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May 28, 2024

Kinsey O'Shea
Town of Blacksburg
400 South Main Street
Blacksburg, VA 24073

RE: Old Blacksburg High School PRD Amendment - Revisions

Dear Kinsey,

We are providing the following updates to address comments discussed in the Staff Report and at the Planning Commission Work Session on May 21, 2024.

Revisions included are:

General

- 1) The four bedroom option has been removed from all unit types. All units are now only three bedroom. Revised architectural plans have been provided with this resubmittal.
- 2) Occupancy restrictions have been revised to a family plus 1 unrelated or no more than 2 unrelated.
- 3) By reducing the bedroom count, the parking ratio currently proposed at 1.1 space per bedroom will be adequate to provide guest parking as each unit has 4 parking spaces allocated to it. Additional street parking along Price Street Extension is still proposed.
- 4) The sign locations have been shown on the Masterplan.
- 5) The question regarding diagonal parking on Price Street Extension was reviewed. Taking the 27 parallel spaces along the west side of Price Street Extension and converting them to 45 degree angled spaces would result in approximately 43 total spaces. Town staff will have to review this and determine the appropriateness of that change at a future time.
- 6) As noted during our meeting, no fences shall be allowed in the backyards of units.
- 7) Patios were shown on the previous plans but have been better labeled on the revised architectural plans.
- 8) Existing sidewalk linework on Sheet C.7 has been revised.
- 9) One additional crosswalk has been shown running north/south at the Patrick Henry intersection as suggested by Corridor Committee.
- 10) Sidewalk has been extended to Patrick Henry Drive as suggested by Corridor Committee.
- 11) The application text has been revised per the Town Attorney comments.
- 12) The application text has been revised the changes listed above regarding bedrooms, occupancy and unit sizes.



13) The proffer statement has been revised to reflect the changes listed above regarding number of bedrooms.

Thank you for reviewing this supplemental information and if you have any additional questions or comments, please feel free to contact me.

Sincerely,
BALZER AND ASSOCIATES, INC.

Steven M. Semones
Executive Vice President