

Planned Residential District Rezoning for
801 N. Main Street

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Planned Residential District Rezoning for
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PROPERTY OWNER CONSENT AND AUTHORIZATION FORMS



PROPERTY OWNER CONSENT AND AUTHORIZATION

This consent is required for all Planning, Building, and Engineering applications. A completed copy must be included with every application, if the applicant is not the property owner.

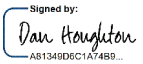
If the Property Owner is a corporation/other legal entity, then the corporation/other legal entity should be listed as the owner. In such cases, proof of signature authority must be attached as well. If the Property is owned by multiple entities (as in a family trust, or otherwise co-owners), a signed consent form is required to be completed by each individual.

The Property Owner may designate a representative for the application review process.

- The Owner or Representative is solely responsible for the accuracy of the application documentation (electronic and paper forms/drawings/exhibits/narratives, etc.).
- The Owner or Representative is solely responsible for the accuracy and coordination of the submitted application documentation (electronic and paper forms/drawings/exhibits/narratives, etc.) to the Town or other jurisdictions requiring permit approval.
- The Owner or Representative is solely responsible for scheduling any required inspections and approvals prior to the commencement of the use and/or the completion of improvements to the property.


AUTHORIZATION BY PROPERTY OWNER(S)

I, Dan L Houghton, or the authorized representative(s) listed below, are submitting this Application, and am solely responsible for its accuracy and completeness. I understand that incomplete or inaccurate applications can lead to a delay in review and processing. I further confirm that I am the owner of the property at 801 N Main Street, Blacksburg, VA 24060, (Parcel IDs 014484), that is/are the subject of this application. I further confirm that I am fully aware of the Town’s application fee(s) and procedural requirements, and *I hereby* consent to this application.

Signed by:

AD1340D6C1A7489... _____ 8/30/2024 _____
 Property Owner Signature Date

AUTHORIZED REPRESENTATIVE INFORMATION*

I, Chris Johnson, confirm that I am the authorized representative for this Application and understand the requirements as noted above.

DocuSigned by:

BBB70BBA3507425... _____ 8/29/2024 _____
 Authorized Representative Signature Date

**Only used when someone other than the property owner is submitting the application.*

PROPERTY OWNER CONSENT AND AUTHORIZATION

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- The Owner or Representative is solely responsible for scheduling any required inspections and approvals prior to the commencement of the use and/or the completion of improvements to the property.

AUTHORIZATION BY PROPERTY OWNER(S)

I, Joe Racek, Authorized Representative of JJDL LLC, or the authorized representative(s) listed below, are submitting this Application, and am solely responsible for its accuracy and completeness. I understand that incomplete or inaccurate applications can lead to a delay in review and processing. I further confirm that I am the owner of the property at 805 Kabrich Street, Blacksburg, Va 24060, (Parcel IDs 007591), that is/are the subject of this application. I further confirm that I am fully aware of the Town's application fee(s) and procedural requirements, and *I hereby* consent to this application.



8/27/2024

Property Owner Signature

Date

AUTHORIZED REPRESENTATIVE INFORMATION*

I, Chris Johnson, confirm that I am the authorized representative for this Application and understand the requirements as noted above.

DocuSigned by:

998709BA9697426...

8/29/2024

Authorized Representative Signature

Date

**Only used when someone other than the property owner is submitting the application.*



PROPERTY OWNER CONSENT AND AUTHORIZATION

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AUTHORIZATION BY PROPERTY OWNER(S)

I, Christopher Tuck as the President of Quorum Holding Corporation, agree that LV Collective is the authorized representative(s) listed below, and they are submitting this Application, and they are solely responsible for its accuracy and completeness. I understand that incomplete or inaccurate applications can lead to a delay in review and processing. I further confirm that Quorum Holding Corporation is the owner of the property at 100 & 101 Winston Ave. Parcel # 008837 Deed Book page 490, page 495 also known as 900 Kabrich St, that is/are the subject of this application. I further confirm that I am fully aware of the Town's application fee(s) and procedural requirements, and I hereby consent to this application.

Property Owner Signature President of QHC

8-27-24

Date

AUTHORIZED REPRESENTATIVE INFORMATION*

I, Chris Johnson
confirm that I am the authorized representative for this Application and understand the requirements as noted above.

DocuSigned by:
Chris Johnson
BB870EBA43807425...

Authorized Representative Signature

8/29/2024

Date

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- Representative is solely responsible for the accuracy and coordination of the submitted application documentation (electronic and paper forms/drawings/exhibits/narratives, etc.) to the Town or other jurisdictions requiring permit approval.
- Representative is solely responsible for scheduling any required inspections and approvals prior to the commencement of the use and/or the completion of improvements to the property.

AUTHORIZATION BY PROPERTY OWNER(S)

I, C-Properties, LLC, a Virginia limited liability company, am the owner of the property (defined below). The authorized representative(s) listed below, are submitting this Application, and are solely responsible for its accuracy and completeness. I understand that incomplete or inaccurate applications can lead to a delay in review and processing. I further confirm that I am the owner of the property at 807 N Main Street, Blacksburg, VA 24060, (Parcel IDs 16501), that is/are the subject of this application. I further confirm that authorized representative(s) are fully aware of the Town's application fee(s) and procedural requirements, and I hereby consent to this application.

Zane F Christian
C-Properties, LLC, by Zane F. Christian, Sole Member
Property Owner Signature

08/28/2024
Date

AUTHORIZED REPRESENTATIVE INFORMATION*

I, Chris Johnson,
confirm that I am the authorized representative for this Application and understand the requirements as noted above.

Chris Johnson
Authorized Representative Signature

8/29/2024
Date

**Only used when someone other than the property owner is submitting the application.*



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- The Owner or Representative is solely responsible for scheduling any required inspections and approvals prior to the commencement of the use and/or the completion of improvements to the property.

AUTHORIZATION BY PROPERTY OWNER(S)

I, David C. Heavener, or the authorized representative(s) listed below, are submitting this Application, and am solely responsible for its accuracy and completeness. I understand that incomplete or inaccurate applications can lead to a delay in review and processing. I further confirm that I am the owner of the property at 103 Winston Ave., 901 Progress St., 903 Progress St., 806 Kabrich St., 822 Kabrich St., 890 Kabrich St., and 102 Winston Ave., (Parcel IDs (013160, 005495, 007039, 005181, 014485, 005493, 023956), that is/are the subject of this application. I further confirm that I am fully aware of the Town's application fee(s) and procedural requirements, and I hereby consent to this application.

David C. Heavener, Inc. By David C. Heavener, Pa. 8/27/2024
Property Owner Signature Date

AUTHORIZED REPRESENTATIVE INFORMATION *

I, Chris Johnson, confirm that I am the authorized representative for this Application and understand the requirements as noted above.

Chris Johnson 8/29/2024
Authorized Representative Signature Date

**Only used when someone other than the property owner is submitting the application.*

Planned Residential District Rezoning for 801 N. Main Street

PROPERTY OWNERS

102 Winston Avenue
Map Number: 226-(23)-SEC3-7A
Owner: David C Heavener, Inc.
402 Lucas Drive
Blacksburg, VA 24060

900 Kabrich Street
Map Number: 226-(21)-SEC5-1
Owner: Quorum Holding Corp The
P.O. Box 10802
Blacksburg, VA 24062

103 Winston Avenue
Map Number: 226-(21)-SEC5-9
Owner: Charles D. Heavener, LLC
1310 Bishop Road
Blacksburg, VA 24060

901 & 903 Progress Street
Map Number: 226-(23)-SEC3-16 & 16A
Owner: David C Heavener, Inc.
402 Lucas Drive
Blacksburg, VA 24060

805 Kabrich Street
Map Number: 226-(23)-SEC3-4A
Owner: JJDL, LLC
4030 Fortress Drive
Blacksburg, VA 24060

801 N Main Street
Map Number: 226-(23)-SEC3-1A
Owner: Dan L. and Sherry A. Houghton
5570 Blenna Ct.
Dublin, VA 24084

806 Kabrich Street
Map Number: 226-(23)-SEC3-3A
Owner: David C Heavener, Inc.
402 Lucas Drive
Blacksburg, VA 24060

807 N Main Street
Map Number: 226-(22)-1
Owner: C-Properties, LLC
807 N Main Street, Suite A
Blacksburg, VA 24060

822 Kabrich Street
Map Number: 226-(22)-2
Owner: David C Heavener, Inc.
402 Lucas Drive
Blacksburg, VA 24060

890 Kabrich Street
Map Number: 226-(23)-SEC3-7,8
Owner: David C Heavener, Inc.
402 Lucas Drive
Blacksburg, VA 24060

Planned Residential District Rezoning for
801 N. Main Street

NARRATIVE

**TOWN OF BLACKSBURG
CHANGE OF ZONING CLASSIFICATION APPLICATION (REZONE)**

DESCRIPTION OF REZONING REQUEST

Section 15.2-2286(A)(7) of the State Code of Virginia states that, "Whenever the public necessity, convenience, general welfare, or good zoning practice requires, the governing body may, by ordinance, amend, supplement, or change the regulations, district boundaries, or classifications of property. **It is the applicant's responsibility to provide a narrative outlining the following information in order to assess the public necessity, convenience, general welfare, or good zoning practice of the request.**

Need and Justification for the Change in Zoning Classification

Approval of the Plan for 801 N. Main Street is being requested and will be in the public interest and is justified for the following reasons outlined below:

1. A Planned Residential Development (PRD) designation is being sought to provide the Town of Blacksburg with an enforceable device for the implementation of the proposed development plan, proffers, and guidelines which seeks to improve the general welfare of the public in the Town of Blacksburg by the construction of new housing options including both apartments and townhomes as well as leasable commercial square footage along N. Main Street frontage.
2. The current housing shortage within the Town of Blacksburg provides a need for a significant number of housing units within the bikeable and walkable area of the Virginia Tech Campus.
3. The Plan provides a creative design for redevelopment of a block of Town designated by the Town Council in the "North Main Street: A Strategy for Rezoning" document as an area suitable for High Density Student Housing.
4. Due to the existing Main Street frontage and the needs and desires of the proposed residents, a dynamic commercial frontage has been proposed to serve not only the project but the Town of Blacksburg as a whole.
5. 801 N. Main Street will feature apartment living with unit sizes ranging from 1BR to 5BR and will have the very latest in modern features and amenities, including structured parking. Additionally, 801 N. Main Street will provide a number of townhomes constructed across Winston Avenue to provide a transition from the multi-story building to the single and two story housing further to the north as well as a focus on the non-student market via the design of the townhomes.
6. 801 N. Main Street will increase the tax base for the Town of Blacksburg substantially relative to the tax base of the existing site.
7. The townhome units are street oriented, with parking in the rear, and have direct access to the Winston Avenue sidewalk, which is encouraged in the Town.
8. The architectural design offers privacy and personal space while enhancing the character of the area with high-quality design and attention to detail.

9. The project will have professional property management to provide community maintenance and resident assistance.

Identify Any Anticipated Effect of the Proposed Change on Public Services and Facilities

1. It is anticipated that a large majority of the residents will be Virginia Tech students or otherwise related to the University and will be daily 'commuters' to the campus. Due to the proximity to campus, it is likely that many residents will walk or bike to campus when the weather allows. When the weather is prohibitive, residents are likely to take mass transit to campus via the proposed bus stop directly in front of the project site. The return bus stop is located less than 400' from a building entrance and is situated in such a way as to not encourage crossing of Main Street at somewhere other than a signalized crosswalk.
2. Meetings with the Town Engineer have been held to discuss the availability of both domestic water services, domestic sanitary sewer service, and fire flow. This project will eliminate approximately 188' of public sewer reducing the overall maintenance burden on the public works staff. This section of sanitary sewer also possibly contributes to I&I that places undue load on the downstream system including the treatment plant. Capacity, adequate pressure, and connection viability approval from the Town of Blacksburg is anticipated but has not yet been received for the proposed project.
3. The project team is actively working with the Town of Blacksburg to include substantial stormwater and flooding improvements to the area. This project will not only serve to upgrade a large portion of the Town's storm sewer infrastructure that is both aging and inadequate, but also anticipates having a positive impact to the occasional flooding of the intersection of Progress Street and North Main Street as well as the occasional flooding downstream of Kabrich Street in those storms that are smaller than the "100 year" storm. These improvements will be accomplished through a combination of complete re-design and reconstruction of the storm sewer system from Progress Street to Kabrich Street increasing the capacity of that system while also utilizing that improvement to mitigate some existing downstream storm water impacts. A Stormwater Management Concept Plan has been submitted and with this PRD and will be reviewed by the Town of Blacksburg as a part of this PRD application for review and approval.

Justify Appropriateness of the Property for the Proposed Changes, as it Relates to the Intent of the Zoning District Requested and Applicable Use and Design Standards for All Proposed Uses

This Section should be referenced directly to Section 3110 – Purpose of the Town of Blacksburg Zoning Ordinance.

- The purpose of this district is to provide for the development of planned residential communities that incorporate a variety of housing options as well as certain limited commercial and office uses designed to serve the inhabitants of the district. This district is intended to allow greater flexibility than is generally possible under conventional zoning district regulations by encouraging ingenuity, imagination and high quality design to create a superior living environment for the residents of the planned community. The Planned Residential District (PRD) is particularly appropriate for parcels which contain a number of constraints to conventional development. In addition to an improved quality of design, the PRD creates an opportunity to reflect changes in the technology of land development, provide opportunities for new approaches to home ownership, and provide for an efficient use of land which can result in reduced development costs.
- The property is uniquely suited for a PRD within a block of properties that has substantial challenges to being redeveloped. In particular, the conveyance of an upper reach of Stroubles Creek through and under the site provides a significant financial hurdle to any redevelopment. Contributing to this is the structures on site that, while they may be producing, are not producing at the highest and best use for property so close to Downtown and the Virginia Tech Campus. The fractured ownership of the assembled properties also requires the need for a substantial project to align their interests.
- Off-street Parking: Parking for the main building of the project including both the residential and commercial uses is contained within the building and is attractively shielded from the street via the attractive architectural design. The proposed townhomes are provided parking to the rear of the buildings and is shielded from the street by the proposed townhomes.
- Open Space: The development provides a diverse makeup of open space PRD zoning requirements. The Open Space consists of a pool and pool deck, pedestrian plaza and outdoor seating, athletic and fitness training space, yoga room, and other unique amenity spaces.
- Walkways/connectivity: A sidewalk network has been shown around the perimeter of the site that consists mostly of street adjacent sidewalks.

- This property is located in the Kabrich Crescent area of the Town of Blacksburg within walking distance of the Virginia Tech Campus and Downtown Blacksburg. There are direct pedestrian connections to both.
- The property is located within an existing developed corridor that contains all the needed services that a PRD will utilize including:
 - a. Public Water
 - b. Public Sewer
 - c. Transportation Network
 - d. Transit Service
 - e. Electric Service
 - f. Gas Service
 - g. Telecommunications Service

Relationship of the Proposed Change to the Comprehensive Plan (Include FLU Designation)

- See the section entitled Comprehensive Plan Analysis.

Ways in which the Proposed Change will Further the Purposes of the Zoning Ordinance and General welfare of the Community

This section should be referenced directly to Section 1102 – Purpose of the Town of Blacksburg Zoning Ordinance.

The zoning regulations and districts set forth in this ordinance are for the general purpose of implementing the comprehensive plan of the Town of Blacksburg. They are designed to achieve the general purposes of promoting the health, safety, and general welfare of the public, and of further accomplishing the objectives of Section 15.2-2200 of the Code of Virginia, as amended. To these ends, this ordinance is designed to give reasonable consideration to each of the following purposes:

1. Provide for adequate light, air, convenience of access, and safety from fire, flood and other dangers;
 - a. This rezoning will be a substantial improvement in all physical aspects of the subject property. In particular, sidewalk improvements will be incorporated into the project and in some places be constructed new where no sidewalk exists such as along Kabrich Street. The project will also provide significant improvements to the flooding conditions that exist in the area and will construct infrastructure upgrades to the existing storm conveyance systems. The fire hazards will be greatly reduced with the new construction. The new building will include a sprinkler system and the removal of older deteriorating structures will also reduce fire hazards.

2. Reduce or prevent congestion in the public streets;
 - a. This project has prepared a full Traffic Impact Analysis(TIA) that has been approved by the Town of Blacksburg. While the overall volume of people within the project area will increase, improvements to the pedestrian infrastructure will add to the safety and mobility of local residents.
3. Facilitate the creation of a convenient, attractive and harmonious community;
 - a. The development of a coordinated project including multi-family housing and commercial spaces will create a convenient, attractive, and harmonious community.
4. Facilitate the provision of adequate police, fire protection, disaster evacuation, civil defense, transportation, water, sewer, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements;
 - a. As noted, this project will redevelop existing commercial properties that are well suited for redevelopment. The upgrades to all facets of the built environment by a project such as this are a benefit to the Town of Blacksburg as a whole.
5. Protect against destruction of, or encroachment upon historic buildings or areas;
 - a. No historic structures are located within the project area.
6. Protect against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light or air, hazards and congestion in travel and transportation, or loss of life, health, or property from fire, flood, panic, or other hazards;
 - a. This project will specifically increase the density substantially in the area, but this is exactly where multi-family density should be provided. Close to the Virginia Tech Campus and Downtown Blacksburg.
7. Encourage economic development activities that provide desirable employment and enlarge the tax base;
 - a. This project will provide employment opportunities through the leasable commercial space and the proposed coffee shop. This project will serve to substantially increase the tax base of the underlying property.
8. Provide for the preservation of agricultural and forestal lands and other lands of significance for the natural environment;
 - a. This project indirectly addresses this desire through the development of the PRD and the increased density on the site.
9. Protect approach slopes and other safety areas of licensed airports;
 - a. N/A

10. Protect surface and groundwater resources;
 - a. This project, through the design of the new stream conveyance between Progress and Kabrich will directly positively impact surface and groundwater resources through the redevelopment of the existing properties and the replacement of the existing storm sewer.

11. Create and preserve affordable housing suitable for meeting the current and future needs of the Town as well as a reasonable proportion of the current and future needs of the planning district within which the Town is situated.
 - a. This project is providing a direct contribution to the Town's Affordable Housing Trust Fund.

Planned Residential District Rezoning for
801 N. Main Street

PROFFER STATEMENT

Proffer Statement for the Application

To Rezone Tax Parcels 226-(21)-SEC5-1, 226-(21)-SEC5-9, 226-(22)-1, 226-(22)-2, 226-(23)-SEC3-1A, 226-(23)-SEC3-3A, 226-(23)-SEC3-4A, 226-(23)-SEC3-7, 226-(23)-SEC3-7A, 226-(23)-SEC3-8, 226-(23)-SEC3-16 & 226-(23)-SEC3-16A from GC (General Commercial) and R-5 Transitional Residential District to PRD (Planned Residential District)

September 3, 2024

Pursuant to Section 15.2-2298 of the Code of Virginia (1950) as amended, and Section 1160 of the Town of Blacksburg Zoning Ordinance, Town Code Appendix A, the undersigned owners (See Attached) seek to amend the zoning of Tax Parcels 226-(21)-SEC5-1, 226-(21)-SEC5-9, 226-(22)-1, 226-(22)-2, 226-(23)-SEC3-1A, 226-(23)-SEC3-3A, 226-(23)-SEC3-4A, 226-(23)-SEC3-7, 226-(23)-SEC3-7A, 226-(23)-SEC3-8, 226-(23)-SEC3-16 & 226-(23)-SEC3-16A (the "Property") from the existing zoning of GC (General Commercial) and R-5 (Transitional Residential) to PRD (Planned Residential District) zoning classification, subject to the following proffered conditions:

1. The Property shall be developed in general substantial conformance with the submitted rezoning package entitled "Planned Residential District Rezoning for 801 N. Main Street" rezoning package dated September 3, 2024, prepared by Foresight Design Services. This includes the site development plan and architectural schematics and renderings.
2. The maximum building height for the mixed-use building shall be as shown on the Master Plan. Building height shall be defined as the distance from the threshold of the front door of the structure to the highest point of the structure on each street frontage.
3. The owner shall develop a parking policy and shall (i) issue parking permits/stickers to residents and (ii) implement parking enforcement measures such as signage and towing as necessary for the proposed townhomes. The mixed-use building garage shall be gated and residents shall be issued key fob RFID devices to access the garage. The number of permits/stickers/fobs shall be limited to the number of parking spaces as shown on the plan and architectural drawings.
4. The proposed Planned Residential District shall have a maximum occupancy requirement for the apartment units and townhomes. The maximum dwelling unit occupancy shall be one person per bedroom for the apartment units and a family plus two (2) unrelated persons for the townhomes. Specific occupancy requirements for unrelated persons shall be no more than one (1) unrelated person per bedroom in any area of the property.
5. Signage will be in accordance with the standards established within the PRD Narrative.
6. A contribution of \$4,000 per bedroom for 15% of the total number of bedrooms in the mixed-use building will be provided to the Town of Blacksburg's Affordable Housing Trust Fund at the time of issuance of the Certificate of Occupancy for the Mixed-Use Building.

The undersigned hereby warrant that all of the owners of a legal interest in the subject property have signed this proffer statement, that they have full authority to bind the property to these conditions, and that the proffers contained in this statement are not "unreasonable" as that term is defined by Virginia Code § 15.2-2303.4,

By: _____

Printed Name: _____

Commonwealth of: _____

County of: _____

The foregoing instrument was acknowledged before me this ____ day of _____,
_____, by _____.

Notary Public My commission expires: _____

Approved as to Form:

Town Attorney

Planned Residential District Rezoning for 801 N. Main Street

PLANNED RESIDENTIAL DISTRICT

1. Purpose

The purpose of this district is to provide for the development of planned residential communities that incorporate a variety of housing options as well as certain limited commercial and office uses designed to serve the inhabitants of the district. This district is intended to allow greater flexibility than is generally possible under conventional zoning district regulations by encouraging ingenuity, imagination and high quality design to create a superior living environment for the residents of the planned community. The PR district is particularly appropriate for parcels which contain a number of constraints to conventional development. In addition to an improved quality of design, the Planned Residential District (PRD) creates an opportunity to reflect changes in the technology of land development, provide opportunities for new approaches to home ownership, and provide for an efficient use of land which can result in reduced development costs.

2. Use-Type Definitions

ACTIVE RECREATION USES—Includes, but is not limited to, pedestrian trails, bicycle trails, tennis courts, multi-use paved areas, swimming and boating areas, playgrounds and play fields and bridle paths.

MULTI-ESTABLISHMENT BUILDING—A structure containing more than one establishment.

MULTI-FAMILY DWELLING – A building or portion thereof which contains three (3) or more dwelling units for permanent occupancy, regardless of the method of ownership. Included in the use type would be garden apartments, low and high-rise apartments, apartments for the elderly and condominiums.

NEIGHBORHOOD CONVENIENCE STORE—Establishments primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, and limited household supplies and hardware. Convenience stores shall not include fuel pumps or the selling of fuel for motor vehicles. Typical uses include neighborhood markets and country stores.

PERSONAL IMPROVEMENT SERVICES—Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services. Typical uses include driving schools, health or physical fitness studios, reducing salons, dance studios, handicraft and hobby instruction.

PERSONAL SERVICES—Establishments or places of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops, grooming of pets, seamstresses, tailors or shoe repairs, florists, and laundromats and dry cleaning stations serving individuals and households.

RESTAURANT, GENERAL—An establishment engaged in the preparation of food and beverages containing more than two thousand (2,000) gross square feet and characterized primarily by table service to customers in disposable or non-disposable containers.

RESTAURANT, SMALL—An establishment engaged in the preparation of food and beverages containing no more than two thousand (2,000) gross square feet and characterized primarily by table service to customers in disposable or non-disposable containers. Typical uses include cafes, coffee shops, and small restaurants.

RESTAURANT, FAST FOOD—An establishment primarily engaged in the preparation of food and beverages, for either take-out, delivery or table service, served in disposable containers at a counter. This use type does not employ a drive-up or drive-through service facility, and does not offer curbside service.

RETAIL SALES—Sale or rental with incidental service of commonly used goods and merchandise for personal or household use but excludes those classified more specifically by these use type classifications.

SPECIALTY SHOP—A small-scale (less than two thousand five hundred (2,500) square feet) retail use which offers for sale items of art or crafts, or which offers for sale items related to a specific theme, e.g., kitchen wares, pet care, VPI & SU gear, etc.

3. **Permitted Uses**

The following uses are permitted in the Planned Residential District and are hereby approved for inclusion in the Development Plan for the proposed 801 N. Main Street project.

Residential

MULTI-FAMILY DWELLING

Civic

COMMUNITY RECREATION, ACTIVE AND PASSIVE

Commercial

MULTI-ESTABLISHMENT BUILDING

NEIGHBORHOOD CONVENIENCE STORE

PERSONAL IMPROVEMENT SERVICES

PERSONAL SERVICES

RESTAURANT, GENERAL

RESTAURANT, SMALL

RESTAURANT, FAST FOOD

RETAIL SALES

SPECIALTY SHOP

Miscellaneous

ASSOCIATED TRASH AND RECYCLING FACILITIES

4. Site Development Regulations

The 801 N. Main Street project shall be subject to the following site development standards:

- Minimum district size: 2.5 acres.
- Open space criteria.
 - ◆ A minimum of twenty (20) percent of the total district area shall be designated as open space.
- Minimum setback requirements:
 - ◆ Front = Zero (0) feet
 - ◆ Side = Zero (0) feet
 - ◆ Rear = Zero (0) feet
- Minimum separation between townhome buildings shall be 10'.

- Parking:
 - ◆ Vehicular Parking - A minimum of 0.50 parking spaces per bedroom for the total number of bedrooms in the mixed-use building shall be provided. A minimum of 0.65 parking spaces per bedroom for the total number of bedrooms in the townhome section shall be provided. A minimum of 1 parking space per 300 square feet of leasable area shall be provided for the commercial spaces of the mixed-use building.
 - ◆ Bicycle Parking - A minimum of 0.50 spaces per bedroom for the mixed-use building will be provided within the building. A minimum of 0.25 spaces per bedroom for the townhome section will be provided on the townhome side of Winston Avenue.

- Number of Bedrooms:
 - ◆ There shall be a maximum of 705 leaseable bedrooms in the mixed-use building and 81 bedrooms in the Townhomes, but in no instance shall the number of bedrooms be greater than 759. Total net density for the project shall be a maximum of 270 bedrooms/acre.

- Height: The maximum building height for structures within the project shall be as follows:
 - ◆ The building heights are shown on the architectural elevations shown in Appendix B. Allowable building height shall be 3' higher than the elevation as shown on the architectural drawings to allow for final design and engineering.

- All new utility lines, electric, telephone, cable television lines, etc., shall be placed underground.

5. Occupancy

For unrelated persons, occupancy of the units within this development shall be restricted to one person per bedroom. This shall not apply to the occupancy of any unit by a family, as defined in the Zoning Ordinance.

6. Public Service and Utilities

Public Water

All improvements will be designed in accordance with the Town's Water System Specifications. Designs will be submitted to and approved by the Town Staff prior to any installations. The proposal is for a development with a maximum of 700 apartment style bedrooms, 59 townhome style bedrooms, a 2,500 square foot coffee shop, and another 2,200 square foot leasable commercial space. There is an 8" Town of Blacksburg water main fronting the site on both Progress and Kabrich Streets as well as

a 12" water main along N. Main Street. Discussions with the Town of Blacksburg Engineering staff have indicated both capacity and pressure to serve the proposed project is available.

Sanitary Sewer

Public Sanitary Sewer Service will serve the development. All improvements will be designed in accordance with the Town of Blacksburg's "Wastewater Specifications" or as approved by Town Engineering Staff. The proposal is for a development with a maximum of 700 apartment style bedrooms, 59 townhome style bedrooms, a 2,500 square foot coffee shop, and another 2,200 square foot leasable commercial space. There is a 24" sanitary sewer main along Winston Avenue that turns and runs along Kabrich Street for a short distance. The main sanitary sewer connections from the project will likely tie into this section of Town Sewer Main. With the existing service lines in the vicinity, capacity in the lines has been discussed with the Town of Blacksburg Staff and Town Staff has confirmed adequate downstream capacity.

Domestic Water and Sewer Demands

The projected usage for the development has been provided to the Town of Blacksburg staff for evaluation of capacity and has been conceptually approved.

Multi-Family and Townhome Residential: 759 bedrooms

75 gal/day per person = 59,925 gpd

Coffee shop: 2,500 square feet

50 gal/seat @ 30 seats = 1,500 gpd

Leasable Commercial Space: 2,200 square feet

500 gal/1,000 square feet = 1,100 gpd

TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 62,525 gpd

The applicant will construct or cause to be constructed at no expense to the Town all water/sewer mains and appurtenances on the property and will connect the water/sewer mains to publicly owned water/sewer mains. All water mains and sewer mains will be constructed to the standards of the Town and/or the building code, will comply with the regulations and standards of the Town and will comply with the regulations and standards of all other applicable regulatory authorities. All water mains and appurtenances and sewer mains will be dedicated to public use unless otherwise directed by the Town of Blacksburg.

Stormwater/Floodplain Mapping and Management

This project provides a unique opportunity to positively influence the downstream impacts of storm events as well as the immediately surrounding area through lowering the elevation of the "100 year" storm. The project team has been working diligently with Town Engineering Staff to develop an integrated design that serves the development needs of the project while also conveying storm water across the site. The

new channel will convey storm water approximately 400' and will have a clear cross section typically 15' wide by 13' high replacing a collection of steel arch pipes that are 4' wide by 6' high, a cross-sectional area increase of over 400%. Detailed modeling and calculations have been provided in the appendices.

While this project serves to meet and exceed the technical requirements for stormwater and flood plain management, some of the real water quality benefits are not calculable. Multiple existing buildings on the site are in various stages of disrepair and decay. Parking areas and the existing alley, while impervious, discharge substantial amounts of sediment laden runoff during storms. Multiple pieces of heavy equipment receive service on site and automobiles in various states of disrepair sit on several properties. The removal of these detriments to downstream water quality should be recognized. Nutrient credits will be purchased to meet the technical water quality requirements.

A final design, to be submitted with future construction plans, will more precisely define the methodology, however this preliminary design is intended to show the feasibility of the project to meet DEQ and Town of Blacksburg requirements for both stormwater quantity, quality, and floodplain management. The final design is subject to change, pending final engineering.

Solid Waste Collection/Recycling

A private company will provide collection for the development. Dumpsters with accompanying recycling containers shall be located conveniently within the property, and generally out of view from the road. Dumpsters and recycling containers shall be screened in accordance with existing zoning requirements.

Electric, Telephone, Cable Television

Utility services such as electric, telephone, and cable television, will be kept underground. Every effort will be made so appurtenances such as transformers, junction boxes, and pedestals are minimally visible.

7. Transportation Circulation

Vehicular Circulation

A full Traffic Impact Analysis (TIA) was prepared and submitted to the Town of Blacksburg Engineering Staff for review and comments from the Staff were addressed. The TIA was approved by the Town and is included in Appendix U of this Narrative. The TIA does not require any exterior improvements such as turn lanes, signal modifications, street widening, or traffic movement changes. All intersections studied continue to operate at a level of service A or B post construction.

8. Alternative Transportation Planning

The proposed development is ideally suited for residents who live and work in Blacksburg but do not want to be burdened with the costs or maintenance responsibilities of owning an automobile. The location of the project, walking distance to the Virginia Tech Campus and Downtown Blacksburg, as well as the Blacksburg Transit stop just steps outside the front door of the project, will provide multiple options for travel that will all be more convenient and less costly than driving. The current price for a Virginia Tech Commuter Student Parking Permit is \$390.00. The time to drive from the site to the Prices Fork Road Commuter lot is 3-4 minutes, with an additional 10-11 minute walk to McBryde Hall. The time to walk from the site to McBryde Hall is 13-14 minutes with biking only being 5 minutes. This is just one example of the alternative transportation efficiency of this site.

This site is the ideal location for both residents and customers to utilize modes of transportation other than a personal vehicle. With the paradigm of transportation changing, this project has proposed a parking space ratio of 0.5 spaces per bedroom. As has been noted by Town Staff regarding the adjacent surface parked student housing complex, The Edge, incoming students at Virginia Tech are becoming less likely each year to bring a personal vehicle with them and once a project reaches a certain size threshold and unit mix, the need for each resident to have a personal vehicle goes down dramatically. Additionally, bicycle parking is proposed at a similar ratio of 0.5 spaces per bedroom.

Both Uber and Lyft are also well established in this area and would be a reliable form of local transportation when the need arose to go to a specific destination at a specific time with no flexibility.

9. Maintenance

The development will be managed by a professional management company to handle unit and ground maintenance. All common space elements including the structures and exterior elements such as sidewalks and parking lots will be under the developer's ownership and will be maintained at no cost to the general taxpayer or the Town.

10. Signs

Signage for the project will be in accordance with the below matrix and the standards contained within this document.

- Signage locations will be in general conformance with the Architectural Elevations contained in this narrative.
- Signage shall not be digital or have moving type.

Frontage	Total Sq. Ft. Allowed	Max. Sq. Ft. of Any One Sign	Max. Height of the Top of Any Sign at the Adjacent Street Grade
N. Main Street Above the Top of Level 3	90	90	75
N. Main Street Below the Top of Level 3	104	44	18
Kabrich Street Above the Top of Level 3	90	90	90
Kabrich Street Below the Top of Level 3	120	45	18
Progress Street	280	280	25
Winston Avenue	45	45	16

11. Legal Description

See the survey document dated September 3, 2024, in Appendix S.

Planned Residential District Rezoning for 801 N. Main Street

COMPREHENSIVE PLAN ANALYSIS

Introduction

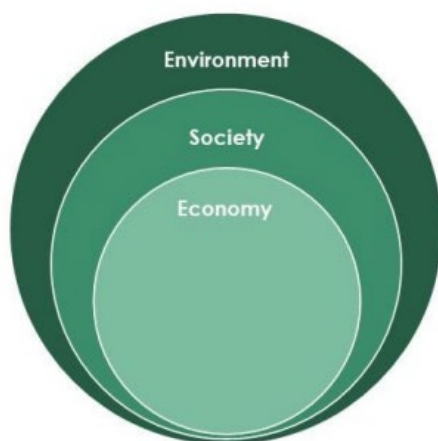
Any development within the Town of Blacksburg is viewed by the Town Council, Planning Commission, Town Staff, and Citizens through the prism of the Comprehensive Plan. The following narrative and analysis will address points within the Comprehensive Plan and discuss how the proposed development aligns with the vision, goals, and objectives of the Comprehensive Plan. Please note that below are excerpts from the 2022 Amended Comprehensive Plan and one should refer to the Plan for the full text.

The subject property is identified in the Comprehensive Plan as having a future land use of both Commercial and Medium Density Residential. The property is separated by several small commercial properties from a large section of property identified as High Density Residential in the Comprehensive Plan. The items below that are directly from the Comprehensive Plan are in **Bold Text**. Discussion is provided demonstrating how the proposal serves to further the goals of the Comprehensive Plan.

Policy Chapters

Sustainability

The Town of Blacksburg's chapter on being a sustainable community discusses balancing economic vitality, environmental stewardship, and the well-being of citizens. A nested dependencies graphic is provided in this chapter as shown below:



Nested Dependencies Model of Sustainability

This project serves to further this desire for sustainability in ways that might not seem immediately clear.

This project will serve to incorporate housing density directly in the urban core of Blacksburg while also providing commercial uses directly adjacent to residents. This basic proposal serves to further a number of goals listed in the Sustainability Chapter in both direct and indirect ways as noted below:

- **Sharply reduce community-wide greenhouse gas emissions in the coming years**
 - The density of the development combined with its proximity to Downtown Blacksburg and the Virginia Tech Campus will drastically reduce the dependence on automobile travel.
- **Establish land-use policies that make wise use of existing infrastructure**
 - The approval of this PRD would provide a land-use approval that will connect to existing infrastructure that is sufficient to support the proposed project. The Town has maintained its water, sewer, and transportation infrastructure in such a manner as to easily support the development of the proposed project.
- **Reduce car-dependency and encourage greater access by proximity to key destinations**
 - The density of the development combined with its proximity to Downtown Blacksburg and the Virginia Tech Campus will reduce car-dependency. The location of this project is on an established Blacksburg Transit route and is a short walk or bus ride to the new Multi-Modal Facility on the Virginia Tech Campus. This transportation hub is less than a 15 minute walk to the site and provides access to all BT routes, the Smart Way Bus, Virginia Breeze, and the Hokie Bike Hub.
- **Restore damaged urban environments such as brownfields**
 - This project site could be considered a brownfield, the existing uses and conditions of the land cover and buildings on the site do not serve to improve the environment or contribute to sustainability goals. In particular, large portions of the site are not stabilized, covered by broken pavement, open dirt and gravel areas, and deteriorating buildings that discharge not only sediment but other materials that have a negative impact on downstream waters. The redevelopment of the entire site will remove these negative vectors.
- **Support economic diversity and resilience**
 - The addition of approximately 750 residents within this area of Blacksburg will support not only the local businesses, but this project will open a proposed coffee shop providing another choice for customers. There will also be the creation of additional leasable commercial square footage with frontage on N. Main Street and 750 potential customers within a short walk or elevator ride.

- **Create affordable, appropriate, and durable housing for the community’s residents and workforce**
 - The creation of approximately 750 bedrooms utilizing the latest construction technology and techniques will provide durable housing for residents of the community. The creation of these bedrooms will serve to provide downward pressure on the surrounding rental market through 2nd, 3rd, and 4th degree impacts.
- **Support resource conservation while reducing pollution and hazardous wastes**
 - The redevelopment of the overall site will serve to reduce pollution and will have some small impact on hazardous discharges into downstream waters by the elimination of the existing uses and land cover.
- **Improve the health and biodiversity of local and regional ecosystems**
 - The redevelopment of the overall site will improve downstream water quality through the reconstruction of the existing conveyance of the existing stream under the site and the elimination of the existing sub-standard land cover on site. This will improve the health and biodiversity of local ecosystems.

Environment

The Environment Chapter of the Comprehensive Plan talks about the need to recognize and retain the resources provided to the Town by land resources, ecosystem services, open spaces, and water resources. The goal of this chapter is to manage the urban and rural environments of Blacksburg to support Blacksburg’s high quality of life for both current and future generations.

Air Quality and Climate

- **E.6. Support increased coordination with Virginia Tech to limit and reduce vehicular traffic to, from, and on-campus.**
 - While not tied directly to Virginia Tech, the development of this project will most definitely serve to reduce vehicular traffic, to and from the campus due to the location of the project and the direct pedestrian and transit connections.
- **E.7. Support community members in establishing and reaching vehicle travel reduction goals to reduce air pollution using the following methods: • Request telecommuting and flex time policies from employers. • Car-pool and combine trips. • Walk, bike and use public transit. • Utilize services available online. • Consider vehicle travel costs and impacts when making housing choices. • Encourage families to use the school bus.**
 - This project will contribute to vehicle travel reduction due to its proximity to Downtown Blacksburg and the Virginia Tech Campus and its direct connection to sufficient pedestrian infrastructure and an immediately adjacent Blacksburg Transit stop.

Watersheds

- **E.47. Recognize, map, preserve, and restore watershed assets so that surface and groundwater quality and quantity can meet state standards, and meet the needs of the human and natural systems in our community. Protect and preserve streams and water quality from further deterioration.**
- **E.48. Encourage daylighting and restoration of the natural features of channeled and piped urban streams.**

Flooding Hazards

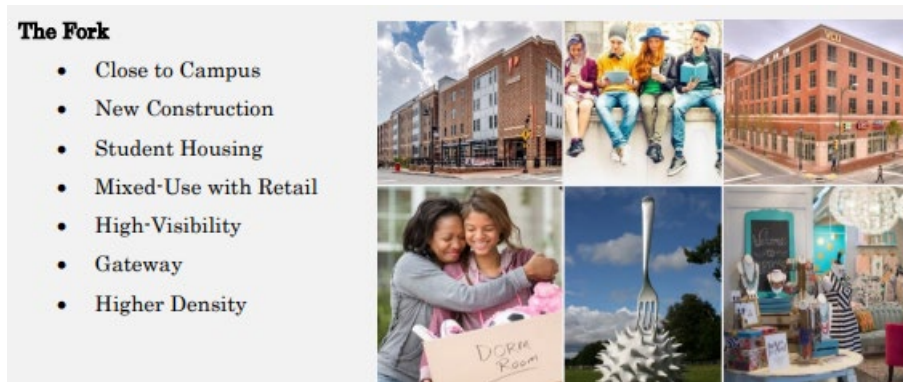
- **E.50. Evaluate stormwater policies and infrastructure and identify climate adaptation strategies to mitigate risk of flooding from increased intensity and frequency of precipitation events. Comprehensive Plan Environment - 55 April 27, 2021.**
- **E.50.1. Offer incentives for land and property owners to reduce flood risk for existing structures.**
- **E.50.2. Evaluate and amend land use policies and gray/green infrastructure to reduce flooding hazards for existing and future buildings.**
- **E.50.3. Expand gray and green stormwater infrastructure in areas prone to repeated or flash flooding.**
- **E.50.4. Expand gray and green stormwater infrastructure to reduce non-point source pollution and restore riparian habitat.**
 - The existing site for this project consists of approximately 400' of stream that is underground and contained in several different pipe systems. This existing system is inadequate for the current intensity and frequency of precipitation events and routinely contributes to flooding of adjacent properties and Town right of way on Progress and N. Main Street. This project will 'daylight' a little less than 200' of that stream and while that daylighting will consist of a concrete channel, the new channel will greatly improve the hydraulics of the existing system and serve to decrease the flood risks to adjacent properties. The new construction will protect and preserve the stream from further deterioration.

Economy and Employment

The Economy and Employment Chapter of the Comprehensive Plan talks about the need to encourage growth and investment for existing businesses and new enterprises to create an inclusive, vibrant, healthy, resilient local economy while maintaining a high quality of life in Blacksburg. The North Main Street corridor has a section of the Comprehensive Plan dedicated to it. The Town of Blacksburg worked with Development Strategies to complete the document entitled "North Main Street: A Strategy for Redevelopment". The full document can be found here:

<https://www.blacksburg.gov/home/showpublisheddocument/9158/637184747667970000>

In the strategy, endorsed and adopted by Town Council, the area proposed for this project is called “The Fork” and is envisioned as ideal for new construction, student housing, mixed-use, and having a higher density.



The document states:

“Residentially, higher density mixed-use student housing will be a key component of the Fork District on the west side of Main Street.”

Housing

The housing chapter of the Comprehensive Plan notes that the goal of Blacksburg is to **provide diverse housing options that are affordable, accessible, and safe to meet a full range of life situations**. One of the trends noted in the Comprehensive Plan affecting the availability of rental options for low to median income earners is the **increasing demand for off-campus student rental apartments**. The Comprehensive Plan also notes that **Blacksburg is one of the most location efficient places to live for very low income households in the New River Valley because of its proximity to jobs and transportation options**. The Comprehensive Plan also states that **Blacksburg’s housing market is dominated by multi-family housing and converted single-family rental houses for undergraduate students**. Within the Housing Challenges section of the Housing Chapter is the following passage: **At times, new or infill development proposals emerge that, while technically meeting legal requirements, may not fit within the context of the community’s older and historic neighborhoods. When infill opportunities arise, it is important that the Town carefully weigh how the new proposed development will meet the needs of residents, complement the neighborhood, help reduce disparities within the community, and address the demand for new housing options for a changing, growing community.**

The Comprehensive Plan notes continually about the housing challenges in the Town of Blacksburg and most of those issues relate back to a supply problem. Until the student housing demand is sufficiently met (and exceeded), then all other forms of housing need will receive undue stress on their supply. There are a large number of the goals and objectives within the Housing Chapter of the Comprehensive Plan that this project provides indirect support to by

increasing the supply of student housing on property directly identified by Town Council for that purpose.

Meeting Housing Needs

- **H.2.3. Encourage housing development where increased density is desirable and strive to connect those areas to employment opportunities, transit routes and commercial services.**
 - This project is placing density where it should be within the urban core, close to downtown and campus, on a transit route and close to commercial services.
- **H.3.4. Create a Housing Trust Fund (HTF) to accept contributions from a range of public and private sources to fund housing units up to 120% of AMI.**
 - This project includes a proffer to provide a contribution of \$4,000 per bedroom for 15% of the total number of bedrooms in the mixed-use building.

Transportation

The transportation chapter of the Comprehensive Plan discusses the goal of providing a **safe, connected multi-modal transportation system for people and goods that prioritizes less impactful modes, supports community health and improves air quality, works in concert with desired land uses, and equitably serves community needs.**

The transportation chapter recognizes that **single occupancy vehicle trips that are the primary driver of traffic congestion.**

The chapter also provides a graphic illustrating the Sustainable Transportation Hierarchy.



Sustainable Transportation Hierarchy

Blacksburg has seen a rise in the share of ‘zero-car’ households as noted in the Comprehensive Plan.

While the focus of this project will be serving its residents with primary opportunities to travel to downtown and campus via pedestrian routes, bicycle routes, and an immediately adjacent transit stop, it should be noted that the project is situated on N. Main Street that is identified as an arterial street that is expected to be a **major route for traffic movement within and between urban areas.**

The Comprehensive Plan makes note of the Multi-Modal Transit Facility (MMTF). This project being less than a 15 minute walk from the MMTF is another indicator of providing density on this project site. A student from Northern Virginia could easily catch the Virginia Breeze bus at any number of locations in Northern Virginia and be dropped off at the MMTF, with only a short walk back to their apartment, or they could catch the BT back to a stop right at the project site.

The North Main Street Road Diet is listed as a High Priority Project for the Town of Blacksburg. This includes the addition of more pedestrian and bicycle infrastructure that will serve this site with the opportunity to connect to businesses on North Main Street like Abby's Restaurant, the YMCA thrift store, Rocket Music, Food Lion, and Carol Lee Donuts to name a few.

Funding is in place for the Town of Blacksburg to improve the Prices Fork Road/Toms Creek Road/Stanger Street intersection addressing the large pedestrian crossing needs at this intersection. With this funding already in place, this project will also serve to utilize those improvements for pedestrian traffic to the Virginia Tech Campus.

Another High Priority Project is the Prices Fork Road Pedestrian Improvements providing safer and improved connections between Turner Street and N. Main Street. This will also serve pedestrian traffic from campus to the project site that may choose an alternative route.

Land Use

The land use chapter of the Comprehensive Plan notes that it is to guide growth in a responsible manner. A responsible manner implies thinking globally about both the Town of Blacksburg's opportunities AND challenges. This chapter notes that **since 2000, the Town's population has grown by approximately 12%**. Community survey responses noted a **desire for greater diversity of restaurants and entertainment and more diversity of shopping and retail stores** while at the same time expressing a **desire for greater protection of natural resources and decreased traffic congestion**. The Comprehensive Plan recognizes the potential conflict in these desires.

This project both directly and indirectly contributes to helping achieve both these desires while minimizing the negative consequences of one on the other.

- **This chapter considers how the Town should allocate land for different types of uses to meet the needs of all of the community.**
- **For example, in the Downtown, residential units are mixed with civic and commercial uses such as restaurants, retail, and offices.**
- **The long-term community vision laid out in this chapter should guide decision-making.**

Above are a few excerpts from the overview of the land use chapter to keep in mind through the evaluation of this rezoning proposal.

A couple of other vital things to note is that the proposed property to be rezoned is located both in Mixed Use Area C and Urban Development Area C.

- **CCP 8. With limited availability of commercial land, efficient use of the land is critical to provide services to a growing population. To serve the needs of the community, support opportunities for commercial development and redevelopment in appropriate locations. As the Town grows, so does the need for services, creating an opportunity for commercial development at multiple scales. Redevelopment of aging commercial centers is the most significant opportunity to meet this need. Residential development should not encroach in these areas unless incorporated as part of a well-designed mixed use project.**
 - This project is redeveloping both an aging, but an also severely under-utilized commercial area. The creation of new commercial space as well as the placement of a large number of potential customers directly adjacent to the new commercial space as well as within close walkable distance to both the Virginia Tech Campus and Downtown Blacksburg supports this community character principle.
- **CCP 9. Commercial development should be street-oriented. Pedestrians, bicyclists and transit riders are better served by buildings that meet the street with functional street-oriented customer entrances and vehicular parking located to the side or rear. Parking should not be a dominant feature of the development. There should be clearly defined safe pedestrian routes to buildings and to the public sidewalk system across vehicle travel ways. Building and site design should consider the specific site including the nature of the adjoining street and topography.**
 - This project places the commercial square footage directly on N. Main Street while also providing an attractive streetscape and activated plaza. The commercial parking is located within the structure to the rear of the commercial space. The building design has directly responded to the surrounding streets and topography providing pedestrian scale elevations along N. Main Street.
- **CCP 16. Transit connections and bus stop amenities encourage ridership and are important components of the transit system. These elements should be part of the design of new developments and be coordinated with Blacksburg Transit regarding service availability.**
 - This project will incorporate a new bus shelter for the transit stop located in front of the site on N. Main Street. Additionally, the building lobby is situated within view of the proposed bus shelter and can provide additional waiting area and protection from the weather at times.
- **CCP 22. For safety, maintenance, and aesthetics, new developments are required to place utilities underground. Where feasible and financially possible through developer contribution, Town subsidization, or other financial sources, existing above-ground utilities should be relocated underground.**
 - This project will shift all existing overhead utilities within the project area underground. In particular, there are a number of overhead utility lines along

Winston Avenue that will be shifted underground improving both aesthetics and reliability to the neighborhood.

The land use chapter specifically includes a discussion of preferred locations for high density student housing as well as a map entitled “PREFERRED LOCATIONS FOR HIGH DENSITY STUDENT HOUSING AND MIXED USE WITH STUDENT HOUSING”. Within this section, the Comprehensive Plan states: **Designating preferred areas of student-oriented housing will support the development of other much needed types of housing, such as senior housing, workforce housing, and housing for young professionals.**

- **LU.13. Encourage residential infill at a greater density in the Downtown area to implement the Downtown Housing Study. Support the addition of a mix of uses and services that will attract and support a Downtown residential population.**
 - This project is providing residential infill at a greater density in the Downtown area along with commercial uses on the ground floor fronting N. Main Street. This helps to meet land use objective 13.

Planned Residential District Rezoning for
801 N. Main Street

CONDITIONAL USE PERMIT FOR ALLEY ACCESS

Conditional Use Permit for Alley Access

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purpose of the specific district in which it will be placed.

- This project has also submitted a Conditional Use Permit (CUP) to allow for the existing alley right of way connected to Winston Avenue to serve as the entrance to the rear parking for the Townhome units. The alley at this time is unbuilt. This project will develop the alley connection to Winston Avenue and also provide for a potential future extension of the alley to the lots along Progress Street and Kabrich Street up to Watson Avenue. This is in harmony with the adjacent R-5 zoning district and the previously platted and existing lots that dedicated the alley originally.

Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the mitigation impacts to achieve the goals.

- The two parking areas for the proposed townhomes will be accessed from the alley. A secondary connection will also be provided at Progress Street. The development of a portion of the previously unbuilt alley will provide a vehicular access point at the mid-block of Winston Avenue and will provide a direct improvement to the existing unbuilt alley. No mitigation is needed.

Any modifications or exceptions to Use and Design Standards or Development Standards must also be requested at the time of the CUP evaluation. Identify and provide a justification for modification/exception.

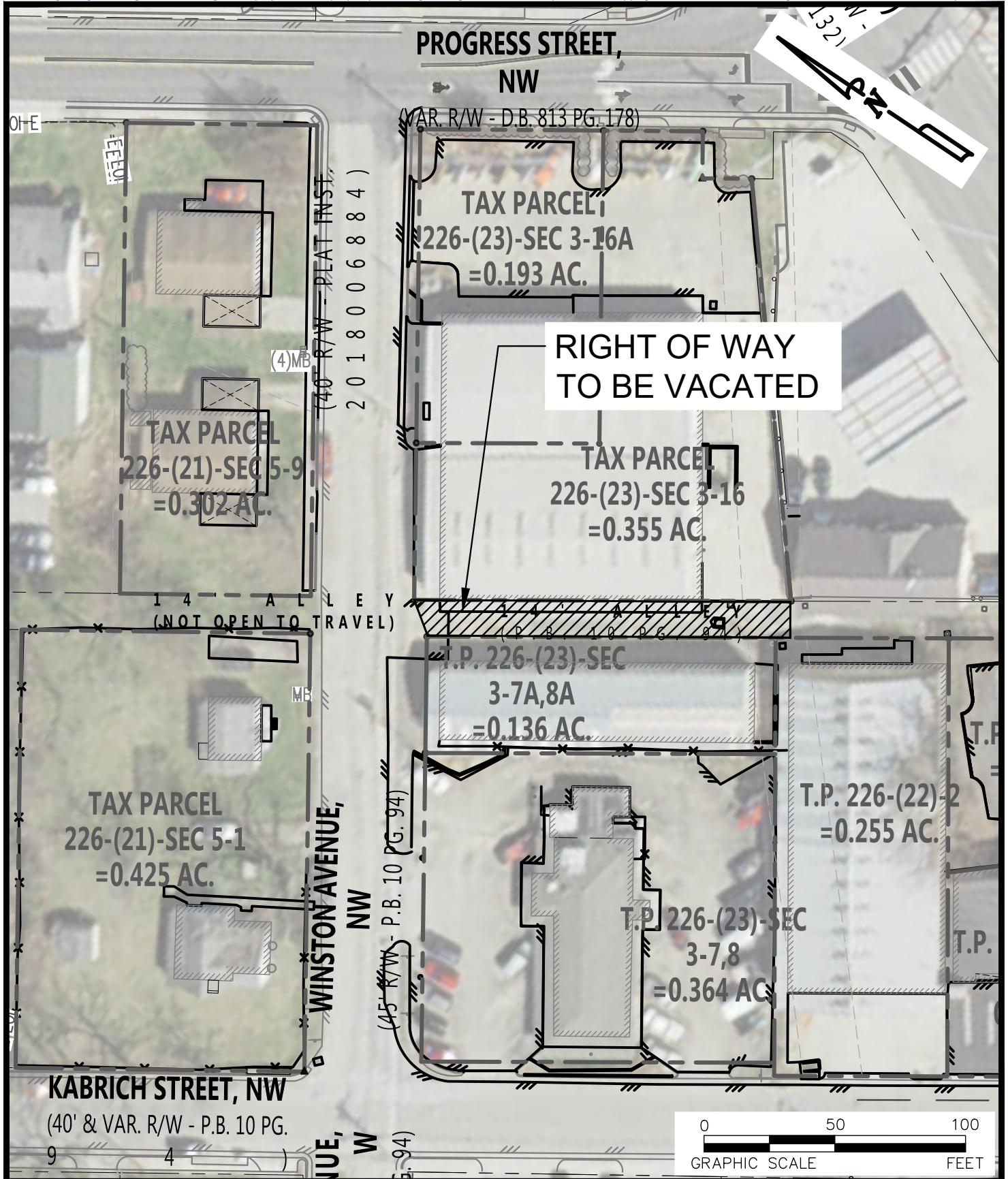
- No modifications or exceptions are requested to the Use and Design Standard for Multi-Family Residential Uses.

If the application is an amendment to an existing application S/CUP, provide an identification of any proposed changes requested below and on a plan, and a strike-through and italic edit or any conditions proposed to be changed.

- This is not an amendment to an existing CUP.

Planned Residential District Rezoning for
801 N. Main Street

ALLEY/RIGHT OF WAY VACATION



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RIGHT OF WAY VACATION EXHIBIT

801 NORTH MAIN STREET
 BLACKSBURG, VIRGINIA

PROJECT TEAM		
PIC	JOHN T. NEEL, PE	
PM	JOHN T. NEEL, PE	
DSGN	SEC	
DATE	FDS JN	SHEET
09/03/2024	3644_41	1 OF 1

Planned Residential District Rezoning for 801 N. Main Street

CONCLUSION

801 N. Main Street is a development that will provide desired and needed redevelopment of underutilized properties.

Virginia Tech continues to increase enrollment, and that impact is felt across the whole of the Town of Blacksburg. The ideal way to handle this increase is through on campus housing. The development of that is solely at the discretion of Virginia Tech from both a quantity and timeline standpoint. The second-best way is to allow for dense development of student housing as close to campus as possible to limit impacts to the Town's resources and established neighborhoods. The second driver of student engagement within Town is Downtown Blacksburg's businesses, and that should be the second center of gravity for any potential student housing project.

The Town Council recognized this and adopted the "North Main Street: A Strategy for Redevelopment" document. It specifically identified these properties as suitable for student housing and also recognized the need to redevelop this set of properties.

To assemble such a large group of properties requires a substantial investment and for that investment to provide a return requires both density and volume.

The design by the project team allows for a return on the investment while creating a unique value to the Town of Blacksburg in Class A commercial space fronting N. Main Street, substantial student housing, and a transitional development of multi-level townhomes along Winston Avenue that will not be student focused.

Last but not least, it cannot be stressed enough the importance of the LOCATION of this project and its opportunity to relieve stressors on the Town's infrastructure, residents, and neighborhoods created by the high demand for student housing.