

OCT 16 2017

Planning and Engineering  
Department

• **Applicant/Contact Person Information**

Name: JASON POFF  
Address: 1110 CAMBRIA ST, NE  
CHRISTIANSBURG, VA 24073

Phone: 540-382-1218  
E-mail: JASON@MADISAFETY.COM

• **Property Owner(s)**

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

Name: SEE ATTACHED  
Address: \_\_\_\_\_

Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

• **Property Information**

Location or Address of Parcel(s) for Comprehensive Plan Future Land Use Reclassification:

1365 +/- HARDING AVE

- **Tax Parcel Number(s):** 228-A 17
- **Total Parcel Size (acreage):** 26.609
- **Requested Future Land Use Classification:** HIGH DENSITY RESIDENTIAL
- **Adopted 2016 Future Land Use Designation:** N/A
- **Zoning District(s) of Property:** R4
- **How is the property being utilized today? (current land use)** VACANT

• **How will the property access a public street?** DIRECTLY ONTO HARDING AVE  
(PARCEL HAS APPROX 1.325 FT +/- OF ROAD FRONTAGE)

- **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

**Property Owner Contact Information:**

**James C Poff**  
680 Church Street  
Christiansburg, VA 24073  
540-320-2330  
[calvin2330@gmail.com](mailto:calvin2330@gmail.com)

**Bobbly L. Poff**  
140 Overland Drive  
Christiansburg, VA 24073  
540-320-1628  
[Lilscooter140@gmail.com](mailto:Lilscooter140@gmail.com)

**Terry M. Smith**  
662 Jennelle Road  
Blacksburg, VA 24060  
540-676-2411  
No email address

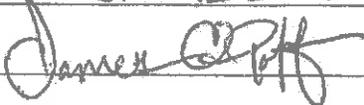
# 2017 Comprehensive Plan Future Land Use Proposal

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): JAMES C. POFF  
Applicant Signature:   
Date: 10/16/2017

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

1. Property Owner Name (Printed): BOBBY L. POFF  
Property Owner Signature & Date:   
Date: 10/16/2017

2. Property Owner Name (Printed): TERRY M. SMITH  
Property Owner Signature:   
Date: 10/16/2017

3. Property Owner Name (Printed): \_\_\_\_\_  
Property Owner Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

2017 Comprehensive Plan  
Future Land Use Proposal

Parcel Address: 1368 +/- Harding Avenue  
Tax Map #: 228-A 17  
Parcel ID# 23189  
Acres: 26.606

We are submitting this proposal to request a change to the future land use classification in the updated Town of Blacksburg 2017 Comprehensive Plan. Our request to have the future land use classification changed to High Density Residential is based on the following rationale:

- The property is unique, in that it sits on the edge of the Town limits and has only one adjoining property owner that is also in the Town. That adjoining property is currently listed as high density residential and has a current zoning of RM-48. Updating our property to a similar density would allow for a contiguous density vs. having low density residential located beside an existing high density development.
- It has been and remains our desire to seek a reputable developer of an age restricted senior housing development for this parcel. This seems to be a much-needed housing product within the Town. The high density residential classification would allow for a more compact development which would leave much of the property available for open space that could be used for both the benefit of the residents of the development as well as the community as a whole.
- A designation of high density residential would also require significant infrastructure improvements in the area. In particular the Windsor Hills pump station would be substantially upgraded to accommodate greater capacity, which would benefit the residents for the entire area.
- There are very few large parcels (greater than 20 acres ) such as this left within the Town limits. Increasing the future land use density would allow the Town to make the best use of the property – accommodating a larger number of current and prospective citizens, vs. a few single family homes.