

MEMORANDUM

TO: Town Council

FROM: Planning Commission

DATE: June 4, 2024

SUBJECT: ROW-24-1/ORD 2055-Request to vacate approximately 114,464 square feet of unbuilt right-of-way at the end of Progress Street by James Taylor of Balzer & Associates (applicant) on behalf of S & S Construction, LLC and CC & B Development, LLC (property owners).

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Planning Commission Recommendation:

APPROVAL for the right-of-way vacation request ROW-24-1/ORD 2055 with following conditions:

1. The applicant shall dedicate the proposed right-of-way of approximately 138,158 square feet to realign future Progress Street prior to vacating the existing right-of-way.
2. The applicant shall ensure that the new waterline is installed, approved, and active prior to removing the existing waterline located in the Access Easement on the exhibit.
3. The installation, use, term, and maintenance of the temporary access road within the public ROW shall be governed by an agreement between the Developer and the Town of Blacksburg.
4. The applicant shall install the temporary access road to extend to the pump station and stormwater facility as shown on the Northside Park Section 12 Preliminary Plat, approved February 16, 2024. The temporary access road will consist of a 12-ft wide maintenance path.
5. The applicant will include notes at the time of final plat to clarify the shared temporary use of the Future Progress Street Right-of-way. The Northside Park Section 12 Preliminary Plat approved on 2/16/2024 necessitates the use of this unimproved ROW for both private use to access private stormwater management facilities between Claire Drive and Craig Drive and the Town's interest in maintaining access to the existing Northside Park Pump Station.
6. The applicant shall relocate the existing trail and dedicate a new 20' greenway easement for the relocated trail prior to the vacation of the existing 20' greenway easement.

For: Britt; Colley; Ford; Herbein; Kassoff; Rinehart; Walker
Against:
Abstain:
Absent: Ermann; Jones

In so recommending approval of this Right-of-Way vacation request, the Planning Commission finds the request to be in conformity with the "Alley and Right-of-Way Vacation Process" in the Administrative Manual accompanying the Comprehensive Plan and Town Code.