

RESOLUTION 10-A-24

A RESOLUTION RE-REFERRING A PROPOSED ZONING ORDINANCE TEXT AMENDMENT TO THE PLANNING COMMISSION THAT WOULD ESTABLISH A NEW, OPTIONAL DOWNTOWN NORTHWEST ZONING DISTRICT

WHEREAS, in September 2022, the Town Council adopted Resolution 9-E-22, which referred a potential Zoning Ordinance text amendment, to create a new, optional zoning district for part of the Downtown Commercial zoning district, to the Planning Commission;

WHEREAS, while the Planning Commission completed its review and made a recommendation in December 2022, the Town Council, after review and discussion, re-referred the proposed text amendment in June 2024, described in greater detail below, to the Planning Commission;

WHEREAS, since this last referral, the Planning Commission has diligently worked on the proposed text amendment, and another referral is required.

WHEREAS, the Comprehensive Plan supports having a diverse and resilient economy and recognizes the Downtown as a key economic development area;

WHEREAS, the Strategic Plan for Downtown Blacksburg (“the Plan”) was accepted by Town Council in 2019 and provides guidance on future development and redevelopment in Downtown;

WHEREAS, the Plan divided the Downtown into six sub districts, recognizing the different character of each of the areas with differing opportunities and constraints for existing development and redevelopment;

WHEREAS, the Plan identified a potential sub district entitled “Downtown Northwest” bounded by North Main Street, Turner Street, and Prices Fork Road;

WHEREAS, the creation of a Downtown Northwest zoning district would not change the zoning of any parcel but would establish a floating zone with incentives should property owners opt to rezone to this new zoning district;

WHEREAS, based on the above, the Town Council has determined that it is advisable to consider the addition of this new zoning district; and

WHEREAS, the public necessity, convenience, general welfare and good zoning practice so require.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Blacksburg:

1. That the Planning Commission is hereby requested to again review and make recommendations about the proposed creation of a new, optional Downtown Northwest Zoning District in the Zoning Ordinance in light of recent Town Council discussion. Specifically, the Planning Commission is requested to consider proposed text for a new Division 30 of the Zoning Ordinance, including changes suggested by the Town Council.

2. That the following general structure is suggested for the Downtown Northwest zoning district text:

- Division 30
- 3500 Purpose
- 3501 Applicability
- 3502 Definitions
- 3503 Permitted Uses
- 3504 Dimensional Standards
- 3505 Design Standards
- 3506 Development Standards
- 3507 Signs

3. That the Planning Commission is further requested to recommend other amendments to related sections of the Zoning Ordinance, the Subdivision Ordinance or the Town Code as may be necessary for consistency with the amendments described in the preceding paragraph.



Mayor

ATTEST:



Town Clerk

Date of Adoption: October 8, 2024