

• **Applicant/Contact Person Information**

Name: Hidden Valley Partnership Phone: 540-230-2173  
Address: R.L. Turner / Managing Partner E-mail: overlyte@usit.net  
800 South Main Street Blacksburg  
Va, 24060

• **Property Owner(s)**

(List all other property owners & their contact information, attach separate sheets as needed)

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

• **Property Information**

Location or Address of Parcel(s) for Comprehensive Plan Future Land Use Reclassification: Toms Creek Road  
Parcel 008656 - 59.4 acres, 008655 - 51.3 acres, 008658 - 27.3 acres  
and 008657 - 6.5 acres - collectively 144.5 acres

• Tax Parcel Number(s): 008656, 008655, 008658, 008657, 008660

• Total Parcel Size (acreage): 144.5 acres all in town limits of Blacksburg  
R.W. Brown Farm

• Requested Future Land Use Classification: High Density

• Adopted 2016 Future Land Use Designation: Very Low Density Residential

• Zoning District(s) of Property: currently RR1

• How is the property being utilized today? (current land use) pasture land

• How will the property access a public street? Toms Creek  
Hidden Valley (private road), Farmingdale (private)

• Does the property currently have access to Town water? (circle one) Yes No

• Does the property currently have access to Town sanitary sewer? (circle one) Yes No  
Slip Stay?

# 2017 Comprehensive Plan Future Land Use Proposal

Please explain why this change is warranted by showing how one or more of the following criteria have been met (attach a maximum of one page, single-sided, minimum 11pt font):

- 1) The request must be a creative idea or concept that will benefit the community and that was unforeseen during the planning process for the Comprehensive Plan.
- 2) The subject property or concept is misinterpreted in the Comprehensive Plan.
- 3) Conditions have changed substantially since the last Comprehensive Plan update, necessitating a change, (e.g., significant changes in surrounding land use or economic conditions).

By signing below, I/We certify this application is complete and accurate to the best of my/our knowledge. The following information has been submitted:

1.  Applicant and Property Owner Contact Information, Property Information
2.  Signature Page

Applicant Name (Printed):

R.L. TURNER (Managing Partner)

Applicant Signature:

*R.L. Turner*

Date:

10/5/2017

for R.L. Turner, C.Y. Davis, Wally Huff, Estate of Carlyle Gregory

Attach additional pages as needed to include all property owner's names, signatures, and dates.

1. Property Owner Name (Printed):

Property Owner Signature & Date:

Date:

2. Property Owner Name (Printed):

Property Owner Signature:

Date:

3. Property Owner Name (Printed):

Property Owner Signature:

Date:

### Points on Comp Plan Designation Change

- 1) The town could support a large new planned, comprehensively designed neighborhood such as Hethwood that would provide multiple housing types and possibly some neighborhood scale commercial uses.
- 2) Additional growth areas may allow for creative and new development styles.
- 3) Higher density developed would allow for compact development options thus permanently preserving large tracts of open space for the public good.
- 4) Current limits and constraints of existing infrastructure inside the limits of the bypass are creating development concerns. New infrastructure, pump stations, etc. could be designed that would help offset these affects.
- 5) In order to take pressure off of existing commercial zoned property trying to be rezoned to residential, there has to be some larger tracts made available for residential density.
- 6) Why does an incorporated Town need or want agricultural property or such large blocks of 1 unit per acre density in town limits?

### Conditions that have Changed

- 1) Increased VT Student, faculty and staff numbers over the next 10 years.
- 2) The Retreat set the precedent that increased density can be supported west of the bypass with and still retain significant amounts of open space.
- 3) The Toms Creek 460 interchange and the ongoing Southgate 460 interchange will drastically improve traffic on 460 making it easier for people to get to campus without clogging up minor town streets.
- 4) Current limits and constraints of existing infrastructure inside the limits of the bypass are creating development concerns. Toms Creek Sewer has to be re-evaluated.