



**TOWN OF BLACKSBURG  
AGENDA MEMO**

**DATE:** December 2, 2022

**TO:** Town Council

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

**PREPARED BY:** Kinsey O’Shea, AICP Senior Town Planner

**TITLE:** CUP 22-0005- Conditional Use Permit Request for additional height in the Downtown Commercial DC zoning district at 310 Midtown Way (Tax Map No. 257-(A)-217) by Foresight Design Services (applicant) for Midtown Redevelopment Partners, LLC (property owner)

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- **Background:** The attached is the Planning Commission to Town Council memo for a request for additional height above 60’ in the Midtown conditional Downtown Commercial zoning district. A hotel, which was approved by CUP with the original rezoning in 2019 is proposed for the 1.8-acre parcel at the corner of Eheart Street SE, Church Street SE, and Midtown Way. The applicant proposes a building with total height of 73’. There are several staff-recommended conditions provided with the staff report, which was previously provided on December 2, 2022.

The Council work session for this item was held on December 6, 2022, because the December 20, 2022 work session has been cancelled, when this item would normally be reviewed.

- **Considerations:** See Planning Commission to Town Council memo
- **Action:** Place on December 13, 2022 consent agenda and schedule public hearing for January 10, 2023.
- **Attachments:**
  - Planning Commission to Town Council Memo dated December 6, 2022

**MEMORANDUM**

TO: Town Council

FROM: Planning Commission

DATE: December 6, 2022

SUBJECT: CUP 22-0005- Conditional Use Permit Request for additional height in the Downtown Commercial DC zoning district at 310 Midtown Way (Tax Map No. 257-(A)-217) by Foresight Design Services (applicant) for Midtown Redevelopment Partners, LLC (property owner)

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Planning Commission Recommendation:

**APPROVAL** for the Conditional Use Permit for additional height in the DC zoning district at 310 Midtown Way up to 73' with staff-recommended conditions as below:

For: Colley; Ford; Herbein; Jones; Kassoff; Reinhart; Walker; Watson  
Against:  
Abstain:  
Absent:

**Recommended Conditions:**

1. The site shall be developed in substantial conformance with the application dated October 3, 2022, and revised November 28, 2022.
2. The maximum height of the structure shall be limited to 73'.
3. In order to mitigate the impact of the additional building height on the pedestrian environment and neighboring uses, the developer shall provide the following enhanced streetscape measures:
  - a. Wider sidewalk between the proposed building and the existing back of sidewalk along Church Street and Midtown Way;
  - b. Planters/boxes/urban landscape features along the streetscape at a rate of one per every 50' of frontage along Church Street and Midtown Way;
  - c. Additional street furnishings such as trash cans, benches, bike racks, tables, etc. within the enhanced streetscape zone along Church Street and Midtown Way. The street furnishings shall match either those selected within the Midtown development, or the Town standard furnishings for the Downtown Commercial zoning district;
  - d. One additional street tree in the green space south of the building along Eheart Street near the proposed hardscape area;
  - e. Additional landscaping to screen the parking from view of Midtown Way at the entrance, provided that no landscaping obstructs sight distance at the entrance or interferes with underground utility infrastructure; and

- f. Additional landscaping to screen the parking and building from view of the adjacent PR parcel. Landscaping in this area should consist of small-to-medium evergreen and deciduous shrubs, and herbaceous perennials. No trees shall be planted in this area due to underground utility infrastructure.

In so recommending approval, with conditions, of this conditional use permit application the Planning Commission finds the request to be in conformity with the Comprehensive Plan, the Zoning Ordinance, and to have minimum adverse impact on the surrounding neighborhood or community.