



**TOWN OF BLACKSBURG  
AGENDA MEMO**

**DATE:** September 6, 2023

**TO:** Town Council

**FROM:** Anne McClung, Planning and Building Director \_\_\_\_\_

**PREPARED BY:** Kinsey O'Shea, Senior Planner

**TITLE:** RZN 23-0002/ORD 2035 Request to Rezone approximately 1.1 acres from R-4 Low Density Residential to PR Planned Residential in the 1200-block of Airport Road (PID 001702/TM 317- 2 31,32,34A and PID 001703/TM 317- 2 32A,33,34) by Balzer & Associates, Inc. (applicant); on behalf of Habitat for Humanity of the New River Valley, (contract purchaser).

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- **Background:** The attached is a request to rezone approximately 1.1 acres in the 1200-block of Airport Road from R-4 Low Density Residential to PR Planned Residential. The development proposal entails construction of 11 townhomes with 33 bedrooms total (10 units/acre or 30 bedrooms/acre), 24 surface parking spaces, and open space. The units are proposed to be sold to households earning less than 80% AMI, and the units would become part of the Community Land Trust to ensure permanent affordability.
  - **Considerations:** See attached staff report and memo.
  - **Action:** Place on consent agenda and schedule public hearing for October 10, 2023.
  - **Attachments:**
    - Planning Commission to Town Council Memo
    - Staff to PC memo with attachments dated September 1, 2023
    - Staff Report with attachments dated August 11, 2023
    - Application dated July 3, 2023 and revised August 21, 2023