

**Radford Planning Commission**  
**Wednesday, February 19, 2020**  
**Municipal Building**

**Members Present:** Mr. Collier, Mr. Gillespie, Ms. Hamden, Mr. Watson and Mr. Howard

**Absent** – Dr. Pearce, Mr. Gropman

**Others Present:** Melissa Skelton, City Staff

Mr. Howard called the meeting to order at 5:35pm. A quorum was present. The agenda was approved.

**Approval of Minutes:**

**January 22, 2020**

Minutes were recommended for approval by Mr. Gillespie, seconded by Ms. Hamden, as approved.

*Voting Yes:* Mr. Collier, Mr. Gillespie, Ms. Hamden, Mr. Watson and Mr. Howard

*Voting No:* None

*Abstain:*

**Public Address:** None

**NEW BUSINESS:**

1. **SUBJECT:** SP-20-001 – (1143 East Main Street) Radford Development of Virginia

**SUMMARY:** Radford Development of Virginia has submitted an application seeking approval of a Special Use Permit (SUP) for Tax Map #5-(1)-60, 1143 East Main Street. The SUP application request is to allow residential use on the second and third floors of the existing building.

Mr. Collier asked the developer the # of units that they were proposing.

Mr. Radford responded there will be four, 2 bedroom apartments.

Mr. Watson shared that he will be abstaining from any votes because he is doing the design for the project. But added that the design was a good utilization of the space and keeping the exposed brick and large windows.

Ms. Hamden asked if their intent was to preserve the historical ascents of the building.

Mr. Radford stated that was his intent.

Planning Commission discussed scheduling a site visit at 4:00 on March 12, 2020. All were in agreement.

Discussion to consider a joint public hearing with City Council for March 23<sup>rd</sup> at the 7:00. All were in agreement.

2. **SUBJECT:** RZ-20-001 – (Duncan Lane) JW Radford Contracting

**SUMMARY:** JW Radford Contracting has submitted an application seeking approval of a rezoning for tax map #12-(1)-4. The request is to rezone from current R3 (Single Family residential) to R4 (Multi – Family residential) to accommodate a 7-unit Townhome development.

Ms. Hamden asked the property owner if the proposed townhomes will be section 8?

Ms. Hamden asked if they were going to be rented or will they be individually sold.

Mr. Roberts shared that they will be developed as if they could be sold in the future.

Ms. Hamden asked who their target market is and the anticipated cost to rent.

Mr. Radford stated that he will continue to focus on the working class, employees from the hospital, Volvo ect.

Mr. Radford estimated that each unit will cost \$1300-\$1400 a month.

Mr. Collier ask how true to the rendering that they provided will the development be.

Mr. Radford shared that it will be very close to the render.

Ms. Skelton informed the Planning Commission that they would also be requesting a variance for the width of the townhomes. The developer is proposing all units to be 22', city code requires a minimum of 16' with the end units being 26'.

Planning Commission discussed the rendering not having the townhouse staggered front facades, as outlined in the Zoning Ordinance.

Mr. Watson shared that the rendering shows the more design element, that gives the effect of the staggered facades and would allow more variation if they allowed this design.

Mr. Collier asked who would be responsible for the 17<sup>th</sup> Street improvement.

Staff informed the commission that the City will not be contributing to the cost of the access.

Mr. Roberts shared that the access from Duncan Lane is adequate enough to not invest in the access from 17<sup>th</sup> street, but shared that the improvement will help with emergencies and connection to other neighborhoods.

Ms. Skelton added that the developer has talked to the engineering department. And they found no initial conflicts with opening the 17<sup>th</sup> Street ROW.

Planning Commission scheduled a site visit on March 12<sup>th</sup> at 4:30, immediately after the East Main Street site visit. And, suggested that they should have separate public from the City Council, and to schedule a public hearing for their March 16, 2020 and look at holding the City Council public hearing for April 13, 2020.

Mr. Collier wanted to state that he recognizes that the rendition for the facade doesn't meet what is in our code, but the design that they presented does look good.

Mr. Gillespie added that aesthetically he likes the design and layout.

All the PC members were in agreement

3. **SUBJECT:** RZ-20-002 – (600 Block Tyler Ave, Calhoun Street, Lawrence St) RU Foundation

**SUMMARY:** Radford University Foundation has submitted an application seeking approval of a rezoning for tax map #'s 6-(6)-SEC55-1 thru 18, and 6-(8)-238 & 240 & 242 & 244 & 246. The request is to rezone from R4 Multi Family residential to B-2 General Business to accommodate a hotel.

Mr. Chad Reed, Mr. Jorge Courtney, Mr. John Cox, and Mr. Doug Walsh all representatives from Radford University Foundation were present to provide an over view of the proposed project. They stated that they are still working on identifying a hotel chain to develop the project.

Mr. Howard asked the representatives from Radford University Foundation if the site provided adequate parking for what is being proposed.

Mr. Reed responded that along with a 125 room hotel they are estimating a 4,000-5,000 sq ft conference space, given that size there will be adequate parking.

Staff informed the Planning Commission that this would be a Conditional rezoning, if the project did not occur, then it would revert back to R-4 Single family residential.

Mr. Watson ask if they could provide specific details regarding the project.

Mr. Jorge Courtney responded that what they provided was conceptual and if approved, will have all the design work to meet code.

Mr. Howard asked when they anticipated to be shovel ready.

Mr. Cox stated that they expect to open 2022-2023.

Mr. Watson asked what type of chain hotel are they looking for.

Mr. Reed said they are still vetting operator, but this will be a higher end hotel that will accommodate a conference center will have full restaurant.

Ms. Hamden asked if a local restaurant would have opportunity to go in there.

Mr. Reed responded that it all depends on the chain that would run the hotel.

Mr. Gillespie asked if retail would be a part of this development.

Mr. Reed responded that no there will not be. But have considered a visitor center within the hotel.

Mr. Watson asked if the design of the hotel that they showed was dependent on the chain?

Mr. Reed responded it could change, but are looking at one that compliments the design for RU. And are taking all that into consideration when determining a chain.

Mr. Courtney shared a rendering that compared the proposed hotel to similar buildings in the area.

Mr. Howards asked if the 65' height requirement would limit them?

Mr. Reed stated that potentially it could. They plan to provide a rooftop bar, which could exceed the 65' limit.

Mr. Courtney stated that a couple foot variance may be needed.

Mr. Howard said he thinks in that part of town the height restrictions have been a problem and don't think there should be any.

Planning Commission scheduled a site visit on March 12<sup>th</sup> at 5:30.

Mr. Howard asked what of level hotel chain were they looking for?

Mr. Reed shared they are looking at Select Service –like Marriott Courtyard, Hotel Indigo, and Cambria Choice Hotel.

Mr. Gillespie asked if there would be an economic impact to the City.

Mr. Walsh stated the hotel will have a substantial economic impact, including property tax, meal tax and lodging tax.

He added that approximately 50 beds will be taken off their portfolio and will added to the private industry.

Currently the site is not generating any revenue for the city.

Mr. Howard asked if they had any plans for this property to come off the tax role and go to RU?

Mr. Reed responded that the University doesn't want to own a hotel.  
He added that Chad most hotel operators want a 20-40-year lease.

Planning Commission directed staff to advertise a public hearing at Planning Commissions March 16<sup>th</sup> meeting.

Mr. Howard said he personally is excited about this project.

### **COMMISSION MEMBER COMMENTS**

Mr. Collier – Shared that it was a good meeting.

Mr. Gillespie – He agreed with Mr. Collier and appreciates everyone doing their due diligence and people wanting to invest in our community is a good thing.

Ms. Hamden - seconded Mr. Gillespie's comments. Her goal is to get more informed information. And is excited for these projects and tonight's conversation calmed some of her concerns.  
She shared she has high hopes for patio homes.

Mr. Watson – Asked if the housing study was complete and if the document will be public information.  
Staff responded that once it is complete, the public will have access to it.

Mr. Howard- No Comment

A motion was made to to adjourn the meeting at 7:30 pm.

Submitted by:

M Skelton, Secretary

Date:

Feb 19, 2020