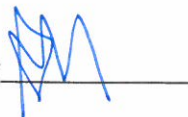


TOWN OF BLACKSBURG  
AGENDA MEMO

**DATE:** September 8, 2022

**TO:** Town Council

**FROM:** Anne McClung, Planning and Building Director 

**PREPARED BY:** Kinsey O'Shea, Senior Town Planner

**TITLE:** RZN 22-0002/ORD 1994-Request to rezone 3.08 acres at 1800 Whipple Drive (Tax Map Nos.197-1 50A, 51C, 5; 197-a 51B, 52B, 5; 197-1 51A, 52A, 5; 167-24 53A and 197-1 46A) from R-5 Transitional Residential to PR Planned Residential by Balzer and Associates (applicant) on behalf of JJB Properties LLC (property owner).

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- **Background:** The attached is a request to rezone approximately 3 acres in the 1800-block of Whipple Drive from R-5 Transitional Residential to PR Planned Residential. The development request entails the demolition of four existing single-family homes for the construction of 34 townhome units with 98 bedrooms. This represents an increase of 60% above the Comprehensive Plan Future Land Use designation. The applicant also requests a variance to Subdivision Ordinance §5-901 to reduce the minimum width of required public utility easements (PUEs) from 15' to 10'. Planning Commission heard the rezoning request at its September 6, 2022 public hearing. A motion to approve was made; following a second to the motion, the motion failed with a vote of four (4) yes, and four (4) no, and thus the request moves forward to Council with no recommendation.
- **Considerations:** See attached staff report.
- **Action:** Place on consent agenda and schedule public hearing for October 11, 2022.
- **Attachments:**
  - Planning Commission to Town Council Memo
  - Staff memo dated September 2, 2022
  - Staff memo dated August 12, 2022
  - Staff memo dated July 29, 2022
  - Staff Report dated July 15, 2022
  - Application dated August 18, 2022, with September 2, 2022 Proffer Statement