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April 4, 2023

Kali Casper, AICP, ENV SP  
Assistant Planning Director  
Town of Blacksburg  
400 South Main Street  
Blacksburg, VA 24060

RE: Northside Park Section XII Preliminary Plat – Revisions to Existing Open Space  
Balzer Job #24220049.00

Dear Kali,

Existing open space parcels are proposed to be replatted in a different configuration in the new Northside Park Section XII Preliminary Plat. The purpose of this letter is to highlight the changes that are being proposed in this preliminary plat and to explain the purpose and justification for the open space area changes.

Per Town of Blacksburg Code of Ordinances Appendix A, Article II, Sec. 2103, open space (common) is defined as “Land within or related to a development, not individually owned or dedicated for public use, which is intended for the common use or enjoyment of the residents of the development and may include such complementary structures as are necessary and appropriate. Common open space may include, recreation centers, swimming pools, tennis and basketball courts, and similar facilities.” The Open Space Design Overlay District, which Northside Park Section XII is proposed to utilize, further defines the goals of Open Space design in Sections 3260-3264 of the Ordinance: a more efficient use of the land, lower development infrastructure costs, conservation of land for recreation or aesthetic and environmental enrichment, and an attractive and pleasing living environment. Among other things, the district is intended to foster significant landscaping.

Two parcels were previously dedicated as open space: Tax Map #166-17 A (“Parcel A”) and #166-17 B (“Parcel B”) as part of Northside Park Section XII Phase II. As shown on the Open Space Map provided in the new Northside Park – Revised Section XII Preliminary Plat, these parcels are being relocated or reshaped to within the site area as apart of this plan. Parcel A is a 0.55 acre pie-shaped lot on the east side of the Progress Street ROW. Parcel B is a trapezoidal 1.3 acre lot on the west side of the Progress Street ROW. Both parcels are vegetated with mixed trees and brush that are new growth (<15 years old).



Envisioning Tomorrow, Designing Today

Figure 1: April 2007 dated aerial image showing existing open space parcels in green with sparse vegetation.



Compared to the existing parcel, Parcel B is being extended to create a longer, larger open space area which will follow the relocated multi-use trail along Progress Street. The redesign of this open space parcel intends to create a more usable, continuous space for residents of the subdivision and function as active open space. This larger open space area is separated from the new Progress Street right-of-way and will create an open space “pocket” that will be safer and more functional.

Parcel A is also being re-shaped to run along the back of Lots 13 through 21. This open space area better serves as a buffer between the new development and the existing lots on Northside Drive. This configuration will allow the required Type B 30’ vegetative buffer yard to be located within common open space instead of individually owned lots, furthering the objective of conserved land and significant landscaping that is not subject to unwanted disturbances by lot owners. The result will be greater protection of existing vegetation and increased setbacks from the adjoining subdivision compared to conventionally developed lots.

In summary, the proposed reconfiguration of existing open space accomplishes the following objectives consistent with the Zoning and Subdivision Ordinances:

- Creates spaces that can be used for the common enjoyment of residents.
- Promotes the conservation of land for aesthetic and environmental enrichment by preserving existing mature vegetation and placing vegetated buffers separate from individually owned lots.
- Provides for increased setbacks from adjoining land.
- Promotes more efficient use of the land and lower development infrastructure costs by utilizing the reduced setbacks allowed by the Open Space Design Overlay District.

**Attachments:**

- Current Platted Open Space Map
- Proposed Open Space Map

Should you have any additional questions or comments regarding this matter, please feel free to contact me.

Sincerely,  
**BALZER AND ASSOCIATES**

James R. Taylor, P.E., M.ASCE  
Associate



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**NORTHSIDE PARK - SECTION XII**

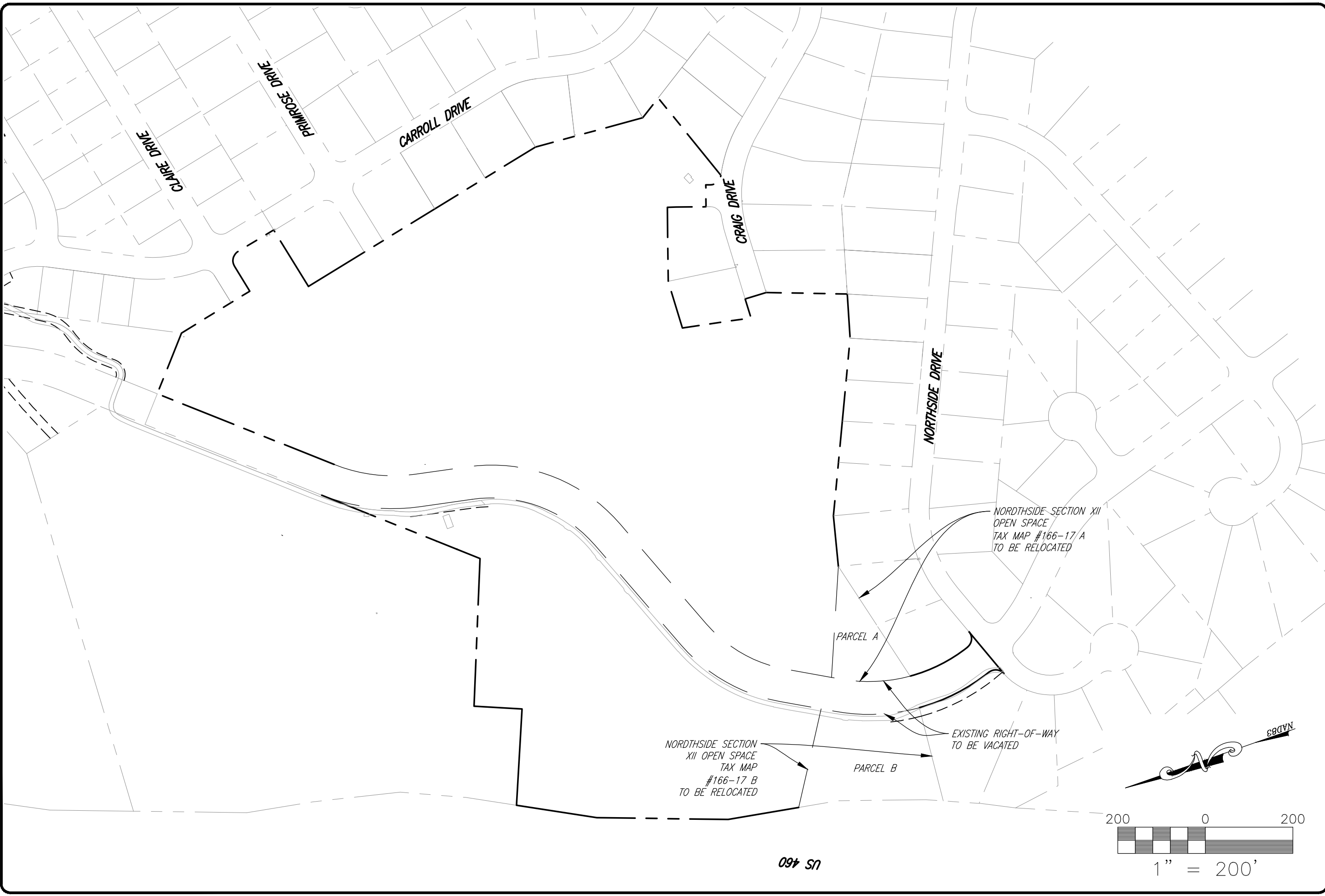
**CURRENT PLATTED OPEN SPACE MAP**

MOUNT TABOR MAGISTERIAL DISTRICT  
TOWN OF BLACKSBURG, VIRGINIA

DATE 04/03/2023  
SCALE 1" = 200'  
REVISIONS

**EX1**

PROJECT NO 24220049.00



CLARE DRIVE

PRIMROSE DRIVE

CARROLL DRIVE

CRAIG DRIVE

NORTHSIDE DRIVE

NORTHSIDE SECTION XII  
OPEN SPACE  
TAX MAP #166-17 A  
TO BE RELOCATED

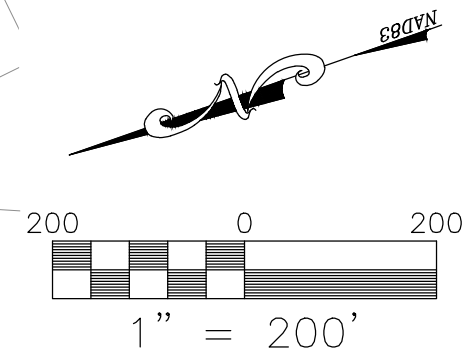
PARCEL A

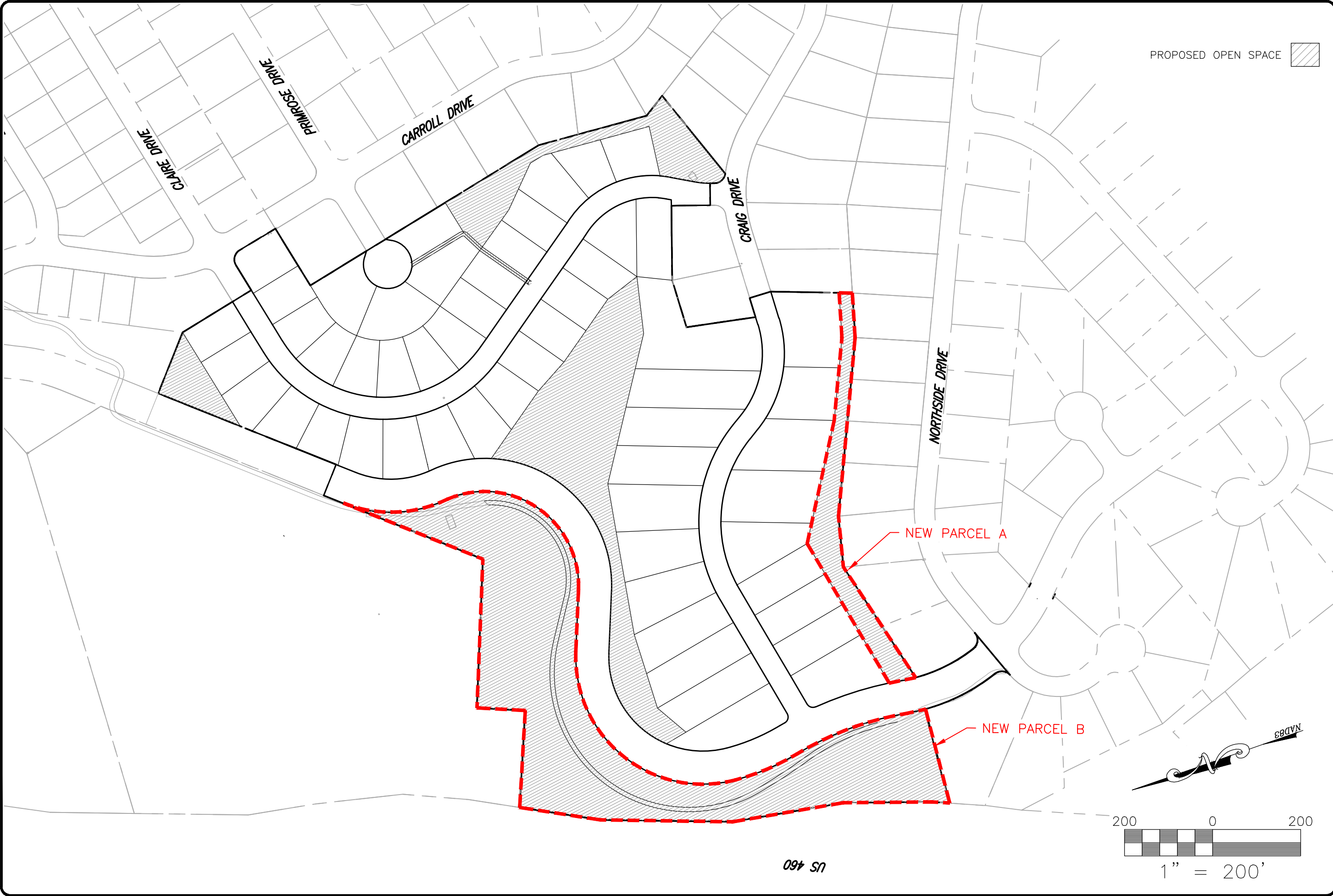
EXISTING RIGHT-OF-WAY  
TO BE VACATED

NORTHSIDE SECTION  
XII OPEN SPACE  
TAX MAP  
#166-17 B  
TO BE RELOCATED

PARCEL B

US 460





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**NORTHSIDE PARK - SECTION XII**

**PROPOSED OPEN SPACE MAP**

MOUNT TABOR MAGISTERIAL DISTRICT  
 TOWN OF BLACKSBURG, VIRGINIA

DATE 04/03/2023  
 SCALE 1" = 200'  
 REVISIONS

**EX2**

PROJECT NO 24220049.00

US 460