

**STAFF UPDATE MEMO**

TO: Planning Commission

FROM: Kinsey O'Shea, AICP, Senior Planner

DATE: May 31, 2024

SUBJECT: RZN 24-1/ORD 2051-Request for an amendment to previous rezoning RZN 19-0002/ORD 1895 on 33.87 acres at the former Old Blacksburg High School site at 520 Patrick Henry Drive (Tax Map Numbers: 227-A 4, 227-A 4C and 227-A 4D) by Balzer and Associates (applicant) for HS Development LLC and the Town of Blacksburg (property owners).

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At the May 21, 2024 Planning Commission work session, there were a number of topics discussed as below:

- Unit floor plans that included bonus rooms and/or attic storage spaces
- Unit mix being largely 4-bedroom units with very few 3-bedroom units
- Front-loaded garages as opposed to alley-loaded garages
- Use of rear yards
- Proffer changes

The applicant has responded with an updated application. There are a number of changes to the application as below:

- Removal of 4-bedroom units; all units are 3-bedroom units  
*The elimination of 4-bedroom units brings the total bedroom density down to 219 total bedrooms (previously 284), which equates to 20 bedrooms per acre. This is consistent with the Future Land Use designation for Medium-Density Residential. There are still unit options that include attic storage or bonus rooms. All of the units are now two-story units.*
  - Unit A (17 units): 2-story; 3-bedroom, 2.5-bath; with attic storage*
  - Unit B (24 units): 2-story; 3-bedroom, 3-bath; with attic storage*
  - Unit C (16 units): 2-story; 3-bedroom, 2.5-bath; with attic storage and bonus room*
  - Unit D (8 units): 2-story; 3-bedroom, 2.5-bath*
  - Unit E (8 units): 2-story; 3-bedroom; 2.5-bath; with attic storage and bonus room*
- Restrict occupancy to a family + 1, or no more than 2 unrelated individuals  
*Reducing the occupancy per dwelling unit may reduce the lifestyle conflicts that occur more often with larger concentrations of unrelated individuals. This addresses many of the concerns raised in the work session.*
- Effective parking ratio now 1.33 spaces/bedroom; 4 spaces per unit plus public parking in Price Street extension right-of-way. *This alleviates concerns regarding garage and tandem-parked spaces in the parking ratio.*  
*The reduction of bedrooms effectively increases the parking ratio because the number of parking spaces remains the same at 4 per unit. As previously proposed, on-street parking is allowed in the public right-of-way of Price Street extension.*
- Statement that no fences will be allowed in rear yards of units. *This will allow for common maintenance of these areas.*

- One additional crosswalk at Patrick Henry Drive per Corridor Committee recommendations.
- Option to provide back-in diagonal parking along the west side of Price Street extension which results in more parking spaces than parallel parking spaces.

*It was suggested that the applicant explore the option to provide angled parking rather than parallel parking because it may result in more parking spaces in the same amount of space. The Town has determined that back-in spaces may be acceptable, because they don't require backing into the public right-of-way to exit. The applicant and the Town will determine the best parking solution for this area with regards to the overall use of the recreation space.*

- Sign locations shown on the plan within the development area where public Price Street Extension meets the private loop road.

### **Attachments**

Updated application materials dated May 28, 2024