

MEMORANDUM

To: Planning Commission

From: Kali Casper, AICP, Assistant Planning Director

Date: January 13, 2023

Subject: **UPDATE** CUP 22-0006 - Conditional Use Permit Request for Mini Warehouse Use in the Planned Commercial PC zoning district at 1055 Plantation Road (Tax Map No. 254-A-18) by Broadstreet Partners, LLC (applicant) for Blacksburgs Green BLD LLC (owner).

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**REVISIONS TO DEVELOPMENT PROPOSAL**

The applicant submitted a revised application package on January 5, 2023 for the conditional use permit and associated rezoning request. The revised concept plan includes a smaller footprint for the building, reducing the width from 120' to 110'. The revised floor plans include approximately 820 storage units with no change in the unit size range. Changes to the rezoning request also impact the conditional use permit request and are included below. The following changes have been proposed:

Rezoning Request

- Revised rezoning master plan
- Removed proposed increase in open space for PC district
- Clarified fast food and drive-thru uses

CUP Request

- Site Layout/Concept Plan
  - o Reduced building width
  - o Added PUEs
  - o Added setback information
  - o Revised open space calculations
- Utility Plan
  - o Sanitary Sewer connection
- Landscape Plan
  - o Revised tree planting locations
- Added Grading Plan
- Revised building elevations

Stormwater Concept Plan

Analysis of the revisions is provided in order of topics from the staff report dated November 10, 2022. Additional analysis is provided, as needed, where the application has not been revised to address issues from the staff report.

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**KEY ELEMENTS**

- **Intensity of site layout and building design**
  - o **Adequacy of proposed buffer yards; landscaping**
  - o **Public utility easements revised**

- **Pedestrian connectivity**
- **Revised stormwater management concept plan approved**
- **Cross access between mini-warehouses and future commercial use**
- **Proposed sewer connection**
- **Relationship to the rezoning amendment request**

**It should be noted that while this Conditional Use Permit request is for the evaluation of a mini-warehouse use, the analysis of the amendment to this Planned Commercial (PC) zoning district (including uses) is found separately in the staff memo for RZN 22-0003. Consideration of this CUP is contingent on the approval of RZN 22-0003, as the mini warehouse use is not allowed under the current regulations of Ordinance #746, which governs this parcel. The staff memo for RZN 22-0003 should be read first as it includes information that pertains to this conditional use permit request and is not duplicated below.**

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### **Planned Commercial District Standards**

#### Building Height

No rooftop equipment is shown on the elevations. *The applicant should clarify if rooftop equipment and any screening is included in the height measurement, as it is considered part of the building height.*

#### Setbacks

The applicant has proposed 10' front, side, and rear setbacks for the District as part of RZN22-0003, which are dimensioned on the concept plan. The applicant has also dimensioned the minimum 35' front setback for mini-warehouse use showing the plan meets this Use and Design Standard.

#### Open Space

Discussion of open space is found in the RZN22-0003 staff memo.

#### Building and Site Design

The building footprint has been reduced by 10' in width to allow for public utility easements and additional yard along the east and west property lines. The building now includes approximately 820 storage units with 50 units continuing to have exterior access. The size of the building, associated parking, and drive aisles still take up a significant portion of the parcel and the design and layout create the issues with meeting the open space requirement.

The applicant has provided revised building elevations including exterior material details. The revised elevations include significant changes to the facades including additional vertical articulation, additional storefront window areas, addition of stone veneer accents, and replacement of white vertical metal siding with grey vertical metal siding. In particular, several columns have been revised to include stone veneer and storefront glass on the east and west elevations. The east and west elevations have also been augmented with repetition of vertical areas of concrete masonry units and insulated metal panels. The revised west elevation now includes a storefront window area between the drive-in corridor and the middle tower area. The changes to the elevations provide a more varied façade and serve to break up the length of the building.

### **Zoning Ordinance Development Standards**

#### Landscaping: Street Trees, Parking Lots, Canopy Coverage

The landscaping requirements can be verified at the site plan stage, but if any modifications are required due to site constraints such as utility conflicts, they need to be identified at the CUP phase, to ensure that the site can

be constructed and landscaped as shown at this stage. *The applicant should clarify what requirements the Landscape Plan addresses and which landscaping requirements will be addressed at the site plan stage. As submitted, the Landscape Plan does not meet zoning ordinance requirements for parking lot landscaping, street trees, and overall canopy coverage.*

#### Buffer Yards and Screening §5300-5331

The revised application proposes a 15' wide buffer yard along the western property boundary, with Norway Spruce trees and some retaining wall areas. *The applicant should clarify the spacing for these trees. A buffer yard, especially adjacent to where the development borders residential zoning to the north, would help to mitigate impacts of the proposed use. Details including retaining wall height and materials as well as plant spacing and height at time of planting should be determined for the conditional use permit request to ensure that the commitment and standards are clear.*

#### Vehicle Parking §5200

No additional information has been provided regarding vehicular parking. *The applicant should clarify the office square footage and provide a calculation for required parking spaces.*

#### Bicycle Parking §5213

No additional information has been provided regarding bicycle parking. The applicant should show required bicycle parking on the site layout. *Staff recommends a condition requiring the installation of five (5) bicycle parking spaces using the Town standard inverted U design. Covered bicycle parking is preferred.*

#### Vehicle Loading §5240

No additional information has been provided regarding vehicle loading areas. *The applicant should designate a loading space and required screening per Zoning Ordinance Sections 5240 and 5330.*

#### Signage

No additional information has been provided regarding proposed signage. Applicants for CUPs are required to show any signage as part of the request. The applicant has provided building elevations generally showing proposed signage. *The applicant should provide additional information with the size, type, material, and location for any proposed signs.*

### **Zoning Ordinance Use & Design Standards**

#### Mini Warehouse

**(1) The minimum front setback shall be thirty-five (35) feet.**

The revised application shows that the minimum front setback is met.

**(2) No security fencing, security gate, or other obstruction to vehicle access shall be permitted in the required front yard or in any required transitional yard.**

No additional information has been provided regarding security fencing or gates. *The applicant should provide the location for any security fencing or gates to ensure this standard can be met, or clarify the application to indicate that no security fencing or gates will be included in the development.*

**(3) No door opening for any rental unit shall be constructed facing any residentially zoned property.**

No revisions were made to the location of exterior unit doors. *As previously noted, the applicant will need to request an exception to this standard and provide justification for the north and west building elevations.*

**(4) Door openings for rental units shall face the interior of the site unless impracticable.**

No revisions were made to the location of exterior unit doors. *As previously noted, the applicant will need to request an exception to this standard and provide justification for the north, west, and east building elevations, where rental unit door openings do not face the interior of the site.*

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**IMPACTS TO PUBLIC INFRASTRUCTURE, SERVICES, AND SURROUNDING NEIGHBORHOOD**

**Bicycle and Pedestrian Improvements**

No changes have been made to proposed sidewalks. *With respect to the mini-warehouse use, sidewalks should be provided along the frontage of Plantation Road, the cross access connection to Crisp Road, and connecting the streets/drive aisles to the building. Staff recommends a condition requiring these sidewalks.*

**Cross Access and Public Utility Easements**

Cross access is not provided between the mini-warehouse use and the future commercial development area. The applicant has provided a grading plan to demonstrate the “inability to connect the storage lot to the upper commercial lot due to topographic constraints”. *The Engineering Transportation and Easement Memo provides analysis of this grading plan, the request to eliminate the cross access, and the proposed access for the front future commercial lot. Staff recommends cross access be provided between the parcels, as required, due to the broad range of allowed uses and the infeasibility of the proposed access or alternatives for the future front parcel. If the cross access is not provided, staff is concerned that this lot configuration will create an unbuildable lot. Staff recommends a condition requiring the cross access be provided.*

The revised application includes 15’ proposed public utility easements, free from retaining walls and landscaping buffer, as required by the Subdivision Ordinance, for the east, west, south, and north property boundary lines. *The applicant should revise the plan to include a 15’ public utility easement centered along the interior parcel line between the mini-warehouse use and future commercial parcel and will need to revise retaining wall locations accordingly. The Engineering Transportation and Easement Memo provides additional explanation and detail regarding the requirement and recommended revisions.*

The Engineering Transportation and Easement Memo includes the following recommendations:

1. Include a 15’ wide PUE centered on the future lot line. Note: This may require adjustments to the adjacent retaining wall or future lot line alignment to ensure all portions of the retaining wall remain outside of the PUE.
2. Dedicate and construct, to the proposed lot line, a cross access connection between Lot 1 and 2.
3. Remove the proposed Plantation Road entrance connection to Lot 2 from the master plan layout.

**Fences and Walls §5730**

The location of the retaining walls has been revised to ensure that no walls are placed in the public utility easements now depicted. As noted above, one additional public utility easement is required and the applicant should ensure that retaining walls are not located in this easement.

**Sanitary Sewer**

There is adequate capacity in the sanitary sewer system to provide for this development. The Town engineering staff have reviewed the revised application with regard to sanitary sewer and provide the below conclusion. Additional detail is provided in the attached Sanitary Sewer Memo.

The private pumped system will require that the applicant submit a variance request to Section 5-701(a)

of the Subdivision Ordinance and Section 1.21(c) of Sanitary Sewer Specifications as a part of their application.

This should be provided prior to public hearing.

### **Stormwater Management**

The Town engineering staff have reviewed the revised application with regard to the development's stormwater management plan. The concept plan is **approved** at this time. *The approval letter is included as an attachment to this report and outlines several items that the applicant will need to address prior to site plan approval.*

### **Solid Waste and Recycling**

No additional information has been provided regarding solid waste and recycling. *As previously noted, the applicant should coordinate with Public Works to determine appropriate solid waste and recycling for the use and provide additional information including narrative and layout to ensure these services can be provided.*

### **Business Operations**

No additional information has been provided regarding business operations. *As previously noted, the applicant should provide additional information regarding lighting, security, business hours, and circulation/access. These items should be determined prior to the public hearing, as they are part of the evaluation of the impacts on surrounding properties.*

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## **EVALUATION SUMMARY**

In making a recommendation to the Town Council, the Commission may recommend any conditions necessary to ensure that the proposal meets the specific and general standards for the proposed use. Any such conditions shall be related to the design, scale, use, or operation of the proposed Conditional Use. Where warranted, for the purpose of compliance with the general standards for Conditional Uses, such conditions may exceed the specific standards for the use found elsewhere in the Zoning Ordinance.

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## **STAFF RECOMMENDED CONDITIONS (*further conditions may be recommended based on revisions to the application*)**

1. The property shall be developed in substantial conformance with the application dated October 3, 2022 and last revised January 5, 2023; and with rezoning Ordinance #2003.
2. Prior to issuance of a certificate of occupancy, the owner shall install five bicycle parking spaces with inverted-U bicycle racks to meet Town standards.
3. Cross access shall be provided between the mini-warehouse use and the "future commercial development area", as required by Zoning Ordinance Section 3164.
4. Sidewalks shall be provided along Plantation Road, the Crisp Road connection, and to connect the mini-warehouse use to Plantation Road and the future commercial development area.

### **Exceptions/Variances Needed as Proposed**

Use and Design Standards 4541(3) & (4)  
Subdivision Ordinance Section 5-701(a)  
Sewer Specifications Section 1.21(c)

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**Attachments Provided with RZN 22-0003 Staff Memo**

- Staff Transportation and Easement Memo
- Staff Sanitary Sewer Memo
- Staff Stormwater Concept Plan Letter
- Revised Application dated January 5, 2023