IV. Public Hearing

B. RZN 22-0003/ORD #2003-Request for an amendment to previous rezoning Ordinance #746 to modify a Planned Commercial PC zoning district including permitted uses at 1055 Plantation Road (Tax Map No. 254-A-18) by Broadstreet Partners, LLC (applicant) for Blacksburgs Green BLD LLC (owner).

A. Combined staff presentation
B. Combined applicant presentation
C. Public Comment
D. Applicant rebuttal
E. Motion & Discussion for RZN22-0003/ORD #2003
F. Motion and Discussion for CUP22-0006

Blacksburg TOWN OF VIRGINIA

RZN 22-0003 Plantation Road Planned Commercial Rezoning Amendment

- Applicant: Broadstreet Partners, LLC
- Owner: Blacksburgs Green BLD LLC
- Location: 1055 Plantation Road
- Parcel Size: ≈ 4.573 of 9.281 acre Planned Commercial district
- Current Use: Vacant
- Current Zoning: PC Planned Commercial
- Adopted Future Land Use: Commercial

Town of Blacksburg Virginia

1055 Plantation Rd. NW
RZN22-0003



TOWN OF Blacksburg VIRGINIA

2021 Aerials provided by Pictometry
Town of Blacksburg, E&G Dept. 11-8-2022

DEVELOPMENT PROPOSAL

- Replacement of concept plan with proposed application and site layout – only for 4.573 acres
- Changes to proffers from Ordinance #746
- Amendment to allowable uses
  - Companion CUP22-0006 request for mini-warehouses

Town of Blacksburg Virginia

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1055 PRICES FORK ROAD
SITE DEVELOPMENT PLAN

TOWN OF BLACKSBURG, VIRGINIA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

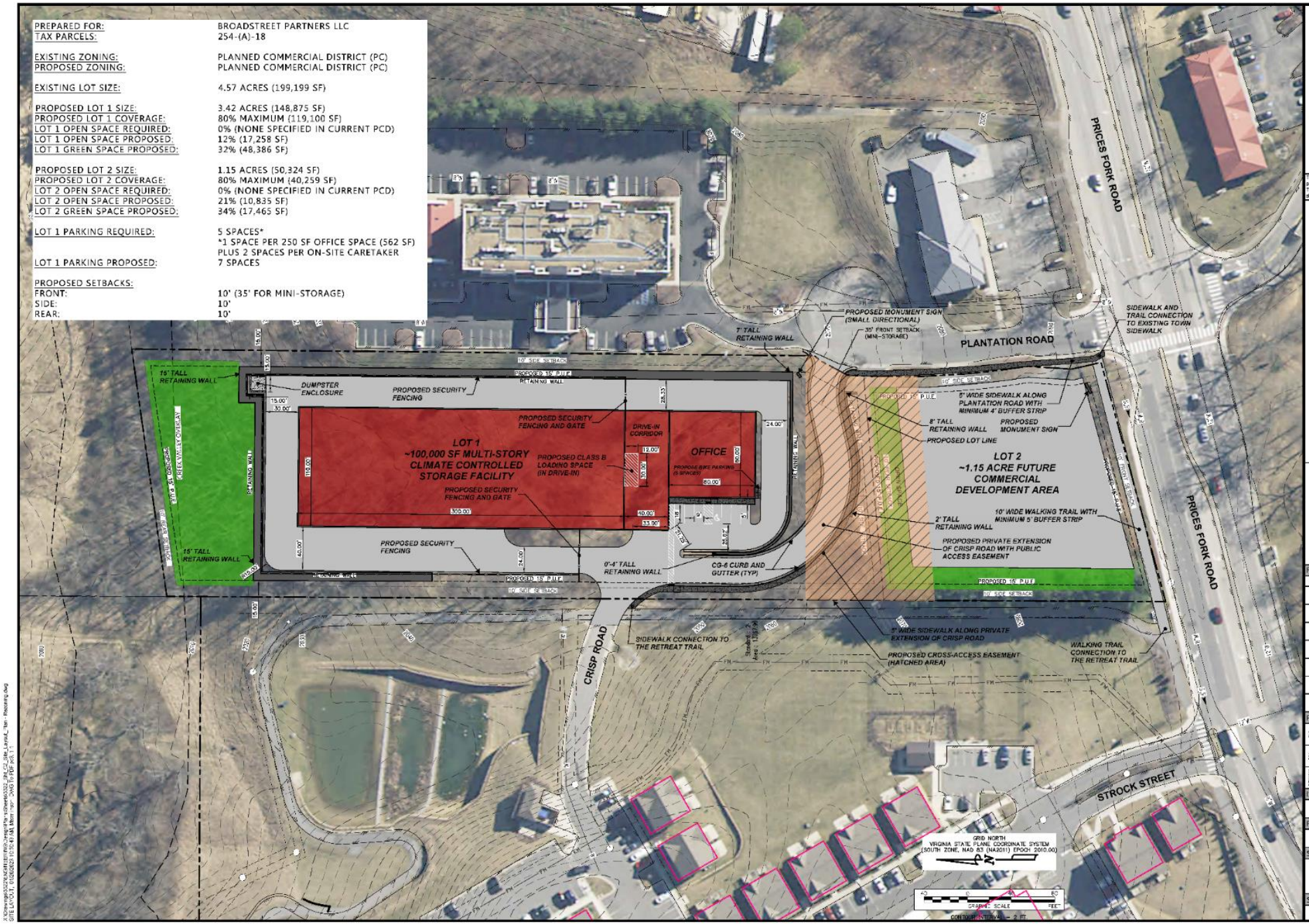
PIC	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	MBL

ISSUE DATE
10/19/2022

FDS JOB NO.
3322

SHEET TITLE
PROPOSED
PLANNED COMMERCIAL
DISTRICT MAP

SHEET NUMBER
1 OF 1



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1055 PLANTATION ROAD REZONING MASTER PLAN

TOWN OF BLACKSBURG, VIRGINIA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

AIC	JOHN T. Hall, PE
PM	MATTHEW P. TOMLINSON, PE
DRAWN	MPT

ISSUE DATE: 01/25/2023

FDS JOB NO.: 3322

SHEET TITLE: SITE LAYOUT

SHEET NUMBER: 1 OF 1

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CRITERIA FOR EVALUATION

Section 1151 of the Zoning Ordinance requires the Commission to study all rezoning requests to determine:

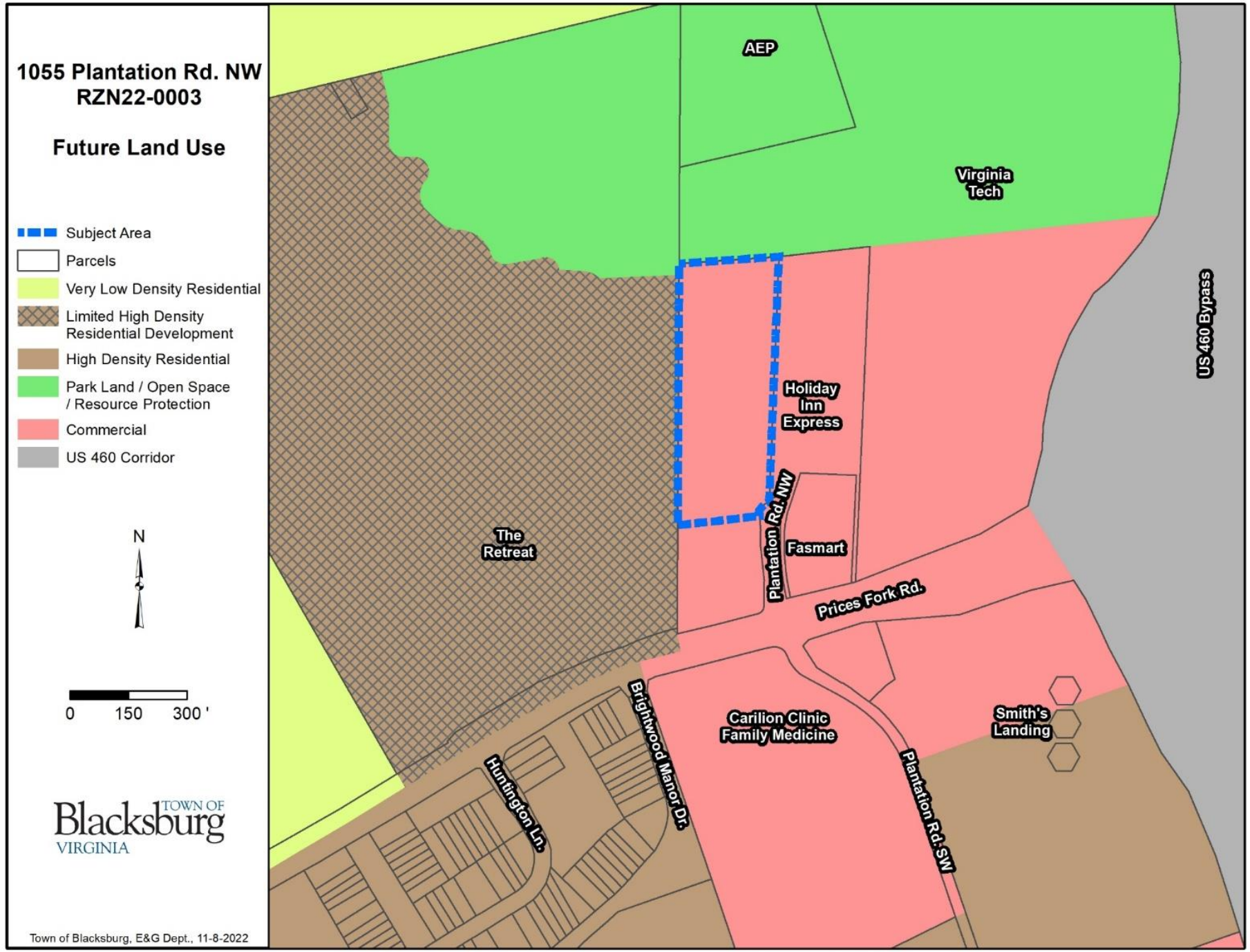
- *Whether the proposed amendment conforms to the general guidelines and policies contained in the Comprehensive Plan.*
- *The relationship of the proposed amendment to the purposes of the general planning program of the Town, with appropriate consideration as to whether the change will further the purposes of [the Zoning Ordinance] and the general welfare of the entire community.*
- *The need and justification for the change.*
- *When pertaining to a change in the district classification of the property, the effect of the change, if any, on the property, surrounding property, and on public services and facilities. In addition, the Commission shall consider the appropriateness of the property for the proposed change as related to the purposes set forth at the beginning of each district classification.*

Town of Blacksburg Virginia

RZN 22-0003 Plantation Road Planned Commercial Rezoning Amendment

- Comprehensive Plan
  - Future Land Use: Commercial
    - Specific uses governed by implementing zoning district
  - Urban Development Area A
    - Traditional Neighborhood Design, including compact or mixed use forms, pedestrian and bicycle friendly streets, and an interconnected transportation network
  - Commercial Area

Town of Blacksburg Virginia


1055 Plantation Rd. NW
RZN22-0003
Future Land Use
Subject Area
Parcels
Very Low Density Residential
Limited High Density Residential Development
High Density Residential
Park Land / Open Space / Resource Protection
Commercial
US 460 Corridor
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150
300 '
Town of Blacksburg
VIRGINIA
Town of Blacksburg, E&G Dept., 11-8-2022
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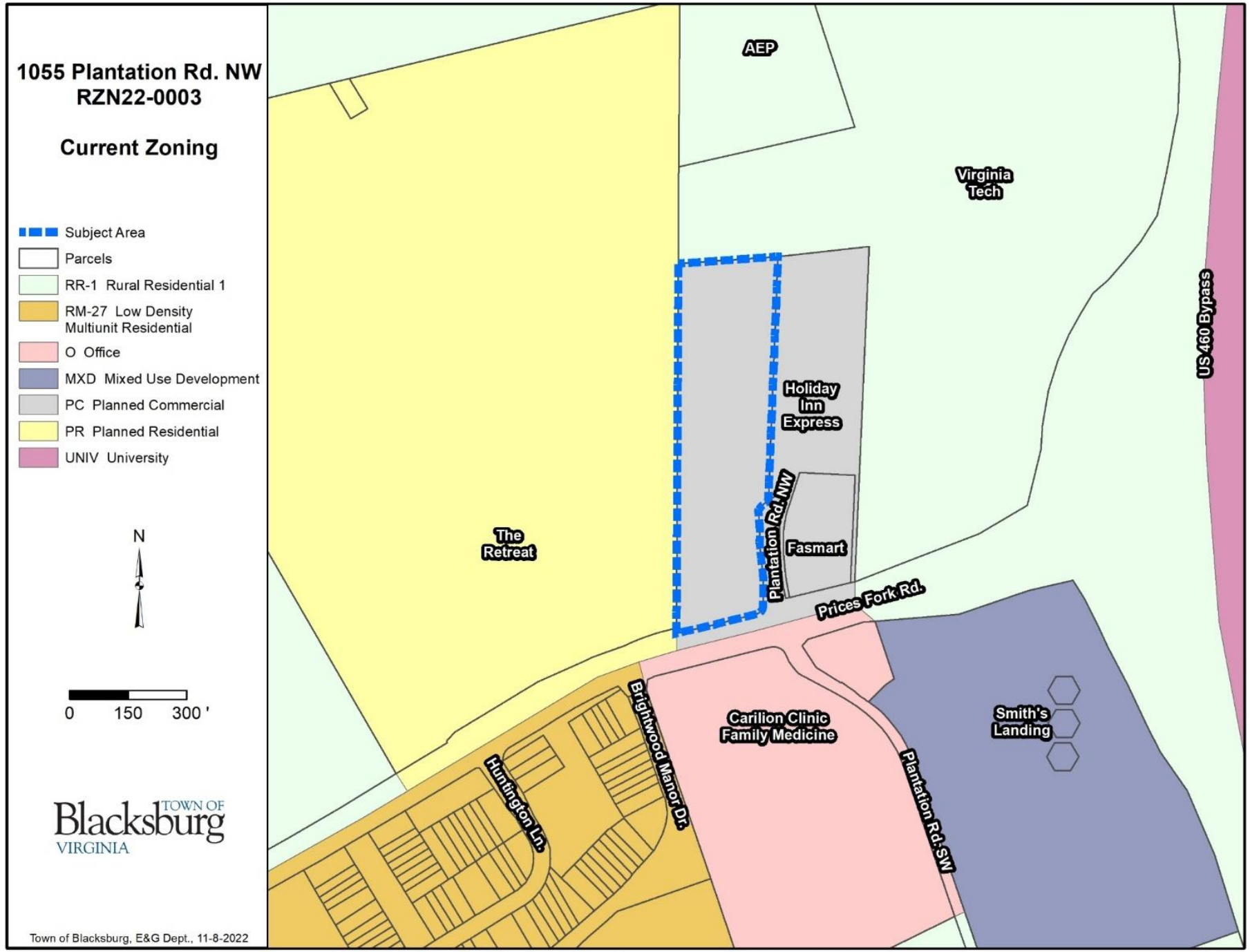
Virginia Tech
US 460 Bypass
Holiday Inn Express
Plantation Rd. NW
The Retreat
Fasmart
Prices Fork Rd.
Brightwood Manor Dr.
Huntington Ln.
Carilion Clinic Family Medicine
Plantation Rd. SW
Smith's Landing

ZONING ORDINANCE

Planned Commercial §3160

- *The purpose of the Planned Commercial District is to provide for the development of planned commercial centers or parks. These areas have all the necessary services and facilities comprehensively provided in accordance with a predetermined development plan. Because these concentrations of retail, service and office establishments are generally stable and offer unified internal arrangement and development, potentially detrimental design effects can be recognized and addressed during the review of the development. For these reasons, the Planned Commercial District standards allow greater development latitude. Districts should be proposed and planned for areas that provide for adequate development and expansion space, landscaped parking areas and service, utilities, and other facilities. Because the development of the planned commercial district takes place in accordance with an approved development plan, adequate separation from adjacent areas of incompatible land use can be achieved.*
- *Planned commercial districts can be a visual asset to the community. Buildings within the district are to be architecturally similar in style and the tract well landscaped. Parking and loading areas are to be screened and pedestrian-vehicular separation achieved. The relationship among individual establishments is to be harmonious. Since the character of the principal tenants, the size of the land to be developed, the relationship of the development to the community, and prospects for economic success of the project have much to do with the physical character of the development, these factors shall be considered in reviewing a planned commercial district application.*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RZN22-0003
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Subject Area
Parcels
RR-1 Rural Residential 1
RM-27 Low Density Multiunit Residential
O Office
MXD Mixed Use Development
PC Planned Commercial
PR Planned Residential
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Town of Blacksburg VIRGINIA
Town of Blacksburg, E&G Dept., 11-8-2022
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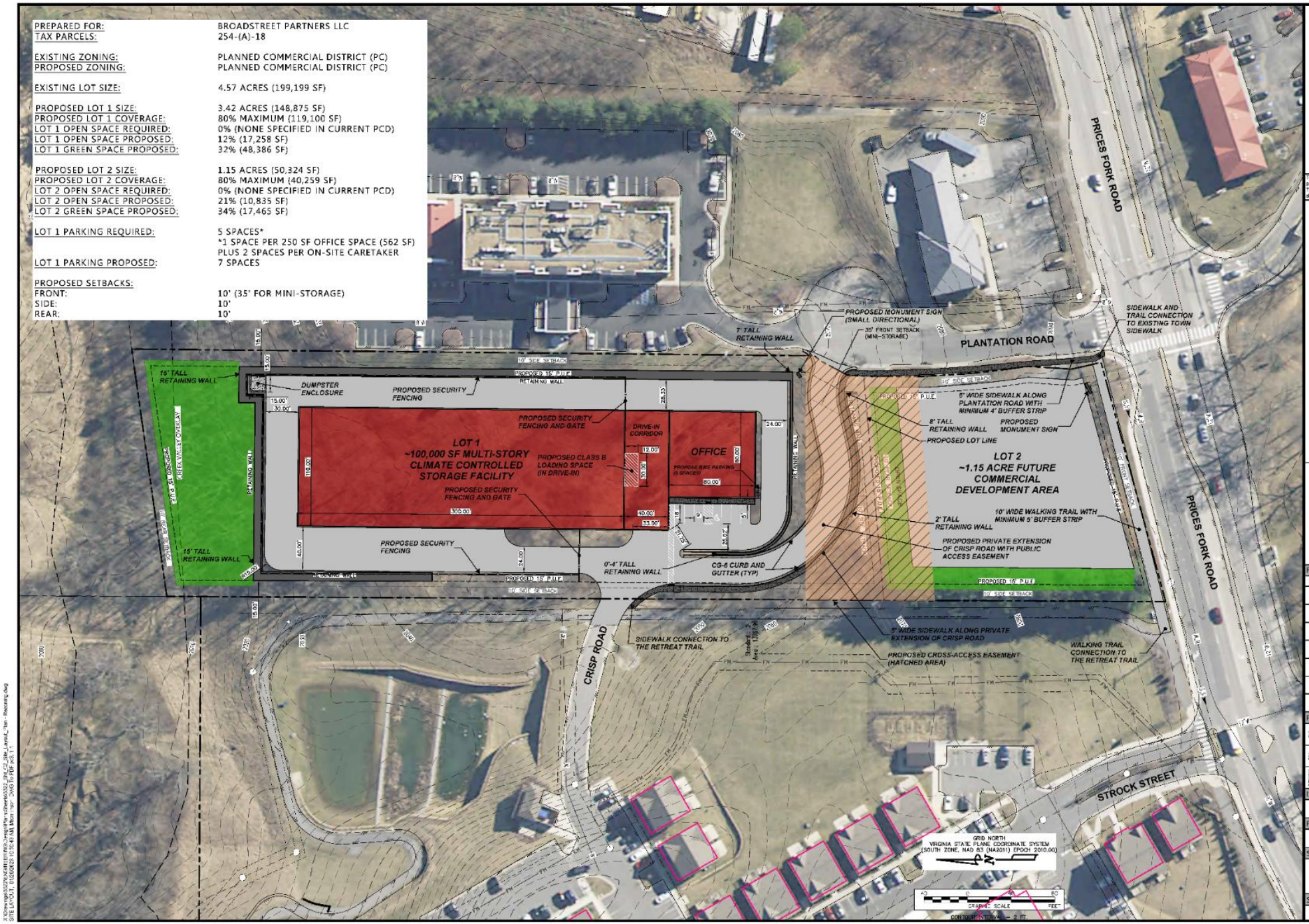
Smith's Landing

RZN 22-0003 Plantation Road Planned Commercial Rezoning Amendment

	1987 Planned Commercial Zoning District (Ordinance #746)	Current Zoning Requirements	Proposed District Standards
District Size	9.821 acres	2 acres minimum	4.573 acres
Minimum Yards/Setbacks	Front: Unspecified, generally shown on plan West: 35’ per proffers East & North: 30’ based on staff research	Front: 10’ (collector roads) Side & Rear: As proposed on master plan except adjacent to residential where buffer is required	Front, Side, & Rear: 10’ proposed 35’ front setback for mini-warehouses
Maximum Lot Coverage	80% impervious	As proposed	80% impervious
Minimum Open Space	Unspecified; none required	25%	Meet 1987 standard



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1055 PLANTATION ROAD REZONING MASTER PLAN

TOWN OF BLACKSBURG, VIRGINIA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

AIC	JOHN T. Hall, PE
PM	MATTHEW P. TOMLINSON, PE
DRAWN	MPT

ISSUE DATE: 01/25/2023

FDS JOB NO.: 3322

SHEET TITLE: SITE LAYOUT

SHEET NUMBER: 1 OF 1

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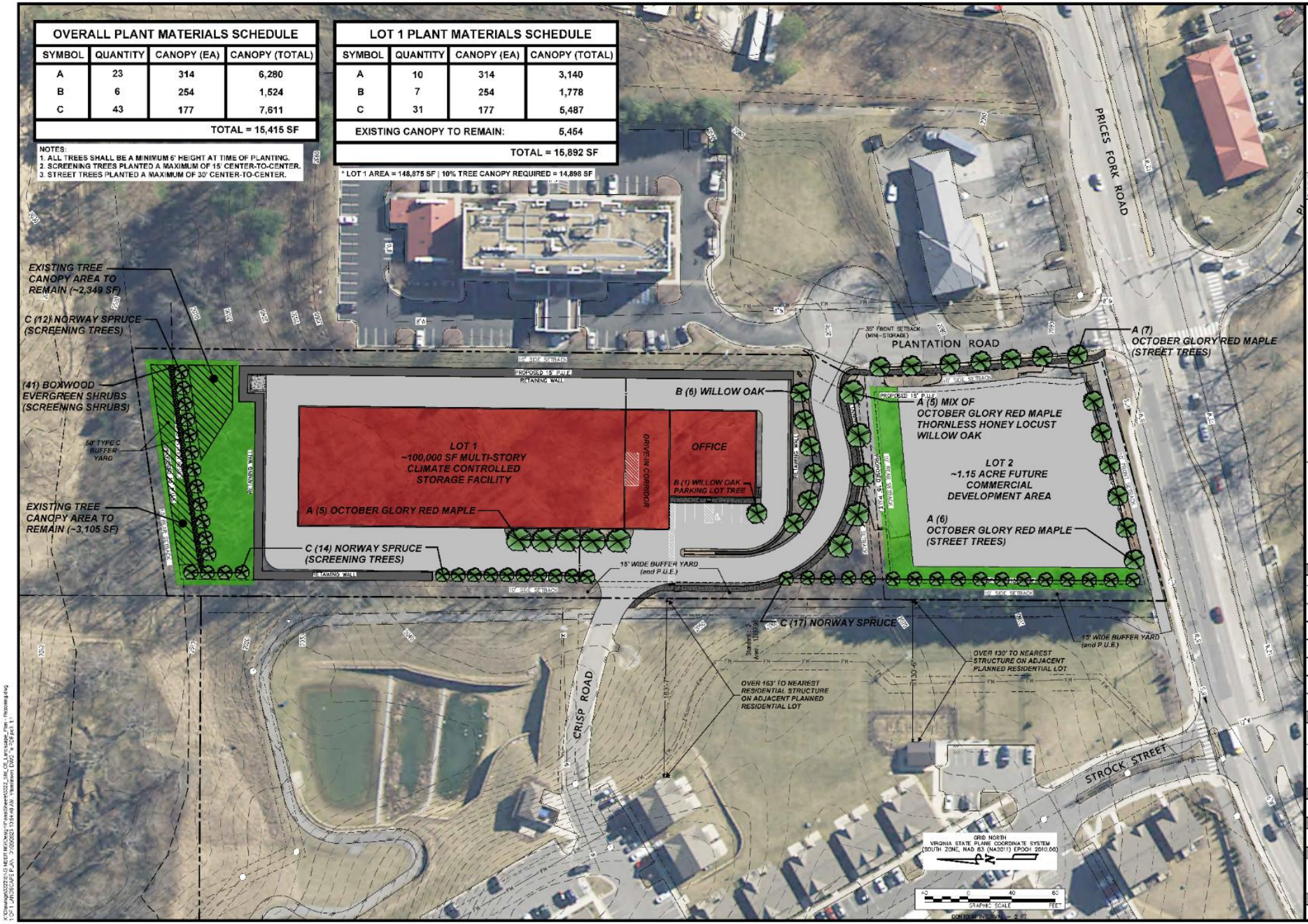
RZN 22-0003 Plantation Road Planned Commercial Rezoning Amendment

- **Changes to Ordinance #746 and Related Proffers**
  - Fast Food or Drive-In Restaurant Use
    - Ordinance #746 specifically prohibits
    - Proposal is to remove restriction and allow with granting of a CUP
  - Buffer Yard
    - Ordinance #746 requires 35’ west buffer yard, 30’ east and north
    - Type C buffer between PC and residential district under current Code
    - Proposing 15’ west buffer with evergreen trees only with some retaining wall areas
    - Proposing 50’ Type C vegetative buffer to the north

Town of Blacksburg Virginia



OVERALL PLANT MATERIALS SCHEDULE

SYMBOL	QUANTITY	CANOPY (EA)	CANOPY (TOTAL)
A	23	314	6,280
B	6	254	1,524
C	43	177	7,611
		TOTAL =	15,415 SF

NOTES:
1. ALL TREES SHALL BE A MINIMUM 6' HEIGHT AT TIME OF PLANTING.
2. SCREENING TREES PLANTED A MAXIMUM OF 15' CENTER-TO-CENTER.
3. STREET TREES PLANTED A MAXIMUM OF 30' CENTER-TO-CENTER.

LOT 1 PLANT MATERIALS SCHEDULE

SYMBOL	QUANTITY	CANOPY (EA)	CANOPY (TOTAL)
A	10	314	3,140
B	7	254	1,778
C	31	177	5,487
EXISTING CANOPY TO REMAIN:			5,454
		TOTAL =	15,892 SF

* LOT 1 AREA = 148,875 SF | 10% TREE CANOPY REQUIRED = 14,898 SF

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1055 PLANTATION ROAD REZONING MASTER PLAN

TOWN OF BLACKSBURG, VIRGINIA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

PIC	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	MPT

ISSUE DATE: 01/20/2023

FDS JOB NO.: 3322

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: 1 OF 1

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RZN 22-0003 Plantation Road Planned Commercial Rezoning Amendment

- **Changes to Ordinance #746 and Related Proffers**
  - Lot Coverage – previously covered
  - Green Space/Landscaping
    - Ordinance #746 requires 10’ width green space areas
    - Proposes to meet current Zoning Ordinance parking requirements for dimensions and parking lot landscaping
    - Meets standards for street trees and canopy coverage
    - *Staff supports this revision – original ordinance is unclear*

Town of Blacksburg Virginia

RZN 22-0003 Plantation Road Planned Commercial Rezoning Amendment

- **Changes to Ordinance #746 and Related Proffers**
  - Sidewalks
    - Existing 5’ sidewalk with no buffer along Prices Fork Road
    - Ordinance #746 requires sidewalks among the commercial uses
    - Proposal is for sidewalk with buffer along Plantation Road, addition of sidewalk to the south side of Crisp Road connection – connecting to Retreat trail and mini-warehouse use
    - Trail provided along Prices Fork Road connecting to Retreat trail
    - *Meets Town standards*

Town of Blacksburg Virginia

RZN 22-0003 Plantation Road Planned Commercial Rezoning Amendment

- **Changes to Ordinance #746 and Related Proffers**
  - Connectivity to the West
    - Proposal shows connection to Crisp Road (The Retreat) as required
  - Architectural Review Board
    - Ordinance #746 requires Architectural Review Board
    - Not currently existing
    - Proposing to remove this proffer

Town of Blacksburg Virginia

RZN 22-0003 Plantation Road Planned Commercial Rezoning Amendment

- **Changes to Ordinance #746 and Related Proffers**
  - Amendment to Allowable Uses & Nature of Planned Commercial
    - Ordinance #746 from 1987 governs uses for District
    - 2006 Zoning Determination provides clarification on impact of 1997 Town-Wide Rezoning
      - No residential or civic uses permitted
    - Application proposes new list of allowable uses (Exhibit A)
      - Specifies mini-warehouses for the rear portion
      - Front 1.15 acres shown as future commercial development parcel
      - Proffer that all future uses for Lot 2 will require a public hearing through the CUP process

Town of Blacksburg Virginia

RZN 22-0003 Plantation Road Planned Commercial Rezoning Amendment

Changes to Ordinance #746 and Related Proffers

- **Amendment to Allowable Uses & Nature of Planned Commercial**
- **List of allowable uses (Exhibit A)**
  - General Office
  - Restaurant, General
  - Restaurant, Small
  - Retail Sales
  - Medical Office
  - Financial Institution (with a drive through window)
  - Financial Institution (with no drive through window)
  - Clinic or Urgent Care
  - Day Care Center
  - Automobile Parts/Supply
  - Car Wash
  - Brewpub
  - Garden Center
  - Fast Food Restaurant (with a drive through window)
  - Fast Food Restaurant (without a drive through window)
  - External speakers for any of the stated uses are also a use permitted with a CUP

Town of Blacksburg Virginia

RZN 22-0003 Plantation Road Planned Commercial Rezoning Amendment

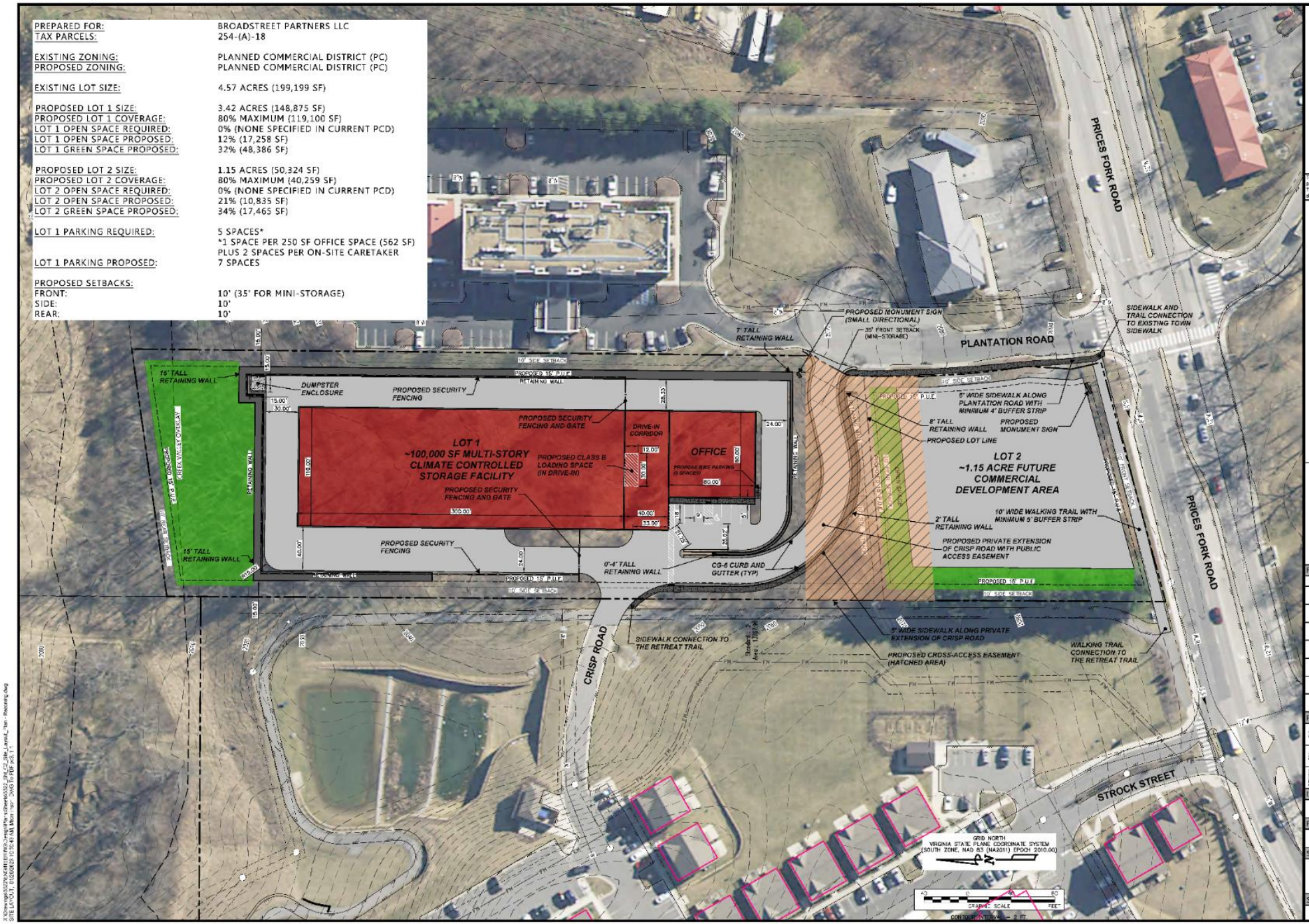
- **Bicycle and Pedestrian Improvements**
  - Sidewalks previously covered
  - Existing 5’ bike lane on Prices Fork Road for majority of parcel frontage
  - Variance request to Section 5-321 requiring bike lanes on collectors and arterial streets
  - Justification provided in letter including physical infrastructure challenges and provision of other bike/ped infrastructure
  - *Staff recommends reconfigure lane on Prices Fork Road to extend bike lane to intersection with Plantation Road*
    - *Specifically supported by Prices Fork Road Safety and Mobility Study*
- **Blacksburg Transit**
  - Several stops along Prices Fork Road – shown on aerial

Town of Blacksburg Virginia

RZN 22-0003 Plantation Road Planned Commercial Rezoning Amendment

- **Transportation**
  - Cross Access is required between mini-warehouse use and future commercial development area; shown on Site Layout
  - Proffer to dedicate the easement now and consider specific location and construction during Lot 2 CUP process
  - Lot 2 access will require TIA, will be evaluated at CUP stage, and will be required to meet VDOT Access Management regulations
    - *Based on proposed lot configuration, some higher trip generating uses may not be approvable in a future CUP request based on the type and location of access*
- **Easements**
  - Public Utility Easements are required for subdivision and shown on plan

Town of Blacksburg Virginia



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1055 PLANTATION ROAD REZONING MASTER PLAN

TOWN OF BLACKSBURG, VIRGINIA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

AIC	JOHN T. Hall, PE
PM	MATTHEW P. TOMLINSON, PE
DRAWN	MPT

ISSUE DATE: 01/25/2023

FDS JOB NO.: 3322

SHEET TITLE: SITE LAYOUT

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RZN 22-0003 Plantation Road Planned Commercial Rezoning Amendment

- **Sanitary Sewer**
  - Submittal includes variance and justification to allow for a private, pumped system, private force main line, and private manhole
  - *Staff supports this as most practical manner to provide public sanitary sewer to Lot 1*
- **Water**
  - No negative impacts anticipated
  - Additional info at site plan stage
- **Stormwater Management**
  - Revised concept plan approved
  - *Several items to be addressed at site plan stage, if approved*

Town of Blacksburg Virginia

RZN 22-0003 Plantation Road Planned Commercial Rezoning Amendment

- Neighborhood Meeting for RZN and CUP 22-0006
  - November 8, 2022 5:30 pm
  - Notes & sign-in sheets provided with staff report

Town of Blacksburg VIRGINIA

RZN 22-0003 Plantation Road Planned Commercial Rezoning Amendment

- **Proffer Statement, February 2, 2023**

1. The property shall be developed in substantial conformance, as determined by the Zoning Administrator, with the submitted rezoning application entitled Mini-Storage Development located at 1055 Plantation Road (“the Application”) dated February 2, 2023.
2. For the future 1.15± acre commercial development area, the development plan will permit the uses attached hereto in the document entitled “1055 Plantation Road CUP/RZN.”” However, before any of these uses may begin in that area, Broadstreet Partners, LLC, or its successors and assigns, must apply for approval of that use through a conditional use process as set out at Zoning Ordinance 1180, et seq. Broadstreet Partners, LLC acknowledges that this proffer is a material factor in this rezoning, that it shall not be severable, and that this proffer must be disclosed as part of any contract for the sale of the future 1.15± acre commercial development area property.
3. The applicant shall dedicate a cross-access easement and temporary construction easement along the proposed Crisp Road extension encompassing the entire proposed lot line between Lot 1 and Lot 2. Cross-access between these two parcels shall be evaluated at the time of development for Lot 2 as part of the required Conditional Use Permit (CUP) to develop the lot. If it is determined that the cross-access connection is both needed and warranted based on the desired use and traffic/access impacts, it shall be constructed with the development of Lot 2.

Town of Blacksburg Virginia

Variances Requested

- Sewer Related
  - Subdivision Ordinance Section 5-701(a)
  - Sewer Specifications Section 1.21(c)
  - Town Code Section 18-204
- Bike Lane Related
  - Section 5-321

Town of Blacksburg Virginia

CUP 22-0006 Mini-Warehouse Use in Planned Commercial

- Applicant: Broadstreet Partners, LLC
- Owner: Blacksburgs Green BLD LLC
- Location: 1055 Plantation Road
- Parcel Size: ≈ 3.4 acres of 4.573 acre parcel
- Current Zoning: PC Planned Commercial
- Adopted Future Land Use: Commercial

Town of Blacksburg Virginia

DEVELOPMENT PROPOSAL

- Proposal for mini-warehouse use
  - ≈ 100,000 square feet of storage space
  - 2 stories with basement
  - 820 storage units of varying sizes
- Contingent on approval of RZN 22-0003
  - Mini-warehouse use not currently allowed in this PC district governed by Ordinance #746

Town of Blacksburg Virginia

1055 Plantation Rd. NW
CUP22-0006



TOWN OF Blacksburg VIRGINIA

2021 Aerials provided by Pictometry
Town of Blacksburg, E&G Dept. 11-8-2022

CUP 22-0006 Mini-Warehouse Use in Planned Commercial

- Existing Conditions
  - Vacant
  - Grass and asphalt at the front
  - Rear is primarily wooded
  - Site slopes away from Prices Fork Road
  - Creek Valley Overlay at rear

Town of Blacksburg Virginia

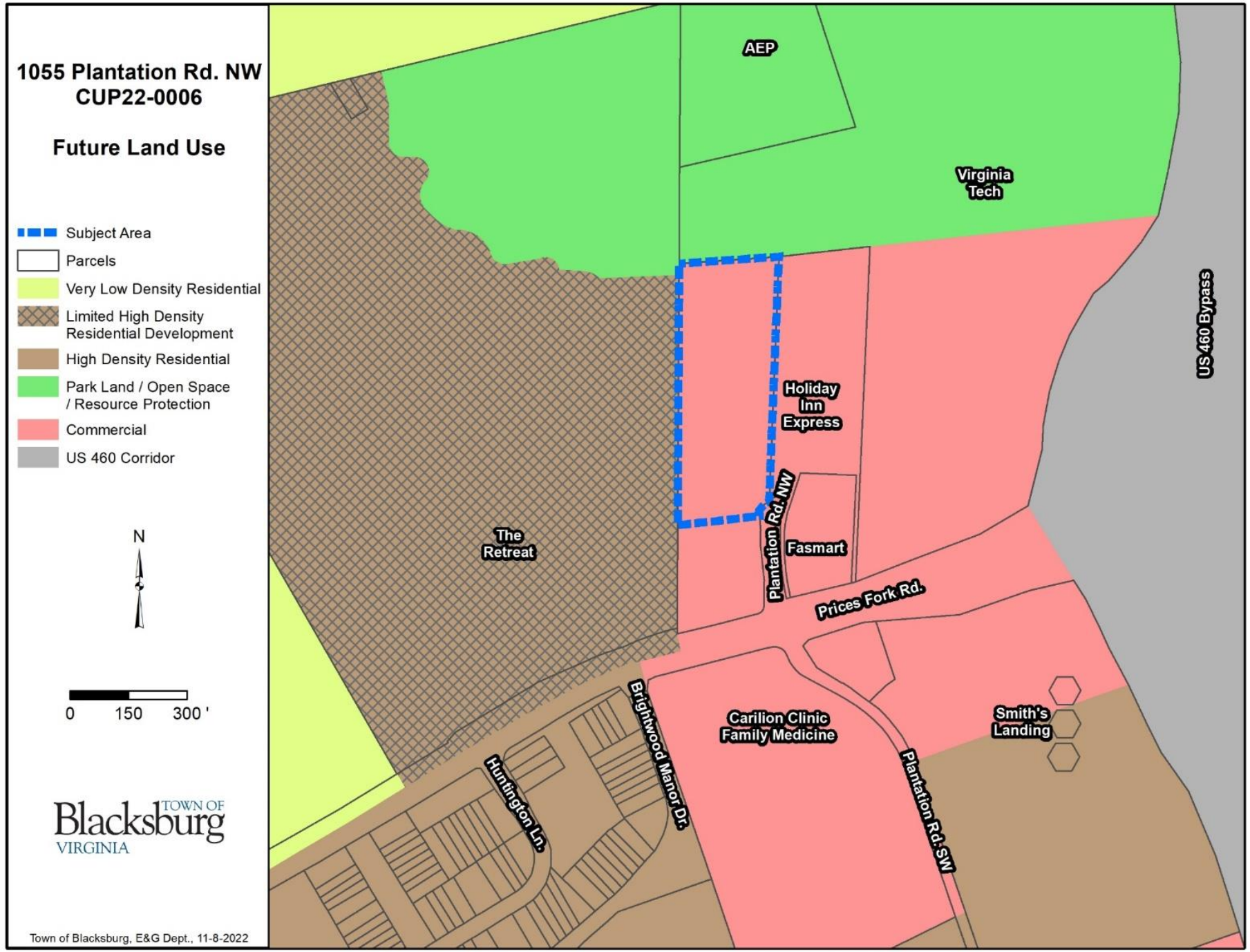
Criteria for Evaluation

- The criteria to be considered in evaluation of a Conditional Use Permit include:
  - Conformance to the Comprehensive Plan, or to specific elements of the Plan, and to official Town policies adopted in relation thereto, including the purposes of the Zoning Ordinance.
  - Adherence to minimum adverse impact on the surrounding neighborhood or community. The proposal as submitted shall not cause adverse impacts as defined by Section 1181 (b) of the Zoning Ordinance. Adverse impacts considered may include, but not be limited to, traffic congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes and vibrations. In considering impacts, due regard is given to the timing of the operation, site design, access, screening, or other matters which might be regulated to mitigate adverse impact.

CUP 22-0006 Mini-Warehouse Use in Planned Commercial

- Comprehensive Plan
  - Future Land Use: Commercial
    - Specific uses governed by implementing zoning district
    - Mini-warehouse use by CUP in Planned Commercial if allowed in district
  - Urban Development Area A
    - Traditional Neighborhood Design, including compact or mixed use forms, pedestrian and bicycle friendly streets, and an interconnected transportation network
  - Commercial Area

Town of Blacksburg Virginia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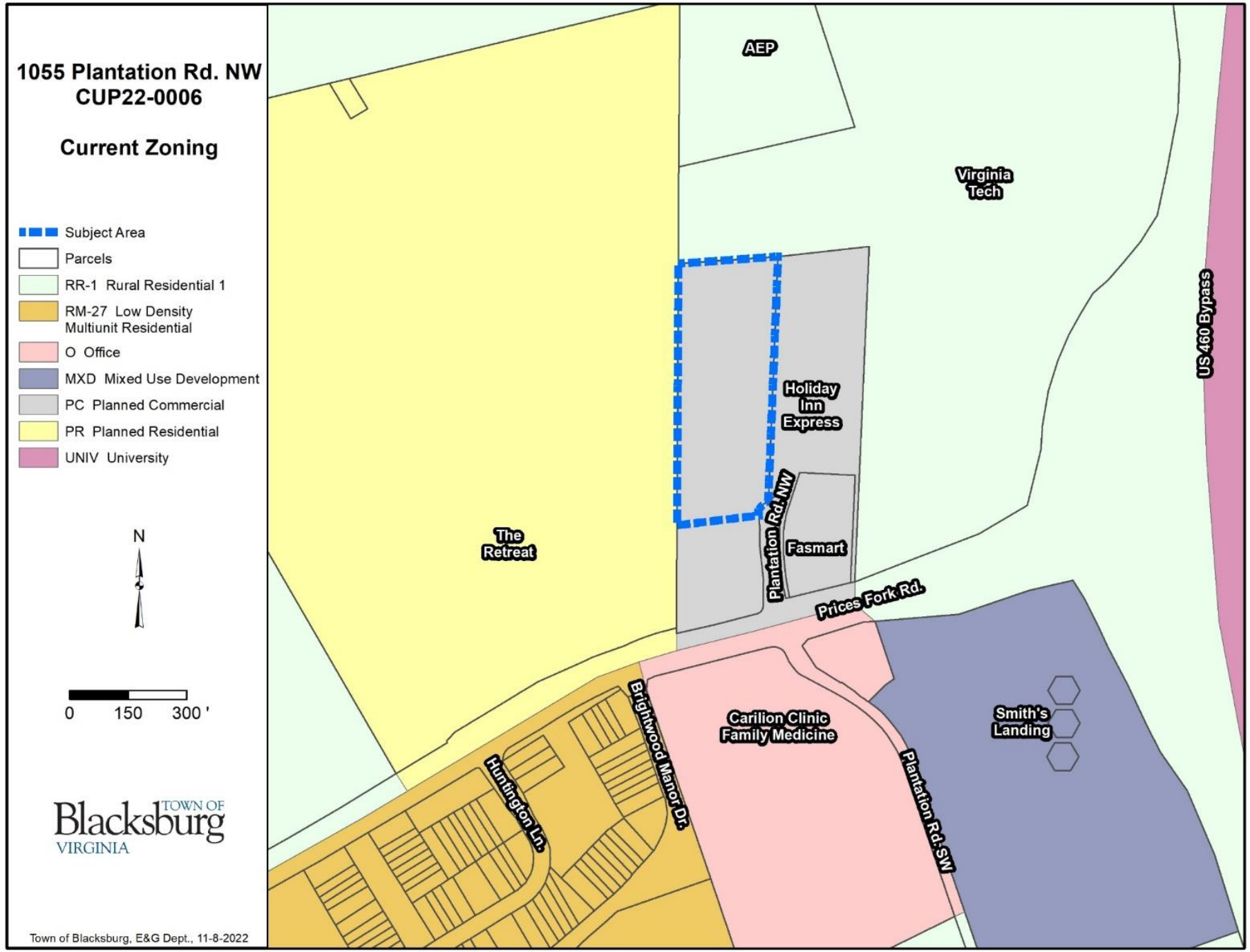
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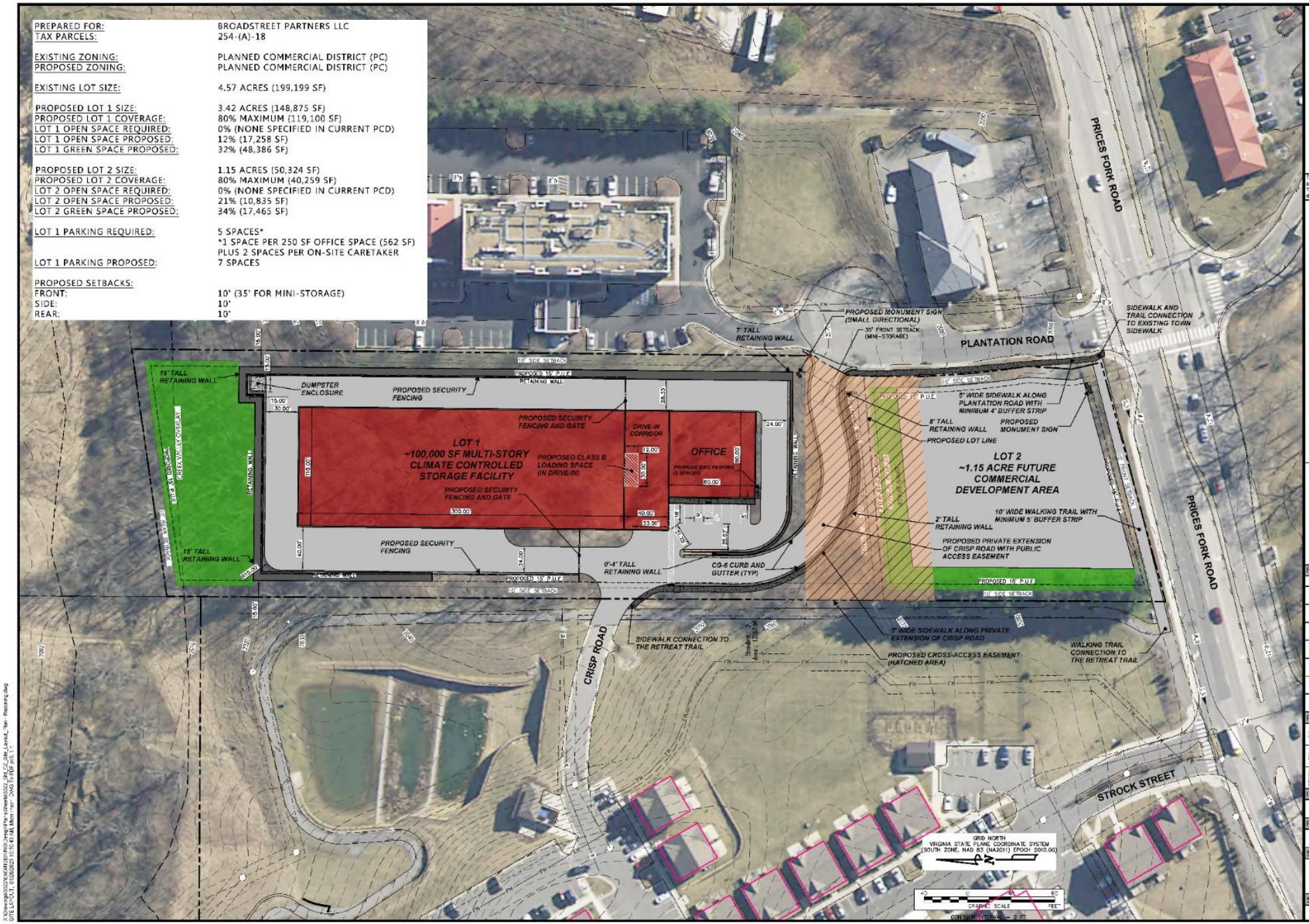
CUP 22-0006 Mini-Warehouse Use in Planned Commercial

- Zoning Ordinance
  - District Standards

PC PLANNED COMMERCIAL ZONING DISTRICT STANDARDS		
MAXIMUM HEIGHT	60’	
MINIMUM SETBACKS	Front:	35’ per Use and Design Standard
	Side:	10’
	Rear:	10’
MAXIMUM LOT COVERAGE	80% impervious	
MINIMUM OPEN SPACE	None – 12% proposed	

Town of Blacksburg Virginia



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TOWN OF BLACKSBURG, VIRGINIA

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SHEET NUMBER: 1 OF 1

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CUP 22-0006 Mini-Warehouse Use in Planned Commercial

- Zoning Ordinance
  - District Standards
    - Building Design
      - 2 stories with basement
      - 820 storage units; 50 units with exterior access
      - Significantly larger footprint than surrounding buildings
      - Mix of building materials with storefront window areas, stone veneer accents and vertical building articulation

Town of Blacksburg Virginia

BLUELIME



1G

SCALE: N.T.S

EAST ELEVATION



1A

SCALE: N.T.S

WEST ELEVATION

REVISIONS

Project Contacts List

Architect / Designer	MEP Engineers	Contractor
Christina Lawson Swanson	---	---
8 Point Overview, Inc.	---	---
Savannah, GA 31410	---	---
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E: scott@bluelime.com		
Attn: Scott C. Swanson		

EXTRA SPACE STORAGE
1800 PRICES FORK ROAD

XXXXXXXXXX

XXXXXXXXXX, XXXXXXXXX, XX XXXXX

XXX-XXX-XXXX

Project Location: BLACKSBURG, VA

Sheet Title: ELEVATIONS

Project No.	21-037
Date	01/04/2023
Design	SCS
Drawn	SCS
Checked	XXX

Site: ELECTRONIC DOCUMENT RELEASE

Contract No.

BLUE LIME

100 BLUE FIN CIRCLE, SUITE 2
SAVANNAH, GA 31410
912-201-0856

A200



7G

SCALE: N.T.S

NORTH ELEVATION



7A

SCALE: N.T.S

SOUTH ELEVATION

REVISIONS

Project Contacts List

Architect / Designer	MEP Engineers	Contractor
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Attn: Scott C. Swenson		

EXTRA SPACE STORAGE
1800 PRICES FORK ROAD

XXXXXXXXXX

XXXXXXXXXX, XXXXXXXXX, XX XXXXX

XXX-XXX-XXXX

Project Location: BLACKSBURG, VA

Sheet Title: ELEVATIONS

Project No.: 21-037

Date: 01/04/2023

Design: SCS

Drawn: SCS

Checked: XXX

Seal: ELECTRONIC DOCUMENT RELEASE

ARCHITECT/ENGINEER OF RECORD

Licence No.:

BLUE LIME

100 BLUE FIN CIRCLE, SUITE 2
SAVANNAH, GA 31410
912-201-0856

A201





REVISIONS

Project Contacts List

Architect / Designer	MEP Engineers	Contractor
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Attn: Scott C. Swenson		

EXTRA SPACE STORAGE
1800 PRICES FORK ROAD

XXXXXXXXXX
XXXXXXXXXX, XXXXXXXXX, XX XXXXX
XXX-XXX-XXXX

Project Location: BLACKSBURG, VA

Sheet Title: ELEVATIONS

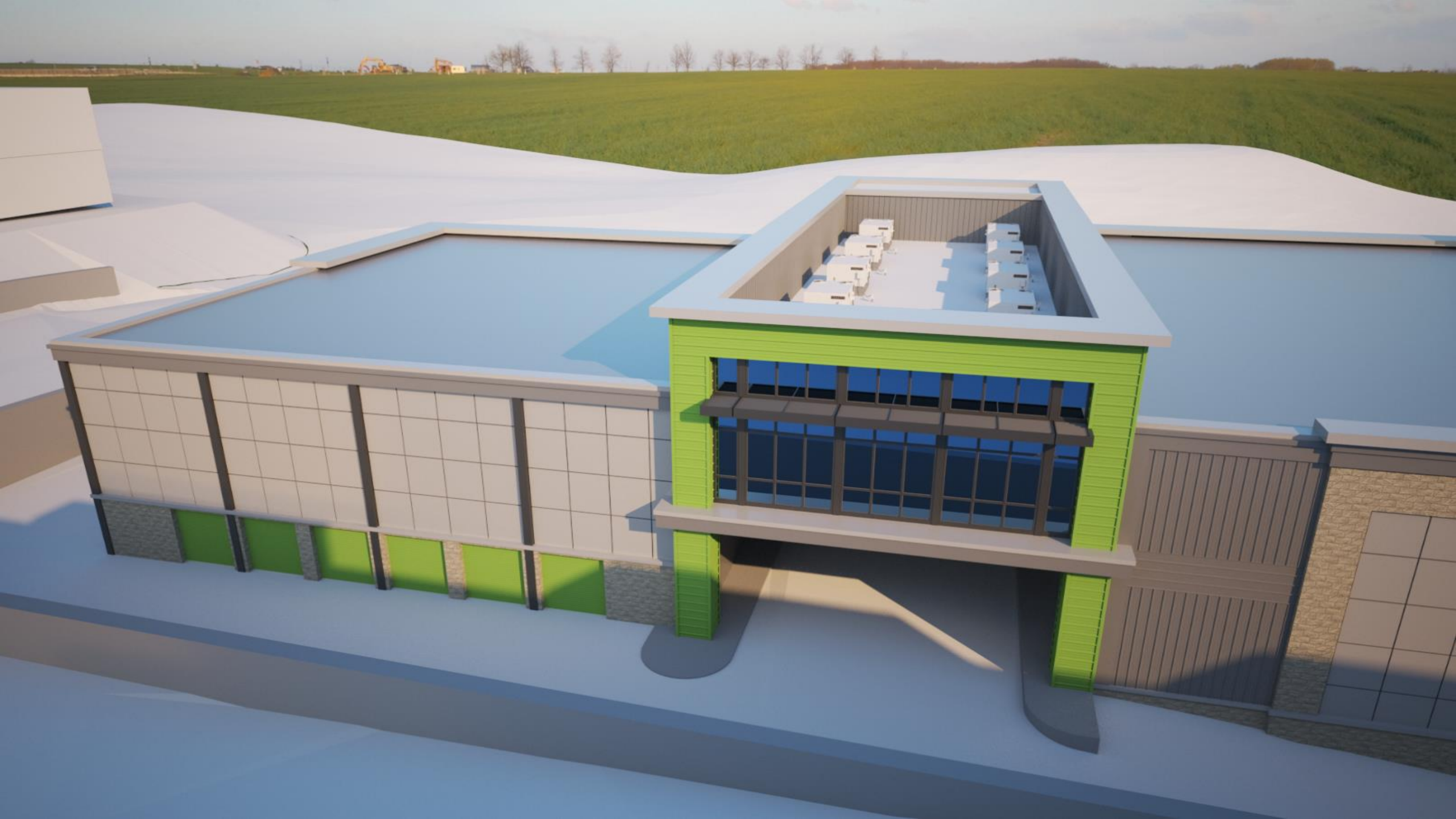
Project No: 21-037
Date: 01/04/2023
Design: SCS
Drawn: SCS
Checked: XXX

Seal: ELECTRONIC DOCUMENT RELEASE
ARCHITECT/ENGINEER OF RECORD

BLUE LIME
100 BLUEFIN CIRCLE, SUITE 2
SAVANNAH, GA 31410
912-201-0856

A201

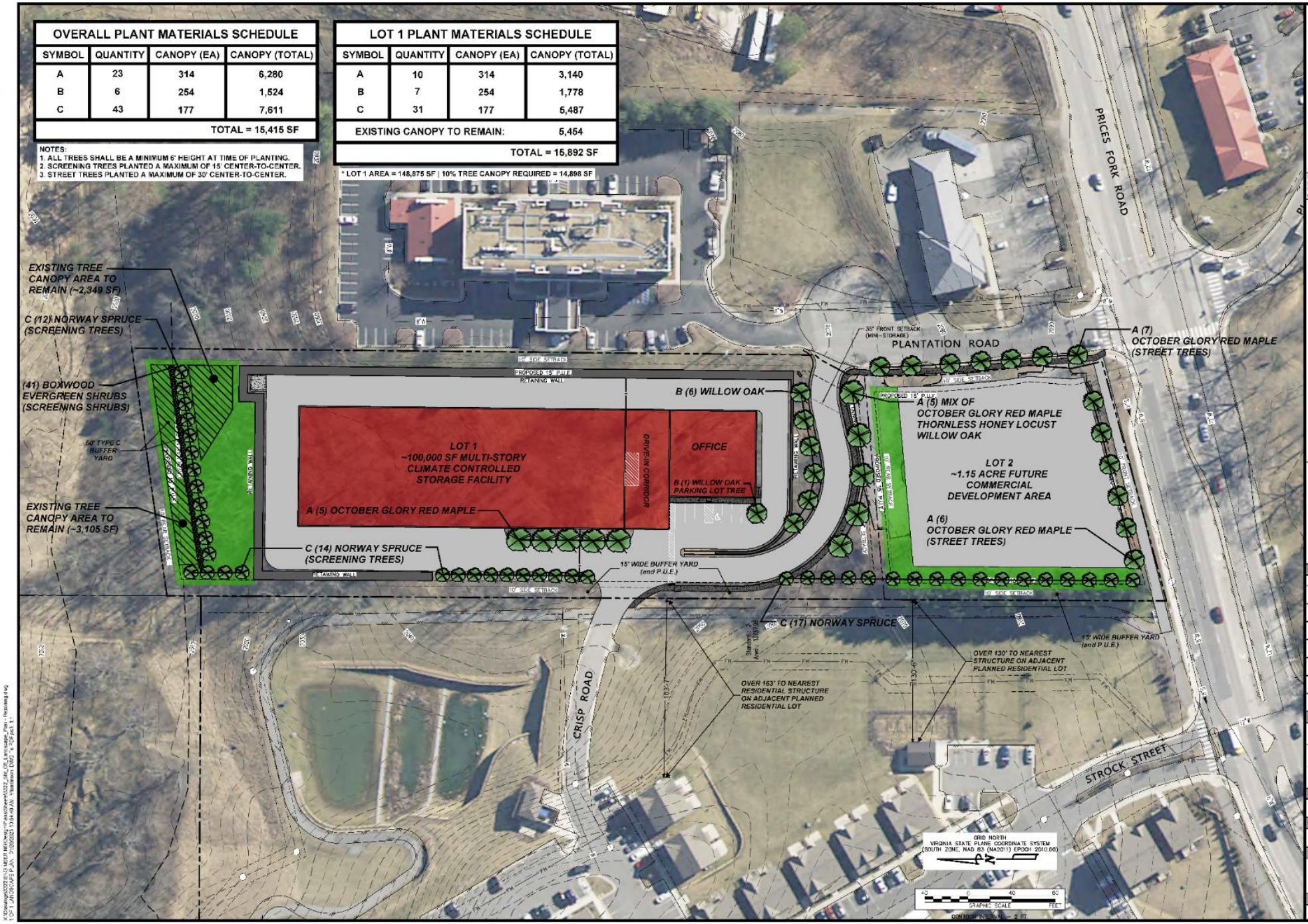

Extra Space
Storage



CUP 22-0006 Mini-Warehouse Use in Planned Commercial

- Zoning Ordinance
  - Development Standards
    - Landscaping
      - Submittal shows street trees, parking lot landscaping, revised buffer yards, and tree canopy calculations
      - Buffer yards discussed with RZN22-0003
      - *Standards met*

Blacksburg TOWN OF VIRGINIA



OVERALL PLANT MATERIALS SCHEDULE

SYMBOL	QUANTITY	CANOPY (EA)	CANOPY (TOTAL)
A	23	314	6,280
B	6	254	1,524
C	43	177	7,611
		TOTAL =	15,415 SF

NOTES:
1. ALL TREES SHALL BE A MINIMUM 6' HEIGHT AT TIME OF PLANTING.
2. SCREENING TREES PLANTED A MAXIMUM OF 15' CENTER-TO-CENTER.
3. STREET TREES PLANTED A MAXIMUM OF 30' CENTER-TO-CENTER.

LOT 1 PLANT MATERIALS SCHEDULE

SYMBOL	QUANTITY	CANOPY (EA)	CANOPY (TOTAL)
A	10	314	3,140
B	7	254	1,778
C	31	177	5,487
EXISTING CANOPY TO REMAIN:			5,454
		TOTAL =	15,892 SF

* LOT 1 AREA = 148,875 SF | 10% TREE CANOPY REQUIRED = 14,898 SF

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1055 PLANTATION ROAD REZONING MASTER PLAN

TOWN OF BLACKSBURG, VIRGINIA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

PIC	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	MPT

ISSUE DATE: 01/20/2023

FDS JOB NO.: 3322

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: 1 OF 1

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LS: LANDSCAPE PLAN - 3322 | 1:64.44 | Normal | ANSI B (11.00 x 17.00 Inches)

CUP 22-0006 Mini-Warehouse Use in Planned Commercial

- Zoning Ordinance
  - Development Standards
    - Vehicle Parking
      - Submittal includes 562 square feet of office; 3 spaces required; 4 maximum
      - 1 space per 250 square feet of office space + 2 spaces per on-site caretaker residence
      - *Based on number of units and scale, parking above maximum is appropriate*
      - *Can be considered as part of CUP*
    - Vehicle Loading
      - Submittal includes Class B loading space within the drive-in corridor
      - *Standard met*

Town of Blacksburg Virginia

CUP 22-0006 Mini-Warehouse Use in Planned Commercial

- Zoning Ordinance
  - Development Standards
    - Bicycle Parking
      - Submittal shows 5 bicycle parking spaces
      - Type and spacing can be confirmed at site plan stage
    - Signage
      - Signage Plan proposed as part of RZN22-0003

Town of Blacksburg Virginia

CUP 22-0006 Mini-Warehouse Use in Planned Commercial

- Zoning Ordinance
  - Use & Design Standards
    - Mini-Warehouse §4541
      - Minimum front setback is 35’; *met*
      - No obstructions to vehicle access in front yard
        - » Submittal includes location of security fencing and gates
        - » *Meets the standard*

Blacksburg TOWN OF VIRGINIA

CUP 22-0006 Mini-Warehouse Use in Planned Commercial

- Zoning Ordinance
  - Use & Design Standards
    - Mini-Warehouse §4541 (3) & (4)
      - No door opening for rental units facing residentially zoned properties;
      - Door openings for rental units shall face interior to the site;
        - » Submittal includes exception requests and justification
        - » Small percentage of overall unit count; narrowness of facility
        - » Approximately 425 feet from Retreat and 230 feet from future residential to the north

Town of Blacksburg Virginia

CUP 22-0006 Mini-Warehouse Use in Planned Commercial

- Zoning Ordinance
  - Use & Design Standards
    - Mini-Warehouse §4541
      - Resident managers permitted; *none proposed*
      - Roof shape and materials compatible with neighboring buildings; *flat roof with metal cap proposed, some height changes*
      - Views shall be buffered from public rights-of-way; *rendering shows view from Plantation Road area, trees proposed along entrance*

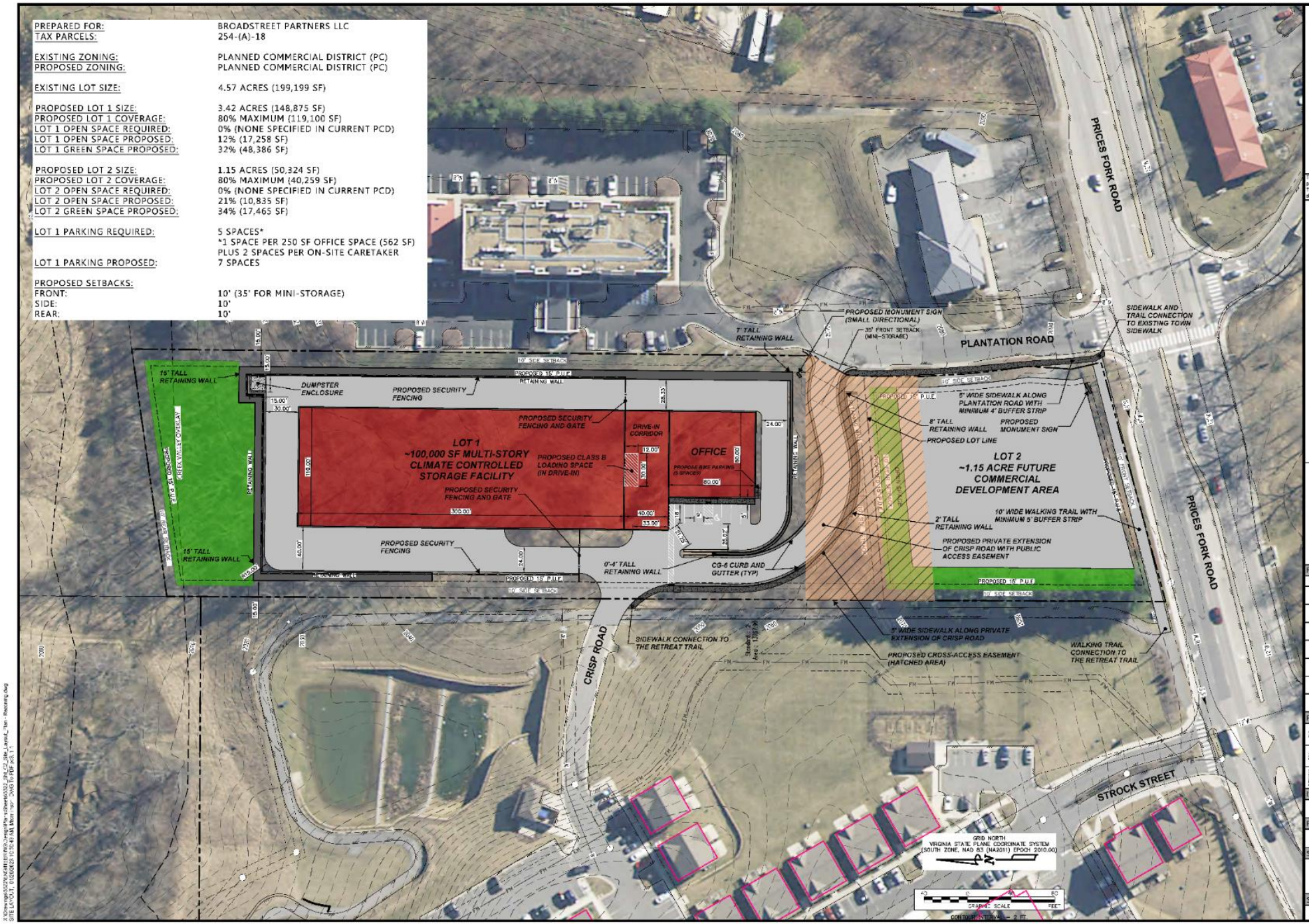
Blacksburg TOWN OF VIRGINIA


ExtraSpaceStorage
ExtraSpace
Storage

CUP 22-0006 Mini-Warehouse Use in Planned Commercial

- Impacts on Infrastructure
  - Pedestrian improvements
    - Sidewalks required along frontage of Plantation Road, the cross access connection to Crisp Road, and connecting to the building/use
    - *Standards met*

Town of Blacksburg Virginia



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1055 PLANTATION ROAD REZONING MASTER PLAN

TOWN OF BLACKSBURG, VIRGINIA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

AIC	JOHN T. Hall, PE
PM	MATTHEW P. TOMLINSON, PE
DRAWN	MPT

ISSUE DATE: 01/25/2023

FDS JOB NO.: 3322

SHEET TITLE: SITE LAYOUT

SHEET NUMBER: 1 OF 1

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SITE LAYOUT, 1/25/2023 10:54:14 AM, Matthew Tomlinson, 1:1, 1 = 1"

CUP 22-0006 Mini-Warehouse Use in Planned Commercial

- Impacts on Infrastructure
  - Transportation Impacts
    - Level of Service analysis was provided
      - Prices Fork / Plantation intersection will be impacted with increased delay and queuing
      - Overall impact to Level of Service is acceptable per Town Code
      - No improvements warranted or recommended

Town of Blacksburg Virginia

CUP 22-0006 Mini-Warehouse Use in Planned Commercial

- Impacts on Infrastructure
  - Cross Access and Public Utility Easements
    - Cross access discussed with RZN22-0003
    - PUEs discussed with RZN22-0003
  - Solid Waste and Recycling
    - Submittal proposes dumpster and enclosure in northeast corner
    - Will be locked and intended for use by on-site management only

Blacksburg TOWN OF VIRGINIA

CUP 22-0006 Mini-Warehouse Use in Planned Commercial

- Impacts on Infrastructure
  - Water
    - No negative impacts anticipated
    - Additional info at site plan stage
  - Sanitary Sewer
    - Sewer variances requested; covered with RZN22-0003
  - Stormwater Management
    - Revised concept plan approved; covered with RZN22-0003

Town of Blacksburg Virginia

CUP 22-0006 Mini-Warehouse Use in Planned Commercial

- Impacts on Infrastructure
  - Business Operations
    - Revisions include narrative regarding operations
    - Hours of operation
      - Monday to Saturday 9AM to 6PM on-site management
      - 7 days a week 6AM to 9PM for after-hours access
    - Lighting to meet Town standards
    - Access provided around full building

Blacksburg TOWN OF VIRGINIA

CUP 22-0006 Mini-Warehouse Use in Planned Commercial

- Neighborhood Meeting for CUP and RZN 22-0003
  - November 8, 2022 5:30 pm
  - Notes & sign-in sheets provided with staff report

Blacksburg TOWN OF VIRGINIA

STAFF RECOMMENDED CONDITIONS

1. The property shall be developed in substantial conformance with the application dated October 3, 2022 and last revised January 26, 2023; and with rezoning Ordinance #2003.
2. Prior to issuance of a certificate of occupancy, the owner shall install five bicycle parking spaces with inverted-U bicycle racks to meet Town standards.

Exceptions/Variances

- Unit Doors (CUP)
  - Use and Design Standards 4541(3) & (4)
- Parking Above Maximum (CUP)
  - Development Standards 5220(b)
- Sewer Related (RZN & CUP)
  - Subdivision Ordinance Section 5-701(a)
  - Sewer Specifications Section 1.21(c)
  - Town Code Section 18-204
- Bike Lane Related (RZN & CUP)
  - Section 5-321

Town of Blacksburg Virginia