

TOWN OF BLACKSBURG
AGENDA MEMO

DATE: October 7, 2021

TO: Town Council

FROM: Anne McClung, Planning and Building Director _____

TITLE: RZN 21-0003/ORD #1968-Request for amendment to previous rezonings RZN 17-0006 and 20-0002 on 21 acres ± at the Midtown development at 501 South Main Street (Tax Map Nos. 257-A-94A; 257-A-94; 257-A-217; 257-A-218; 257-A-94B; 257-A-94B1) by Steve Semones of Balzer and Associates (applicant) for Midtown Redevelopment Partners, LLC and the Town of Blacksburg (property owners)

-
- **Background:** Midtown Partners, LLC has filed an application to amend the previous rezonings for the Midtown development. The development was approved by RZN 17-0006/ORD #1866 in 2019 and amended by RZN 20-0002/ORD #1933 in 2020. The current amendment was originally filed on June 1, 2021. It was revised on August 23, 2021 and again on September 28, 2021. The proposed amendment involves changes to the application, proffers, pattern book and drawings (Z-Sheets). The boundaries of the two zoning district categories remain the same with 10.59 acres of the site zoned Downtown Commercial (DC) and 10.54 acres zoned Planned Residential (PR).
 - **Considerations:** The staff report is based on the August 23rd submittal and the staff update memo reflects the changes requested in the most recent September 28th submittal. Only the September 28th application materials are provided to Council. The changes requested relate to additional density in the DC zoned portion of the site, measurement of density in DC, allocation of land uses on parcel DC #2, reduction in binding parking ratio for the hotel on parcel DC #6, extension of building over the surface parking lot on parcel DC #4, restrictions to encourage long term occupancy in DC, timing of the installation of the traffic signal at the Eheart St./Main St. intersection, and language regarding the amenities in the PR portion of the site. The changes requested should be evaluated individually against the existing rezoning commitments but also the cumulative impacts of the requests should be considered.

The Planning Commission considered the amendment at its October 5, 2021 public hearing and recommended denial by a vote of 5/0.

- **Action:** Place on the October 12, 2021 consent agenda and schedule a public hearing for November 9, 2021.
- **Attachments:** Planning Commission to Town Council memo dated October 5, 2021
Staff Update Memo dated October 1, 2021
Staff Report dated September 17, 2021 with attachments
Application dated September 28, 2021 (most recent application)