

STAFF MEMO

TO: Planning Commission

FROM: Kali Casper, AICP, Assistant Planning Director

DATE: June 28, 2024

SUBJECT: Zoning Ordinance Amendment (ZOA) #61-An amendment to the Town of Blacksburg Zoning Ordinance to create a new Small Lot Development Option in the R-4 Low Density Residential Zoning District to allow smaller lot sizes.

Planning Commission discussed the Small Lot Development Option zoning ordinance amendment at the March 19, April 16, and June 18, 2024 work sessions.

Two housekeeping edits were made since the most recent work session. Table 3043-1 was further clarified to differentiate between standards for townhouse units versus single-family and duplex units. An additional section was added to amend Subdivision Ordinance Section 1-107 to clarify that the Zoning Ordinance may modify or eliminate subdivision requirements. No changes were made to which standards are modified or eliminated.

Staff is working on one additional housekeeping item to add diagrams to the ordinance text and specifically to ensure consistency between the diagram and the text for measuring garage width. This will be completed before Town Council review of the amendment.

GIS staff has also prepared an updated map showing the properties within the R-4 zoning district that are currently eligible. The updated map further clarifies which properties include cemeteries and dedicated open space to better understand what is currently developable. As previously mentioned, areas of eligibility for this district can change over time as properties are bought and sold. The map is a snapshot of the potential applicability today.

ATTACHMENTS

Updated ordinance draft as of June 28, 2024

Updated map dated June 28, 2024