



BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

80 College Street
Suite H
Christiansburg VA 24073
540.381.4290
www.balzer.cc

Roanoke
Richmond
New River Valley
Shenandoah Valley

February 8, 2022

Kali Casper
Town of Blacksburg
400 South Main Street
Blacksburg, VA 24073

RE: Rugby Field Townhomes CUP - Revisions

Dear Kali,

Included with this letter is an updated application narrative and updated CUP drawings addressing items our team has modified or clarified on the above referenced project since our second Town Council Work Session Meeting on February 1, 2022. Below is a list of these items and how each has been addressed.

Revisions included are:

- 1) We have reworked the plan to provide the required 20' of space between townhome buildings. This resulted in the loss of 1 of the two-story green units along the Margaret Beeks property line which drops are total unit count to 97 units and 277 bedrooms. Density ratios, parking numbers and open space amounts have been adjusted accordingly.
- 2) By providing the required 20' between units, we no longer are requesting that specific exception to the Use and Design Standards. Only three exceptions are now requested.
- 3) An additional Public Utility Easement has been added adjacent to Margaret Beeks for future utility connections that could be made without disrupting the 15' natural buffer area.
- 4) Drawing CUP4 has been amended to include an aerial overlay of the property. This more clearly shows the location of the property line and the 15' natural buffer area proposed in relation to the existing vegetation and trees on the school property that will not be removed as part of this project. After further review, the existing chain link fence is further into the school property than previously thought, so the new architectural screening fence will not impact the existing fence.
- 5) The Town Attorney is currently working on updated language regarding HOA conditions to provide to the applicant for review.
- 6) Sustainability: The applicant is still awaiting the current HERS rating of the proposed units.

Thank you for reviewing this supplemental information and if you have any additional questions or comments, please feel free to contact me.

Sincerely,
BALZER AND ASSOCIATES, INC.

Steven M. Semones
Executive Vice President