

Glade Spring Crossing RZN22-0004

Town Neighborhood Meeting
12-07-2022

RZN22-0004 Glade Spring Crossing

- Location: 1000-block of Glade Road
 - Also frontage on Shadowlake Road and Village Way South
- Owner/Developer: Glade Spring Crossing, LLC
- Engineer/Applicant: Eden & Associates
- Parcel Size: 41+ acres
- Current Zoning: RR-1
- Adopted FLU: Low Density Residential



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- Applicant hosted a meeting earlier in summer to discuss preliminary design with community
- Application filed November 30, 2022
- Begins official public hearing process
- Neighborhood meeting earlier than typical to avoid holiday scheduling conflicts

RZN22-0004 Glade Spring Crossing

Key Dates:

- Application submittal 11/30/2022
- **Neighborhood Meeting 12/07/2022**
- Planning Commission preview at work session 12/20/2022
- Staff Report available 01/13/2023
- Planning Commission work session 01/17/2023
- Planning Commission work session 01/31/2023
- **Planning Commission Public Hearing 02/07/2023**
- Town Council dates TBA

Where to find information

The image shows a screenshot of the Blacksburg Virginia website. The browser's address bar at the top contains the URL "blacksburg.gov", which is circled in yellow. Below the address bar is the website's header, featuring the "TOWN OF Blacksburg VIRGINIA" logo on the left and social media icons for Facebook, Twitter, and YouTube on the right. A search bar is located on the right side of the header. Below the header is a dark navigation bar with the following menu items: COMMUNITY, RESIDENTS, BUSINESS, DEPARTMENTS, and TOWN COUNCIL. The main content area features a large photograph of a row of colorful townhouses. Overlaid on this photograph is a dark box with the text "Affordable Housing Fund". Below the photograph are three colored buttons: a blue button for "AGENDAS & MINUTES", a green button for "PUBLIC HEARINGS", and a blue button for "LETS TALK BLACKSBURG". At the bottom of the page is a row of ten orange buttons, each with an icon and a label: "MAKE A PAYMENT" (dollar sign), "BLACKSBURG TRANSIT" (BT logo), "PARKS & RECREATION" (tree icon), "REFUSE AND RECYCLING" (recycling symbol), "PARKING" (car icon), "MAPS & GIS" (location pin icon), "JOBS" (briefcase icon), "CITIZENS ALERT" (Wi-Fi symbol), "AT YOUR REQUEST" (location pin icon), and "TOWN COUNCIL" (council icon).

Where to find information

Blacksburg, VA | Home

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Affordable Housing Fund

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MAKE A PAYMENT BLACKSBURG TRANSIT PARKS & RECREATION REFUSE AND RECYCLING PARKING MAPS & GIS JOBS CITIZENS ALERT AT YOUR REQUEST TOWN COUNCIL

Where to find information

The screenshot shows the website for the Town of Blacksburg, Virginia, specifically the public hearings page. The browser address bar shows the URL: blacksburg.gov/town-council/meetings/public-hearings. The page features a navigation menu with categories: COMMUNITY, RESIDENTS, BUSINESS, DEPARTMENTS, and TOWN COUNCIL. A search bar is located in the top right corner. The main content area is titled "Public Hearings" and includes a sidebar with a list of meeting items. A table lists the public hearing details, with the entry for "RZN 22-0004-Glade Spring Crossing PR Rezoning-1006 Glade Road" highlighted in yellow.

TOWN OF Blacksburg VIRGINIA

COMMUNITY RESIDENTS BUSINESS DEPARTMENTS TOWN COUNCIL

Town Council » Meetings »

Public Hearings

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[Town Council Agendas and Minutes](#)
[Planning Commission Agendas and Minutes](#)

PUBLIC HEARING	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
Recommended Capital Improvement Program The CIP provides a snapshot of the Town's current financial condition, forecasts future revenues and expenditures, and plans for major capital expenditures over the next five years. Projects recommended in the CIP are guided by Town Council's Strategic Goals, the Comprehensive Plan, needs identified by operating departments and feedback from the community. Staff Contact: Susan Kaiser , Finance Director	N/A	01/10/23
RZN 22-0004-Glade Spring Crossing PR Rezoning-1006 Glade Road RZN 22-0004-Request to rezone 44.85 acres of vacant land from R-1 Planned Residential to PR Planned Residential at 1006 Glade Spring Crossing by Merced... Staff Contact: Kinsey O'Shea , Senior Planner	02/07/23	TBD

Where to find information

The screenshot shows the website for the Town of Blacksburg, Virginia. The main navigation bar includes links for COMMUNITY, RESIDENTS, BUSINESS, DEPARTMENTS, and TOWN COUNCIL. The page title is "RZN 22-0004-Glade Spring Crossing PR Rezoning-1006 Glade Road".

Table of Meetings:

Neighborhood Meeting	Wednesday, December 7, 2022, 6:00 pm in the Roger E. Hedgepeth Chambers, 2nd Floor Municipal Building, 300 South Main Street.	This informal meeting will give the applicant the opportunity to present the plans and provide attendees with the opportunity to ask questions. A staff member from the Planning department will forward the notes from the meeting to the Planning Commission and Town Council.
Planning Commission Work Session	Tuesday, January 17, 2023, 5:00 pm in the Roger E. Hedgepeth Chambers, 2nd Floor Municipal Building, 300 South Main Street.	The Planning Commission will review the request and the staff report. There will be an opportunity for the applicant to present the proposal. The public is welcome to attend, however, this is not a public hearing, and there will <u>not</u> be an opportunity for public comment.
Planning Commission Public Hearing	Tuesday, February 7, 2023, 6:30 pm in the Roger E. Hedgepeth Chambers, 2nd Floor Municipal Building, 300 South Main Street.	The Planning Commission will hold a public hearing on the request and make a recommendation to Town Council. There will be an opportunity for the applicant and the public to comment.
Town Council Work Session	TBD	The Town Council will review the request, the staff report and Planning Commission's recommendation. There will be an opportunity for the applicant to present the proposal. The public is welcome to attend, however, this is not a public hearing and there will <u>not</u> be an opportunity for public comment.

Where to find information

Public Hearings | Blacksburg, VA x RZN 22-0004-Glade Spring Cross x

blacksburg.gov/town-council/meetings/public-hearings/rzn-22-0004-glade-spring-crossing-pr-rezoning-1006-glade-road

TOB GIS TOB Code TOB TOB Web Edit TOB Comp Plan Pictometry County GIS Land Records Code of Virginia AICP CM Other

and Recreation Use at 123 North Main Street, Suite 200

CUP 22-0003-Personal Improvement Services Use-120 Professional Park Drive, Suite 8

RZN 22-0001/ORD 1993-Clay Street Townhomes PRD Request-WITHDRAWN

BZA Case 22-0001-Appeal of Zoning Administrator decision on Farmingdale Lane

SUB 22-0006-Berewick Major Subdivision Preliminary Plat Review

CUP 22-0002-Fine Arts Studio in RR-1-1513 Boxwood Drive

CUP 22-0001 Day Care Center in R-4-Northside Presbyterian Church-1017 Progress Street NW

AFD 22-0001/ORD 1992 Berewick Agricultural and Forestal District Land Withdrawal

CUP 21-0008-VT Foundation CUP request for Two-Family Dwelling-205 Washington Street SW

CUP 21-0007 Hill CUP request for General Office, Multi-Family and Financial Institution-902 South Main Street.

Stroubles Ridge Boundary Line Adjustment request

CUP 21-0006-Rugby Field Townhomes-Townhome Use on Ground Floor in GC at 203 Country Club Drive, SW.

RZN 21-0005/ORD 1979 Legacy on South Main at 100 Country Club Drive SE

CUP 21-0005-Sheetz at First and Main-1704 South Main St.

RZN 21-0004/ORD 1971-Hub Blacksburg Rezoning

Please contact Kinsey O'Shea, Town Planner at koshea@blacksburg.gov or by phone at 540-443-1300 for more information.

Correspondence received from Applicant

[1006 Glade Road - Cover Letter for Application - November 30, 2022 - RZN 22-0004 - ORD 2007](#) (pdf)

[1006 Glade Road - Response to E-mail Comments - November 22, 2022 - RZN 22-0004 - ORD 2007](#) (pdf)

Initial Application-December 1, 2022

[1006 Glade Road - Application-No Pattern Book - December 1, 2022 - RZN 22-0004 - ORD 2007](#) (pdf)

[1006 Glade Road - Pattern Book - December 1, 2022 - RZN 22-0004 - ORD 2007](#) (pdf)

Supplemental Documents - Memos

[1006 Glade Road - Utility Separation and Parcel Removal from Toms Creek Basin - December 1, 2022 - RZN 22-0004 - ORD 2007](#) (pdf)

[1006 Glade Road - Modifications and Disturbance of the Creek Valley Overlay - December 1, 2022 - RZN 22-0004 - ORD 2007](#) (pdf)

Supplemental Documents - Variances Requested

[1006 Glade Road - List of Variances Requested - December 1, 2022 - RZN 22-0004 - ORD 2007](#) (pdf)

Stormwater Concept Plan-December 1, 2022

[1006 Glade Road - Stormwater Concept Plan - Introduction - December 1, 2022 - RZN 22-0004 - ORD 2007](#) (pdf)

[1006 Glade Road - Stormwater Concept Plan - Pre-Development - December 1, 2022 - RZN 22-0004 - ORD 2007](#) (pdf)

[1006 Glade Road - Stormwater Concept Plan - Post-Development - December 1, 2022 - RZN 22-0004 - ORD 2007](#) (pdf)

[1006 Glade Road - Stormwater Concept Plan - Appendix A - Preliminary Redrawn Creek Valley Overlay - RZN 22-0004 - ORD 2007](#) (pdf)

[1007 Glade Road - Stormwater Concept Plan - Appendix B - Preliminary Wetlands and Jurisdictional Waters Evaluation - RZN 22-0004 - ORD 2007](#) (pdf)

Floodplain Study - December 1, 2022

[1006 Glade Road - Floodplain Calculations and Appendix Sections A-C - December 1, 2022 - RZN 22-0004 - ORD 2007](#) (pdf)

[1006 Glade Road - Appendix Section D - December 1, 2022 - RZN 22-0004 - ORD 2007](#) (pdf)

[1006 Glade Road - Appendix Section E and F - December 1, 2022 - RZN 22-0004 - ORD 2007](#) (pdf)

Traffic Impact Analysis-December 1, 2022

[1006 Glade Road - Traffic Impact Analysis - December 1, 2022 - RZN 22-0004 - ORD 2007](#) (pdf)

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Key Dates:

- Application submittal 11/30/2022
- Neighborhood Meeting 12/07/2022
- PCWS Preview 12/20/2022
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- PCWS 01/17/2023
- PCWS 01/31/2023
- PCPH 02/07/2023
- Town Council dates TBA

Questions?

Kinsey O'Shea, Senior Town Planner

koshea@blacksburg.gov

Anne McClung, Planning & Building Director

amcclung@blacksburg.gov

540-443-1300