



February 6, 2023

Kinsey O'Shea, Senior Town Planner
Department of Planning and Building
400 South Main Street
Blacksburg, VA 24060

RE: RZN 22-0004/ORD 2007- Rezoning Glade Spring Crossing, Response and Changes to staff Report

Dear Kinsey,

The following is a description of the changes and exhibits the applicant has made to Glade Spring Crossing rezoning. This incorporates comments the applicant is making based on staff report comments received in the last two weeks, and as a result of the first Planning Commission work session. All changes have been highlighted in the corresponding documents in italics for ease in review.

1. General staff report changes and feedback:
 - a. Floor plans have been added into the pattern book in the appendix and language added in the Building and construction section of the application narrative.
 - b. Changed phasing exhibit to show the upper recreation area and trail in phase 2.
 - c. Clarified in text within the narrative to match the phasing exhibit for trails.
 - d. Phasing clarification has been added to the narrative and proffers.
 - e. The Tom's Creek Greenway Trail has been realigned and an "trail access easement" has been shown to allow a future connection from the Quinones property to construct back on the trail for grading purposes, or to realign it as necessary in the future. This is shown updated on all of the exhibits in the Narrative but specifically the Concept Plan with the easement and the Pedestrian Circulation Plan.
 - f. Site Development Regs:
 - i. FAR for single family detached units on the South area have been pulled out in their own requirement as 0.7.
 - ii. Accessory apartments have been removed as a use
 - iii. Side setbacks changed on South area to allow a 5' minimum but no less than 17' spacing between units
 - iv. Added driveway language to allow no more than two contiguous 18' wide driveways and to allow driveways in front the building line.
 - v. Added driveway language to solidify driveways are to be a minimum of 20' and how that is measured.
 - vi. Added a Use and Design Standard for Townhouse building articulation and floor plans included.
 - g. A buffer yard is not required between PR and RR-1, R-4, and other PR uses. Therefore one is not proposed. Where staff has recommended them along the Village at Tom's Creek and at the rear of lots on Street B, grading concerns and tight spaces do not afford the space for buffering. Buffering and screening will not benefit those at the Village at

Tom's Creek as they are over 20' above the project and will look over top of any screening provided on our side of the property line.

- h. Yard landscaping wording in the narrative has been added to match that of the proffer.
 - i. Sidewalk on Road C has been extended to the grass trail location.
 - j. Pearl certification language has been removed from the Building Sustainability section of the Narrative and that of HERs added.
2. Variance comments/changes:
- a. Added variance requests 11-14 for townhomes and two-family dwellings related to driveway parking spaces located in front of the building line, backing out, and facades. Sketches included
 - b. Added #15 variance request for street trees and some more discussion has been added to the landscaping section of the narrative.
 - c. Added #16 variance request for private grass trails for additional access to open space.
 - d. Added a variance request for access to open space in the subdivision ordinance.
 - e. The variance request 10 has been altered to no longer include the front P.U.E variance and additional explanation has been added for the remaining variance.
 - f. Variance request #6 for the branch turnaround now includes verbiage explaining further side effects of not receiving the variance.
3. Proffer changes
- a. include changing from the Pearl system and Earthcraft Gold system to a maximum HERS rating under proffer 9 and 12.
 - b. additional timing details for canopy requirements under Proffer 3.
 - c. Added recreational areas to potential canopy calculations
 - d. HERS ratings are now included for all of the units and have been altered in the proffers and application narrative under the Building commitment to sustainability section.
 - e. Phasing clarity added
 - f. 2d Open Space proffer added to require HOA logging for the managed successional area.
 - g. Trail statements removed from proffer 4 (rec areas) and moved to proffer 6.
 - h. Changed references from developer to owner.
 - i. Proffer for owner to install 15mph signage in the neighborhood.
 - j. Proffer 6 (d) and (e) have been added to clarify trail materials and signage.
4. Engineering memo responses:
- a. Rezoning narrative has been updated to eliminate the conflict between the percentage of 100-year flow reduction in the calculations versus that in the narrative by simply stating that some reduction is possible. As the developer is not attempting to promise or proffer a percentage reduction for the 100-year, a percentage is not important here so it has been removed altogether. This is addressing comment #1 in the preliminary floodplain study staff comments.
 - b. Based upon comments #2 and #3 of the preliminary floodplain study, addition of a proffer is included related to the flood hazard overlay requirements and modeling calculations showing "no-rise" conditions specifically around trail and pump station grading.

- c. Mapping has been updated in the stormwater management calculations and floodplain calculations to show no grading associated with the trail or pump station, currently located within the 100-year floodplain.
 - d. The applicant has provided additional engineering study for Old Glade/Glade Rd. intersection and has been included in the engineering memorandum as requested by traffic engineering staff.
 - e. A revised traffic study was submitted to staff on January 11, 2023 addressing the first recommendation by traffic engineering staff to update the study and resubmit it.
 - f. Sewer force main has been changed in the narrative to six (6) inches.
 - g. Creek Valley Overlay response and change to show a wetland area within it are included.
 - h. The memo to engineering staff is attached regarding downstream sewer capacity issues addressing information received 1/30/23 via email from Shawn Veltman
 - i. Applicant requests 15mph speed limit in the neighborhood. Our understanding is this is a staff initiated action with Council that would have to occur.
5. Neighborhood meetings and public input Responses: In response to input received, the applicant is providing an alternative to the road network. The following sketch utilizes a cul-de-sac to terminate the public right-of-way for Street A and provides an emergency access to Village Way North. The emergency access would have removable bollards at their connection with both public roads for emergency or Town maintenance vehicles. The road would be 10' wide paved and also serve as a pedestrian connection. The limits of disturbance is shown in red and are retained within the existing right-of-way. This would reduce cut-through traffic from Glade Spring Crossing into the Village at Tom's Creek and vice versa. Additionally it would provide for a pedestrian connection that cannot fit with the public road connection to Village Way South currently. The pros and cons of this design are listed below and the applicant feels that if this is perceived to be an acceptable alternative, it is a preferred alternative from the developer's perspective. The developer would be willing to obtain a variance to section 5-303 and 5-310 of the subdivision ordinance to make this feasible:
- a. Pros
 - i. No traffic issues through the Village at Tom's Creek and vice versa for Glade Spring Crossing.
 - ii. Reduces traffic pressure on Glade/Old Glade intersection and our Glade Rd. entrance as Village at Tom's Creek Traffic is additional traffic being added to those intersections.
 - iii. Safety vehicles can access the North side through Village at Tom's Creek and Glade Road if blockage exists
 - iv. Less costly infrastructure for the development
 - v. The development is able to retain its density.
 - vi. Provides for additional pedestrian connectivity "out of the street" between neighborhoods which was desired by residents and Corridor Committee.
 - vii. Eliminates landing and slope variances for public road.
 - viii. Less traffic along Road A in GSC
 - ix. Does not require permission outside of the right-of-way to construct
 - b. Cons
 - i. Access to adjoining property Section 5-303 is not met and a variance would be required.

- ii. Cul-de-sac streets in excess of 900' would exist requiring a variance for several streets within the development from section 5-310 of the subdivision ordinance.
- iii. Vehicular traffic will travel further to get to destinations easier accessed through each other's development causing an increase to travel time.
- iv. This alternative could cause traffic from our development to use more gas and increase carbon emissions than the current alternative.

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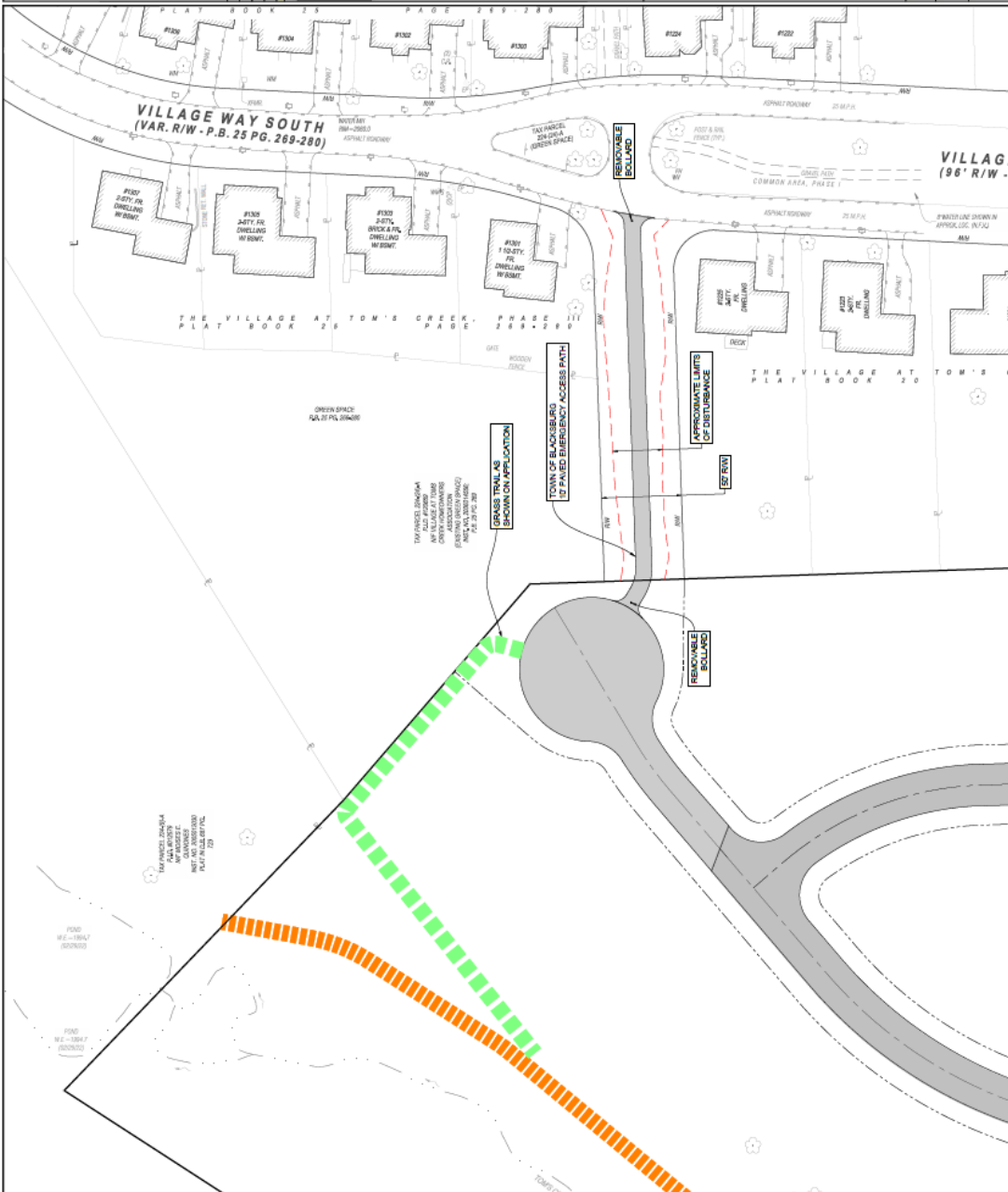


PRELIMINARY

STREET A CUL DE SAC
 CONCEPT EXHIBIT

PROPOSED DEVELOPMENT OF
 GLADE SPRING CROSSING
 PROPERTY OF GLADE HIGHS, LLC - TAX PARCELS
 22-011, 22-014 & 22-017, 45,079 AC.
 TOWN OF BLACKSBURG, (PENDING) TRACT
 MONROE COUNTY, NC

Drawn By	AS BROWN	Scale	1" = 1'
Checked By	MTJ	Date	01/09/2023
Project No.	1-1	Sheet No.	EX2



6. Errors and inconsistencies memo responses:
 - a. Diagram has been updated to reflect the standard for 15' P.U.E at the front of the lots
 - b. Page 73 has been updated to reflect the phasing shown on the map
 - c. While this is not an error or inconsistency, rather a town preference, the developer has agreed to remove all references to the Town owning and maintaining the wet pond.
 - d. While this is not an error or inconsistency, the developer has removed references to the Town partnership funding and timing.
 - e. While this is not an error or inconsistency, the developer agreed to remove any references to Town processes and building permit requirements from the proffers and documents.
 - f. As discussed above in 14(a) the developer has removed the reference to an actual percentage in the narrative.
 - g. The maximum building height of forty-two feet has been corrected in the Site Development regulations to match the numeric number.
7. Memo to Paul Patterson with an additional Creek Valley overlay disturbance request.

Please don't hesitate to reach out with any questions regarding these items. Thank you.

Best,

A handwritten signature in cursive script that reads "Meredith Jones".

Meredith Jones, P.E. Vice President
Eden & Associates, P.C.