

## Anne McClung

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**From:** Javad Torabinejad <jtorabinejad@yahoo.com>  
**Sent:** Tuesday, October 5, 2021 12:09 PM  
**To:** Planning Commission  
**Cc:** Town Council; Anne McClung; Marc Verniel  
**Subject:** RZN 21-0003 Midtown Development Rezoning Amendment #2-501 South Main St

### External Message Warning

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Dear members of the Planning Commission,

Hello; I hope you are doing well. I attended the first neighborhood meeting related to this round of request by the Midtown developer. I made a few observations, asked several questions, and made suggestions. I did not attend the second meeting, however. As I expected and predicted, the Midtown developers have been coming for more changes, basically getting what they could not get during the initial negotiations (even then, I felt the Town was not aggressive enough to preserve the Town's interests). The main issue with this development is the traffic (not what it adds but what it could have relieved). Amazingly, the past Town Councils were blamed for not being bold enough to extend Patrick Henry Dr but the present Town Council did commit a much bigger mistake approving this development! When the first round of the amendments for this latest cycle of changes was proposed, Our Mayor seemed to be all for it (Roanoke Times article). Then, came the second batch of amendments. Anyway, the following are my recommendations for this round.

I hope you and all those involved come up with what is best for our Town, something that I am becoming doubtful of, at least for this development.

Regards,

Javad

- Add residential density to the DC Downtown Commercial zoning portion of the site. The request is to increase density by 52 bedrooms and allow a total of 400 bedrooms over the entire 10.59 acres zoning DC. Density is to be governed by number of bedrooms, not units and limited to construction on Parcels DC #2, DC #4 and DC #5.

**Not in favor** - The reasoning for changing from commercial space to residential is not justified. I asked whether the developer has studied the impact of the proposed additional apartments on trip generation. Please see my response to the last item, as well.

- Prohibit the construction of 4-bedroom units in the DC zoned portions of the site.

**A non issue proffer** - This is a non-issue recommendation. (in fact, it seems like a proffer, something that may appeal to those in Town government obsessed with number of proffers - no matter how baseless). If this is used to argue about no student use, more appropriate is to offer no student use for those apartments, period).