

MEMORANDUM

To: Town Council

From: Kali Casper, AICP, Assistant Planning Director

Date: March 3, 2023

Subject: **UPDATE** RZN 22-0003/ORD #2003- Request for an amendment to previous rezoning Ordinance #746 to modify a Planned Commercial PC zoning district including permitted uses at 1055 Plantation Road (Tax Map. 254-A-18) by Broadstreet Partners, LLC (applicant) for Blacksburgs Green BLD LLC (owner).

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

Following discussion at the February 21, 2023 work session, the applicant submitted application revisions for the rezoning request with materials dated **March 1, 2023** in response to remaining staff and Town Council comments. Changes include:

- Narrative Changes
 - Updated allowed uses list to reflect 3 additional uses
- Building Design
 - Changed building colors to hunter green and updated renderings to reflect this
 - Provided additional perspective views from adjacent hotel property
- Proffer Changes
 - Several minor changes for clarity
- Appendices
 - Revised appendices for the two applications to match for clarity
 - Included all revision submittals in the full document

The revised submittal includes several revisions to the narrative, appendices, and proffer statement. The narrative has been updated to reflect the requested addition of personal services, personal improvement services, and fine arts studio to the list of uses allowed on the front parcel by conditional use permit. This was discussed at the work session on February 21st. The appendices have been revised so that both applications match for clarity. The proffer statement has been reviewed by staff and the Town Attorney and several minor changes were made for clarity and enforcement. The most recent proffer statement can be found on the following page. No changes are proposed to requested variances/exceptions, which are listed on the next page.

With respect to building design, the applicant has changed the proposed colors for several areas of the building including the roll-up doors and parapet wall areas. The proposed color is hunter green, a darker green, as discussed during the February 21st work session. The renderings in the application have been revised to reflect this change. While the elevations do not depict this color change, the elevations do note the change in

proposed colors. In response to discussion at the work session, the applicant has also provided several additional perspective images to show the relationship of the proposed mini-warehouse use to the existing adjacent hotel.

PROFFER STATEMENT – March 1, 2023

1. The property shall be developed in substantial conformance, as determined by the Zoning Administrator, with the submitted rezoning application entitled Mini-Storage Development located at 1055 Plantation Road (RZN 22-0003) (“the Application”) dated March 1, 2023.
2. For the future 1.15± acre commercial development area, the development plan will permit the uses attached hereto as "Exhibit A" entitled “1055 Plantation Road CUP/RZN.”” However, before any of these uses may begin in that area, Blacksburgs Green Building LLC, or its successors and assigns, must apply for approval of that use through a conditional use process as set out at Zoning Ordinance 1180, et seq. Blacksburgs Green Building LLC acknowledges that this proffer is a material factor in this rezoning, that it shall not be severable, and that this proffer must be disclosed as part of any contract for the sale of the future 1.15± acre commercial development area property.
3. The applicant shall dedicate a cross-access easement and temporary construction easement along the proposed Crisp Road extension encompassing the entire proposed lot line between Lot 1 and Lot 2. Cross-access between these two parcels shall be evaluated at the time of development for Lot 2 as part of the required Conditional Use Permit (CUP) to develop the lot. If it is determined that the cross-access connection is both needed and warranted based on the desired use and traffic/access impacts, it shall be constructed with the development of Lot 2.

The staff recommended conditions for the CUP can be found below. No substantive changes are proposed to the conditions. The dates have been revised to reflect the most recent submittal.

STAFF RECOMMENDED CONDITIONS

1. The property shall be developed in substantial conformance with the application *dated March 1, 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. Outdoor storage, including but not limited to boats and recreational vehicles, is not permitted as part of the mini-warehouse use.

Variances/Exceptions Requested

Sewer Variances

- Subdivision Ordinance Section 5-701(a)
- Sewer Specifications Section 1.21(c)
- Town Code Section 18-204

Mini-warehouse Use and Design Standard Exceptions

- Section 4541 (3)
- Section 4541 (4)

Bike Lane Variance

- Subdivision Ordinance Section 5-321

Attachments

- Revised Applications dated March 1, 2023