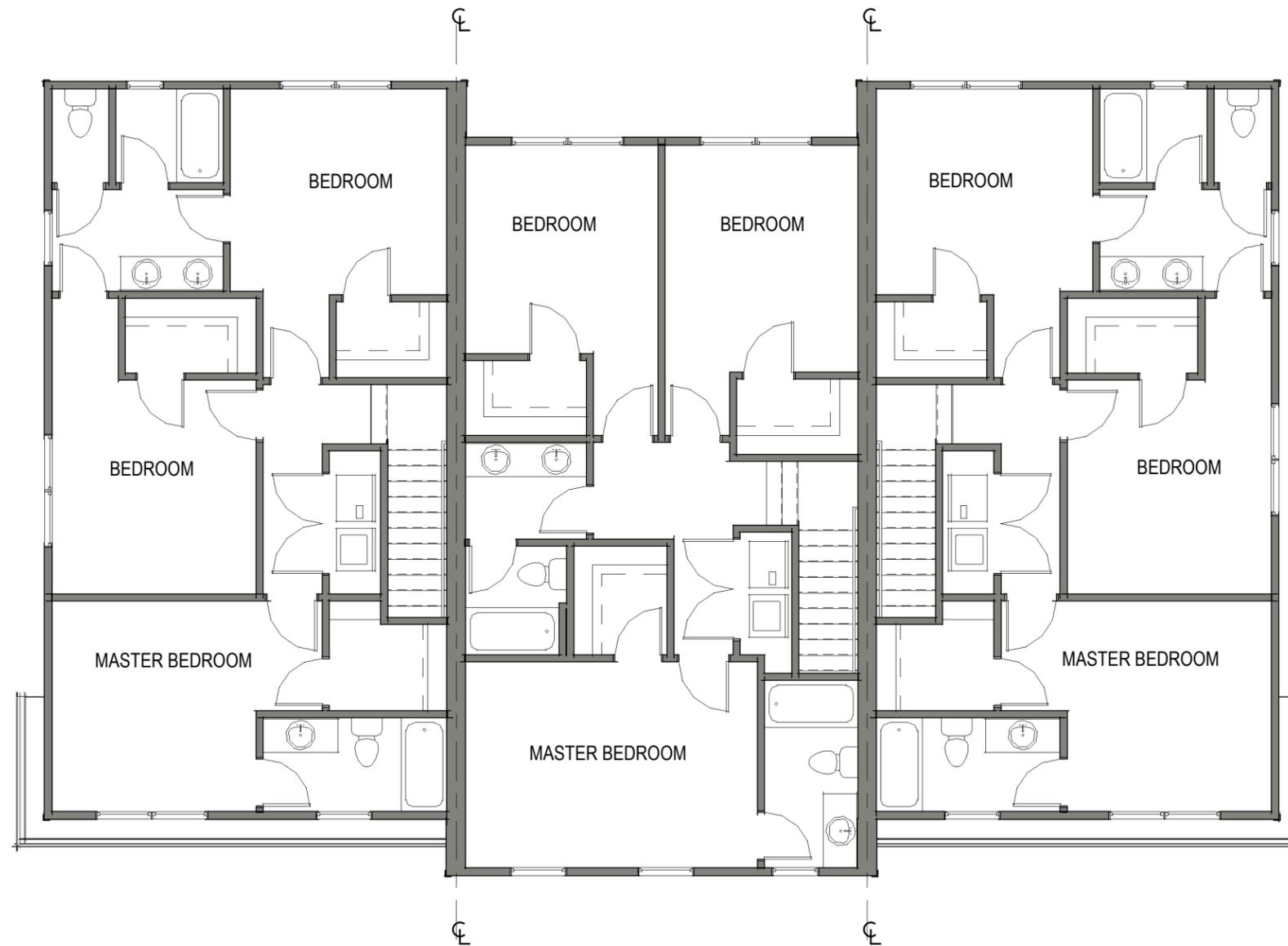
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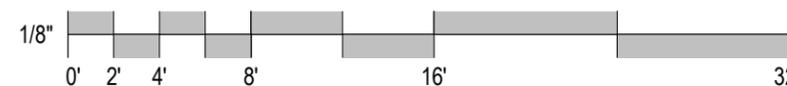


**BUILDING 1**

**SCHEMATIC UPPER LEVEL FLOOR PLAN**

**1820 N. MAIN STREET**

NORTH MAIN STREET,  
BLACKSBURG, VIRGINIA



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BUILDING 1

SCHEMATIC EXTERIOR ELEVATION

1820 N. MAIN STREET

NORTH MAIN STREET,  
BLACKSBURG, VIRGINIA

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BUILDING 1

SCHEMATIC EXTERIOR ELEVATION

1820 N. MAIN STREET

NORTH MAIN STREET,  
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BUILDING 1

SCHEMATIC EXTERIOR ELEVATION

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NORTH MAIN STREET,  
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BUILDING 10  
SCHEMATIC RENDERING

1820 N. MAIN STREET

NORTH MAIN STREET,  
BLACKSBURG, VIRGINIA

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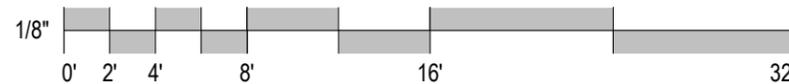


**BUILDING 10**

**SCHEMATIC MAIN LEVEL FLOOR PLAN**

**1820 N. MAIN STREET**

NORTH MAIN STREET,  
BLACKSBURG, VIRGINIA



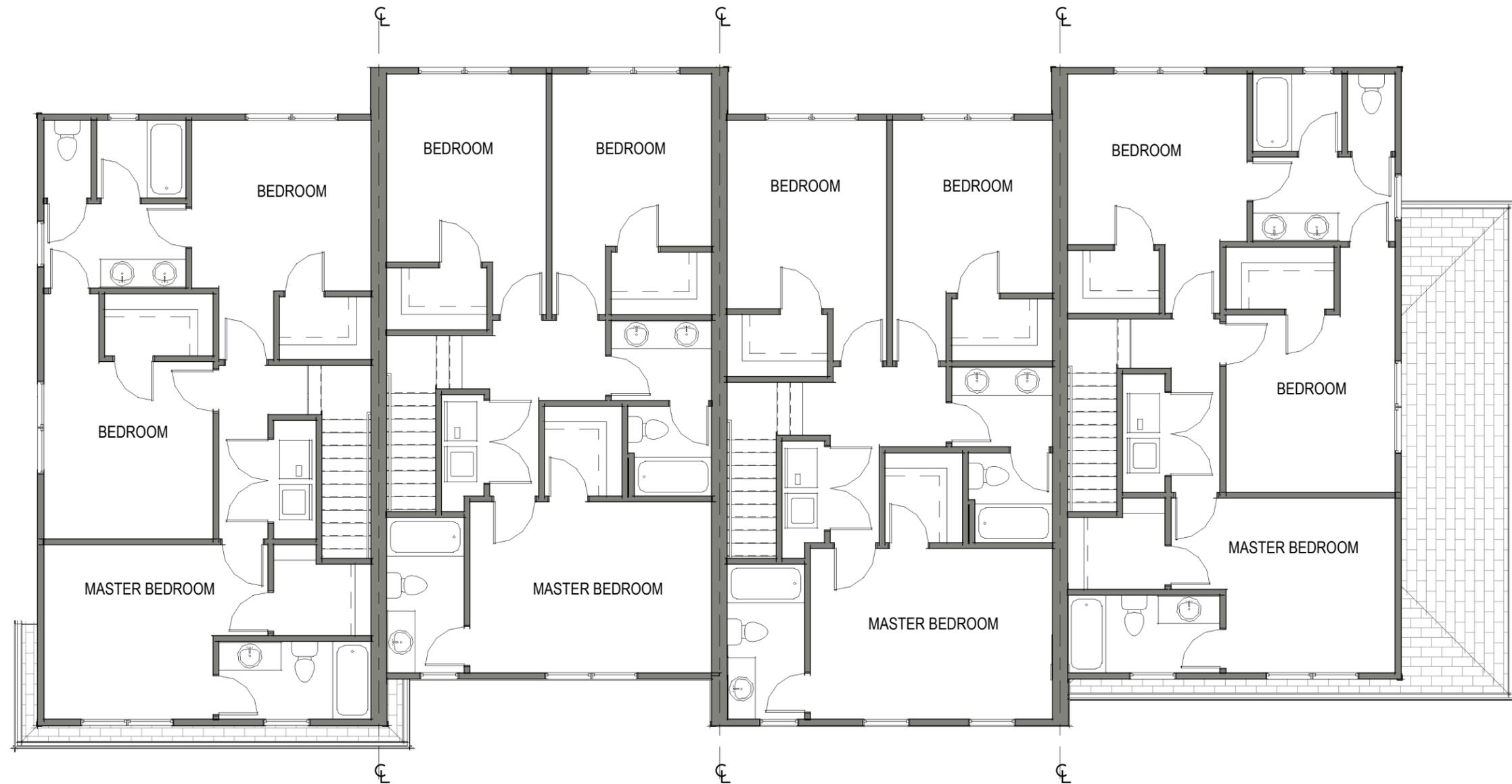
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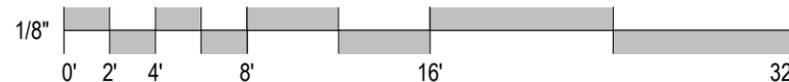


**BUILDING 10**

**SCHEMATIC UPPER LEVEL FLOOR PLAN**

**1820 N. MAIN STREET**

NORTH MAIN STREET,  
BLACKSBURG, VIRGINIA



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## BUILDING 10

### SCHEMATIC EXTERIOR ELEVATION

1820 N. MAIN STREET

NORTH MAIN STREET,  
BLACKSBURG, VIRGINIA

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Slight differences may exist between the actual color of the materials illustrated.

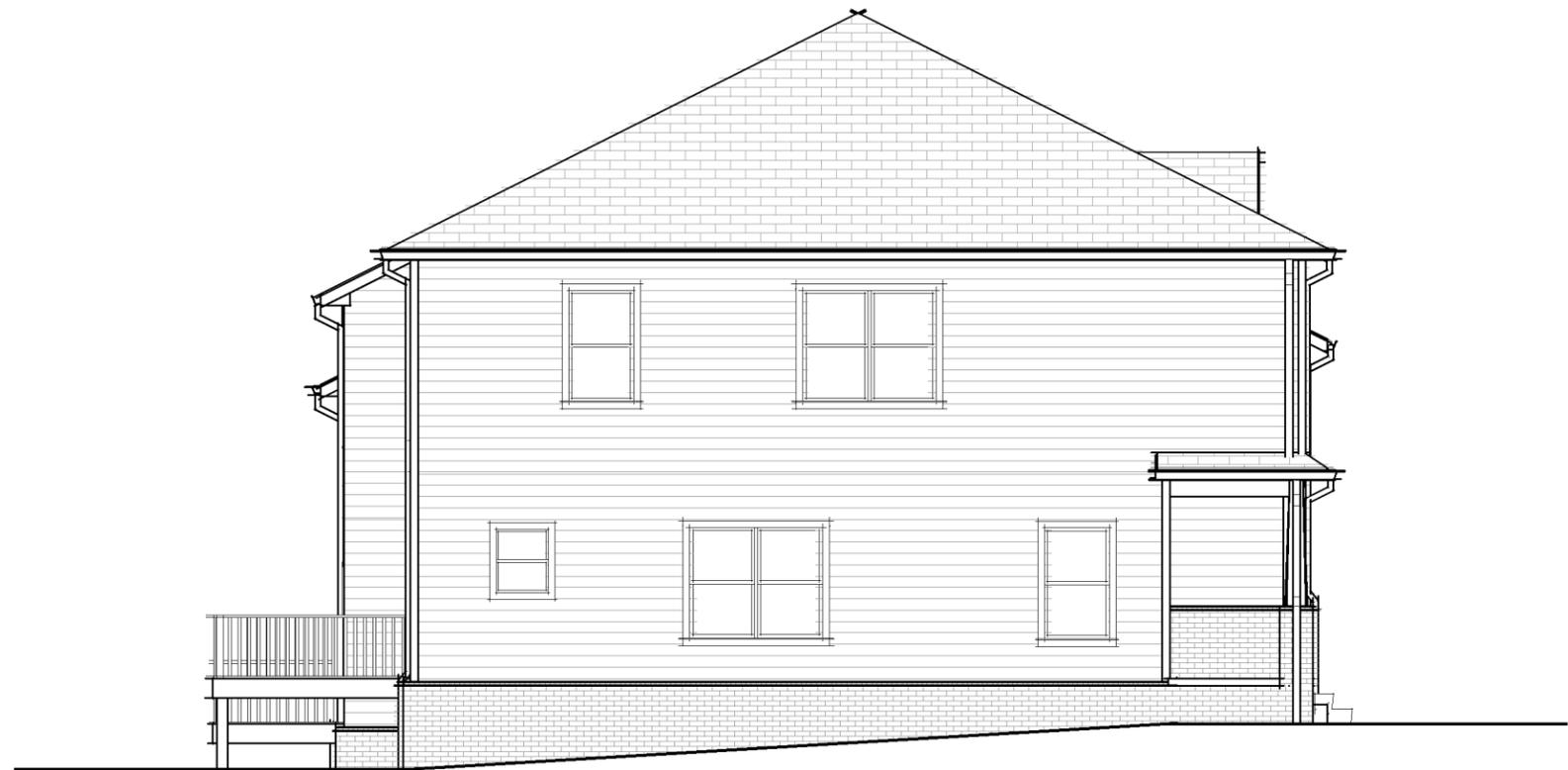
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## BUILDING 10

### SCHEMATIC EXTERIOR ELEVATION

1820 N. MAIN STREET

NORTH MAIN STREET,  
BLACKSBURG, VIRGINIA

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## BUILDING 10

### SCHEMATIC EXTERIOR ELEVATION

1820 N. MAIN STREET

NORTH MAIN STREET,  
BLACKSBURG, VIRGINIA

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