

MEMORANDUM

To: Planning Commission

From: Kali Casper, AICP, Assistant Planning Director

Date: January 27, 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).

REVISIONS TO DEVELOPMENT PROPOSAL

The applicant submitted a revised application package for the CUP request and associated rezoning request with materials dated January 20, January 25, and January 26. These materials are referred to as the January 25th submittal. Changes to the rezoning amendment request also impact the conditional use permit are included below. Changes have been proposed regarding the following topics and are discussed in this memo as well as the related rezoning memo:

- Open Space
- Building Design
- Landscaping
- Parking
- Mini-Warehouse Use & Design Standards
- Pedestrian Improvements
- Cross-Access
- Public Utility Easements
- Retaining Walls
- Signage
- Sanitary Sewer
- Business Operations
- Proffers
- Uses

Analysis of the revisions is provided in order of topics from the staff report dated November 10, 2022.

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 considered first as it includes information that pertains to this conditional use permit request and is not duplicated below.

Planned Commercial District Standards

Building Height

The January 25th submittal includes revised renderings showing rooftop equipment. As seen in the renderings, rooftop equipment is screened by a parapet wall and is included in the height measurement, which is in compliance with the District standard.

Open Space

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

Zoning Ordinance Development Standards

Landscaping: Street Trees, Parking Lots, Canopy Coverage

The January 25th submittal includes street trees, parking lot landscaping, revised buffer yards, and tree canopy calculations. Street trees, buffer yards, and tree canopy were discussed in the RZN22-0003 staff memo. The Landscape Plan shows a parking lot tree and tree island to meet Town standards.

Buffer Yards and Screening §5300-5331

Discussion of buffer yards is found in the RZN22-0003 staff memo.

Vehicle Parking §5200

The applicant has indicated office square footage is approximately 562 square feet. Based on 1 parking space per 250 square feet of office space, the minimum parking for the mini-warehouse use is 3 spaces. While the applicant has indicated two spaces for on-site caretaker, this requirement is for on-site caretaker residence, which is not included as part of the project. The maximum parking allowed per Section 5220(b) is 125% of the minimum, which would equal 4 parking spaces. However, based on the number of units and scale of the project, the Zoning Administrator has determined that parking above the maximum is appropriate. The applicant is proposing 7 parking spaces as well as several wider paved areas around the building for additional loading and unloading as needed.

Bicycle Parking §5213

The January 25th submittal includes an area designated for bicycle parking near the office for the mini-warehouse use. Rack type and spacing can be verified at the site plan stage. *Staff recommends retaining the bicycle parking condition to ensure Town standards are met for bicycle parking.*

Vehicle Loading §5240

The January 25th submittal includes a Class B loading space within the drive-in corridor for the mini-warehouse use, meeting the Zoning Ordinance requirements.

Signage

A signage plan has been included as part of the January 25th submittal and analysis of the proposed signage is included in the RZN22-0003 staff memo.

Zoning Ordinance Use & Design Standards

Mini Warehouse

(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.

The applicant has indicated that security fencing and gates will be located on the east and west sides of the building. The locations have been indicated on the plan and a sample image was provided. No additional information has been provided regarding security fencing or gates. The location of the gates and fencing meets this standard.

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

(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. The applicant has requested an exception to these two standards and provided a justification letter as part of the submittal. The applicant notes that a small

percentage of the overall unit count face the exterior and that the narrowness of the lot facilitates one building rather than multiple buildings with interior facing doors. The letter also notes that the exterior doors are approximately 425 feet from residential units in the Retreat and approximately 230 feet from any potential future residential units to the north.

IMPACTS TO PUBLIC INFRASTRUCTURE, SERVICES, AND SURROUNDING NEIGHBORHOOD

Pedestrian Improvements

As noted in the RZN22-0003 staff memo, sidewalks have been added in several locations. Staff has removed the condition requiring these sidewalks.

Cross Access and Public Utility Easements

The January 25th submittal includes a proposed cross access easement area depicted on the Site Layout plan. Discussion of cross access is provided in the RZN22-0003 staff memo. The condition requiring cross access has been removed.

Public utility easements are discussed in the RZN22-0003 staff memo.

Sanitary Sewer

The January 25th submittal includes a sewer variance request for the project to allow for a private, pumped system, private force main line, and private manhole to the gravity flow to public sanitary sewer located in Prices Fork Road. This will also require a lateral that crosses intervening properties (Lot 2). *Staff supports this request as the most practical manner to provide public sanitary sewer to Lot 1.* Additional detail is provided in the attached Sanitary Sewer Memo.

Solid Waste and Recycling

The January 25th submittal shows a dumpster enclosure in the northeast corner of the development on the Site Layout plan and will include screening to meet Town standards. The application notes that it will be locked and is intended for use by on-site management only.

Business Operations

The revisions include a narrative regarding business operations. Hours of operation are Monday to Saturday from 9AM to 6PM with on-site management and 7 days a week from 6AM to 9PM for after-hours access. The submittal notes that lighting will meet Town standards and a lighting plan will be provided at the site plan stage. The application includes details regarding access and indicates that fire trucks can safely navigate the around the building.

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.

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 26, 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.

Exceptions/Variances Needed as Proposed

Use and Design Standards 4541(3) & (4)

Subdivision Ordinance Section 5-701(a)

Sewer Specifications Section 1.21(c)

Town Code Section 18-204

Attachments Provided with RZN 22-0003 Staff Memo

- Staff Transportation and Easement Memo
- Staff Sanitary Sewer Memo
- Application Revisions dated January 20, January 25, and January 26, 2023