

**2017 Comprehensive Plan
Future Land Use Proposal
Due October 16, 2017 by 5pm**

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Planning and Engineering
Department

• **Applicant/Contact Person Information**

Name: Amanda Wallis, Capstone Development
Address: 431 Office Park Dr.
Birmingham, AL 35223

Phone: 205-612-1107
E-mail: awallis@capstonemail.com

• **Property Owner(s)**

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

Name: Cary Hopper, Glade Heights LLC
Address: 707 South Main Street,
Blacksburg, VA 24060

Phone: 540-641-1768
E-mail: caryhopper@msn.com

Name: Doug Epperly, 3008 Murrill Lane, Blacksburg, VA 24060 **Phone:**

540-953-0289

• **Property Information**

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

• **Tax Parcel Number(s):** 011232, 015305, 011210, 006038

• **Total Parcel Size (acreage):** 47.5 acres (4 parcels)

• **Requested Future Land Use Classification:** 40% high density residential, 60% parkland

• **Adopted 2016 Future Land Use Designation:** approx. 30% low density residential, 70% very low density residential

• **Zoning District(s) of Property:** RR-1

• **How is the property being utilized today? (current land use)** Farmland and residential

• **How will the property access a public street?** Glade Road

- **Does the property currently have access to Town water? (circle one)** **Yes** **No**
Routed through the middle of the site
- **Does the property currently have access to Town sanitary sewer? (circle one)** **Yes** **No**
Conventional sewer through the southern end of the site

Please contact Kali Casper at kcasper@blacksburg.gov or (540) 443-1300 with any questions.

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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): Amanda Wallis, Capstone Development

Applicant Signature:

Amanda Wallis

Date:

10/16/2017

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

1. Property Owner Name (Printed): Cary Hopper, Glade Heights LLC

Property Owner Signature & Date:

Date:

2. Property Owner Name (Printed): Doug Epperly, Epperly Ruth I Life Estate

Property Owner Signature:

Marked Epperly

Date:

10-16-2017

3. Property Owner Name (Printed):

CARYWOODS HOPPER

Property Owner Signature:

Cary Hopper

Date:

10-16-2017

Justification for the Comprehensive Plan Amendment

This amendment proposes the Future Land Use change to show Parkland over a majority of the property and High Density Residential over the remainder, to further assist in achieving Blacksburg's Sustainability goals by improving the opportunity for preservation of open space, natural resource protection, and clustering residential development into an infill site. This property has been overlooked in the comprehensive plan as an infill property that can support high-density residential development to accommodate population growth close to the Town's urban core, while also enhancing natural resources at the headwaters of Tom's Creek. Both elements are important to the Town in the long term.

This property is an infill development, by definition, because it is encompassed by development on all sides. It is surrounded by low and high density residential housing: largely rental R-4 areas to the south and west, Sturbridge Square is its high-density neighbor to the east, and the Village at Tom's Creek (PRD) to the North. The property is located just over a 0.3 mile walk from transit services, just over a 0.3 mile walk from the commercial corridor of University City Blvd, and a 0.5 mile walk from the VT campus. These distances are likely closer than a majority of the high-density housing currently in Blacksburg, and are comparable to those of residential properties in Downtown Blacksburg. The property is bordered by the limited access highway Route 460 to the east, which throughout the rest of Town, is bordered by commercial or high-density development. Very few low-density residential developments are seen adjacent to 460 because of the marketing challenge it imposes on the land. This property is no exception. Leadership in Energy and Environmental Design (LEED) encourages infill development near commercial and core density areas such as a college campus to discourage sprawl and encourage alternative transportation. This property would allow for future residents to walk and bike to groceries, entertainment, and jobs thus reducing the overall carbon footprint per resident in Town.

While the property is considered an infill parcel, it contains many sustainable features worth protecting. A spring on the property forms the headwaters to the Tom's Creek basin and Creek Valley Overlay presents the opportunity for riparian stream protection and future enhancement. The area we propose as parkland area contains fertile agricultural soils, as identified by the Web Soil Survey, which likely could be preserved for future agricultural use. This property's location is directly adjacent to and downstream from high density development across the Route 460 bypass along UCB. The property has historically been used as a conduit for urban storm water flows from upstream areas. The result of this urban development is excessive erosion across the Subject property which in turn has affected downstream neighbors with flooding and erosion of their own. Because the property is ideally situated to assist with storm water management from upstream urban areas, the Town attempted to detain storm water on the property in the 1990's; however, it was unable to gain permission and access at that time. The parkland area now proposed on the property would allow the Town or private development the opportunity to install a regional BMP facility to further enhance water quality and quantity from existing urban development.

Infrastructure such as roads, trails, water, and sewer reside within and around the property, further providing support for a high density developed location with protected parkland. The parkland area on the property will provide an amenity to the north/south bike trail connector that runs through this property intended to connect Town residents in the Tom's Creek Basin to commercial amenities at UCB or eventually out to the mall on the Huckleberry Trail. Glade Road was improved to include wider lanes and sidewalks in the early 1990's ultimately to be able to accommodate future growth for car, transit, bike, and walking travel in this area. Transit routes exist within a ¼ mile walk along Glade Road clearly reducing the need for vehicular travel from the site. Sewer and water run directly through the property in easements to serve other developments surrounding this property: Village at Tom's Creek, Westover Hills, Shadow Lake Road, etc. Therefore, the same utilities would provide availability to this property, in which they cross. Additional utilities are also contained in Glade Road.