

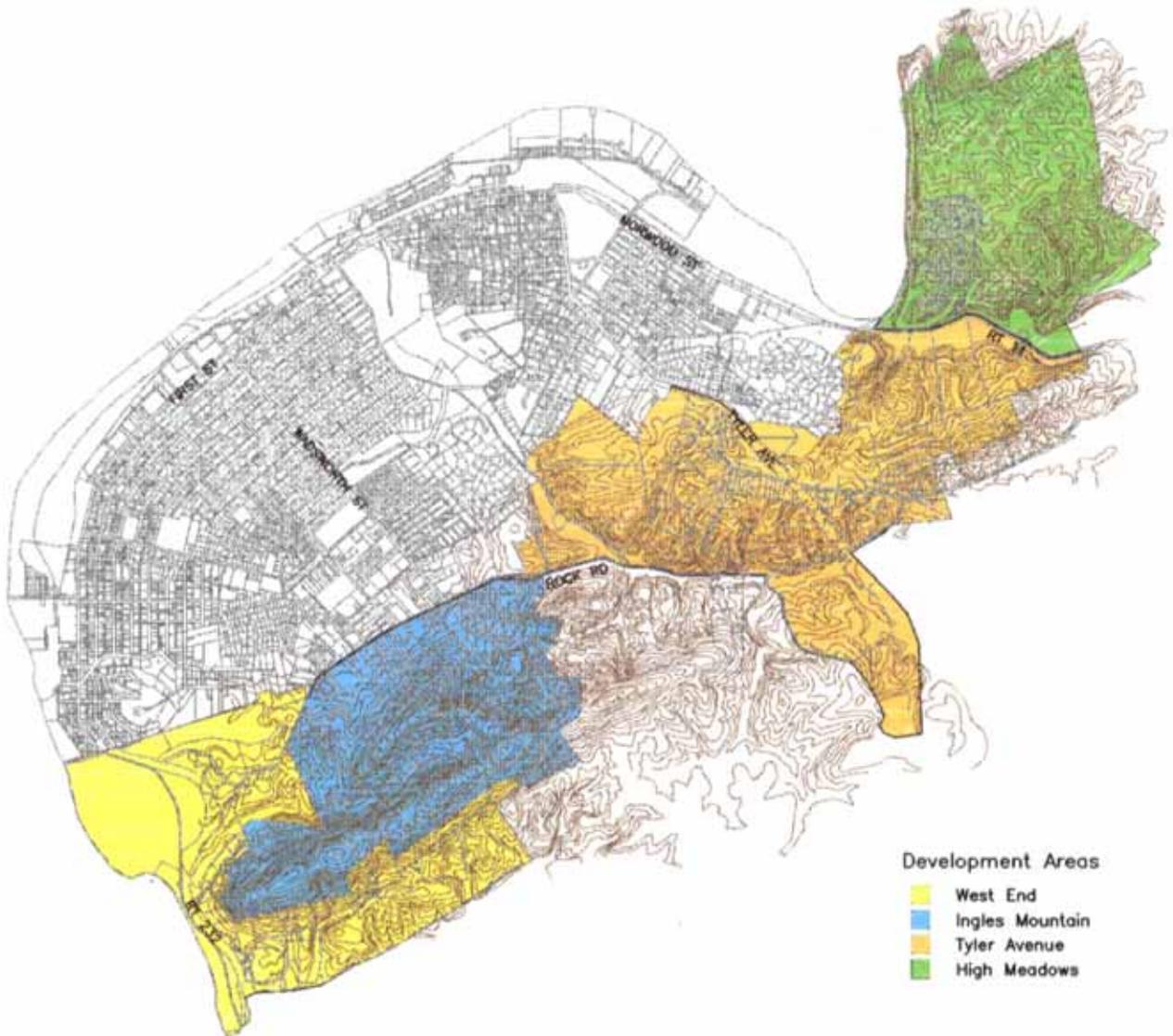
RADFORD VACANT LAND DEVELOPMENT STUDY

BY

LAND USE STUDY COMMITTEE

FOR

RADFORD CITY PLANNING COMMISSION



RADFORD VACANT LAND DEVELOPMENT STUDY

RADFORD CITY PLANNING COMMISSION

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TABLE OF CONTENTS

INTRODUCTION	1
PROJECTION OF LAND USE DEMAND	1
Population Projection	1
Labor Force and Job Requirements	2
Housing Projection	2
IDENTIFICATION OF EXISTING CONDITIONS	5
Existing Land Use	5
Existing Zoning	6
Topography	9
Soil Evaluation	9
IDENTIFICATION OF VACANT LANDS	11
STUDY AREA EVALUATION	13
Area 1 - West End Study Area	13
Existing Land Uses	13
Future Land Use Alternatives	17
Comprehensive Plan Recommendations	17
Zoning Recommendations	17
Area 2 - Ingles Mountain Study Area	19
Comprehensive Plan Recommendation	19
Zoning Recommendation	19
Area 3 - Tyler Avenue Study Area	22
Comprehensive Plan Recommendations	22
Zoning Recommendations	23
Area 4 - High Meadows	27
Comprehensive Plan Recommendations	27
Zoning Recommendations	27
Other Development Areas	30
Area 5 - Harris Property Study Area	30
Area 6 - Route 177 Corridor Study Area	30
Area 7 - New River Industrial Park Study Area	30
LAND USE COMMITTEE ALTERNATIVES	33

TABLES

Table 1 Distribution of Radford University's Faculty & Staff Place of Residence	4
Table 2 Radford University Employees Residing in Montgomery County	4
Table 3 Existing Land Use	5
Table 4 Existing Zoning By Classification	6

FIGURES

Figure 1	Housing Values	3
Figure 2	Current Land Use	7
Figure 3	Current Zoning	8
Figure 4	Slope Map	10
Figure 5	Vacant Lands	12
Figure 6	Development Areas	15
Figure 7	West End Study Area Current Zoning	16
Figure 8	West End Recommended Future Zoning	18
Figure 9	Ingles Mountain Study Area Current Zoning	20
Figure 10	Ingles Mountain Recommended Future Zoning	21
Figure 11	Tyler Avenue Study Area Current Zoning	23
Figure 12	Park Street Natural Areas	24
Figure 13	Tyler Avenue Recommended Future Zoning	26
Figure 14	High Meadows Study Area Current Zoning	28
Figure 15	High Meadows Recommended Future Zoning	29
Figure 16	Rt 177 Corridor	31
Figure 17	New River Industrial Park	32

INTRODUCTION

The City of Radford Planning Commission identified the need to carefully consider the manner in which the City's limited land resource is utilized for the good of the City's future. The Commission requested funding from the City Council for staff assistance in evaluating the City's vacant lands and making recommendations for future uses. For this study, "vacant land" is defined as those lands included in the City Land Book for which there is no reported value for structures located on the parcels. Open space and natural uses will be considered as appropriate uses to be supported on selected parcels of land. The Council provided the Planning Commission the funding to undertake the study in Spring of 1996.

The Commission established a scope of work which includes:

- Projection of demand for various land use types
- Identification of large vacant parcels and other vacant lands
- Recommendations for amendments to the comprehensive plan
- Recommendations for amendments to the zoning ordinance and map
- Preparation of existing land use and zoning maps

In order to effectively undertake this special study, the Commission formed a Land Use Study Committee made up of three members of the Commission. The first step in the study is the projection of future land uses in the City. Following the projection of land uses is the identification of the "vacant lands" which exist in the City. Undeveloped lands within the City are a scarce commodity. The wise utilization of this resource to enhance the viability of the City is the goal for this study.

The Radford Planning Commission selected the New River Valley Planning District Commission to provide the Land Use Study Committee staff support.

PROJECTIONS OF LAND USE DEMAND

To make projections of land use demand, projections of population, labor force requirements, housing demand, and job needs are considered. These demographic projections are then converted to estimates of the land required to support the projected land use demand indicated by the demographic projections. The projections of these factors are based upon the continuation of existing conditions. The types and quality of future development may modify the projections based upon investments and marketing activities undertaken by the City.

Population Projection

The Virginia Employment Commission officially projected the populations of all of the jurisdictions in the State in 1993. The City of Radford was projected to have a population increase of 2,059 persons by 2010. The projection further estimates that of this increase, 909 will be males and 1,150 will be females. This projection can be greatly influenced by decisions which are made by land owners and the City government. In addition, decisions which affect Radford University can also have a significant affect on development in the City.

Labor Force and Job Requirements

Based upon the trends identified for the City over the years, the number of males and females was adjusted by labor force participation rates to estimate the distribution of the projected persons in the labor force.

909 males x the participation rate of 77%=706 jobs
1,150 females x 60.7%= 697 jobs

The job requirements are likely to be adjusted as the shifts in the economy encourage increasing participation levels by those of an age to be in the work force.

To assess the potential impact of the projected increase in the labor force in terms of demand for land to support various uses, an evaluation was made of the distribution of the City's existing labor force. There is a "re-engineering" of the work force which indicates that future employment will be focused on information. However, this does not take into consideration the employment potential of "small" manufacturing companies participating in the world economy. The shift in the size of companies and ownership patterns does not change the need for basic employers in the local economy.

It is therefore estimated that the future land use requirements would be associated with jobs in the following categories:

253 jobs in manufacturing - approximately 40 acres
1,047 jobs in commercial activities - approximately 12 acres

Housing Projection

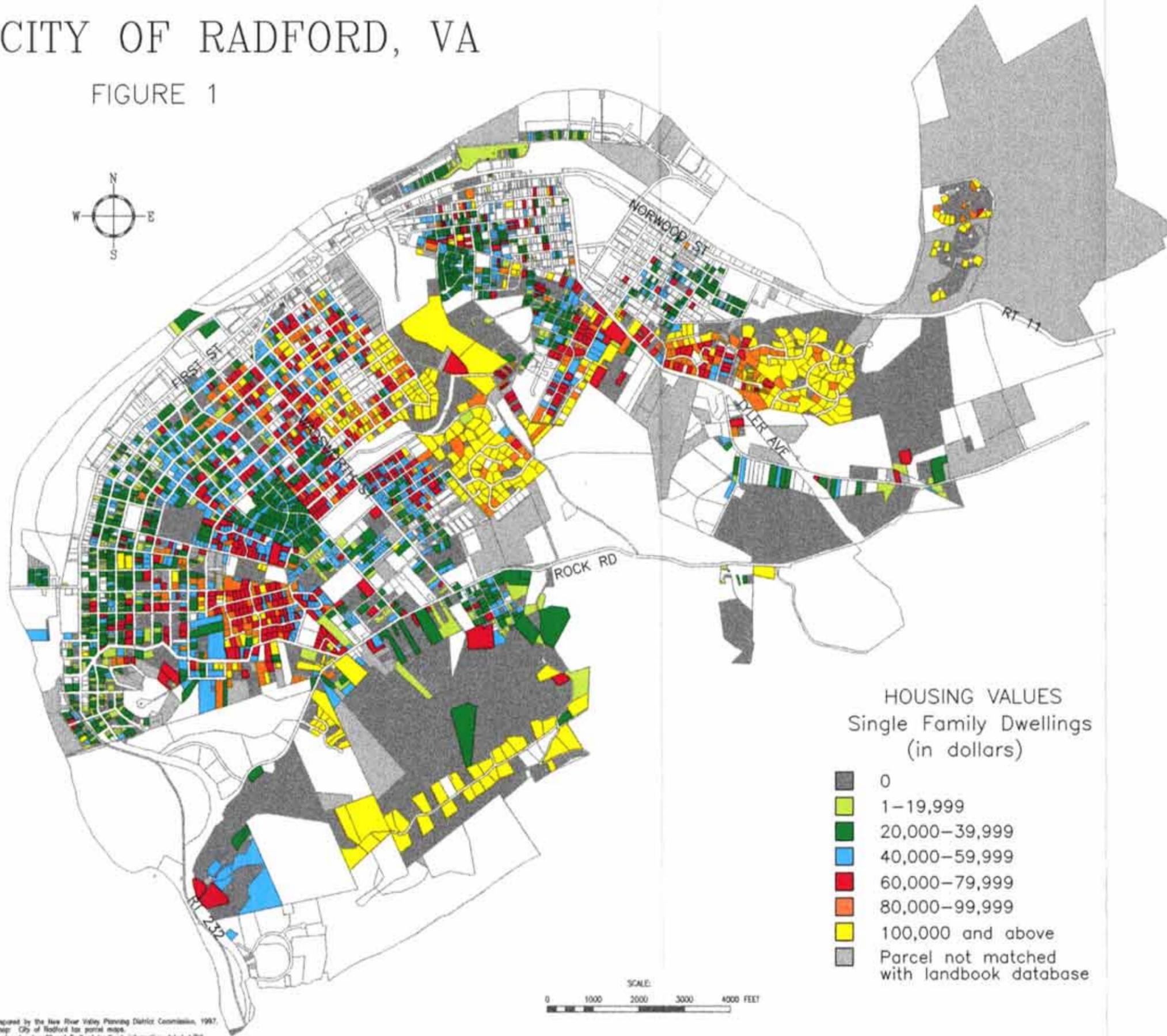
The projection of housing required in the City is based upon the population projection for the year 2010. To meet the population growth projection, it is estimated that 360 units will be required. Current housing is located on lots ranging from 1 to 5 acres. It is therefore estimated that some 450 acres will be required to support the future housing demand. Should the City undertake activities which attract more people to the City than those projected to locate based upon historic trends, then additional land will need to be devoted to housing.

There is no attempt here to project the change in the City population and housing needs associated with an expansion of Radford University. Housing in the City is moderately priced. The median housing value reported in the 1990 Census was 64,500 dollars. The median rental value was 339 dollars per month. At the same time as the values are moderate, taxes are also low. The current tax rate for real estate is 68 cents per 100 dollars of assessed value. The personal property tax rate is 2.14 dollars per 100 dollars of assessed value.

Figure 1 provides a graphic distribution of housing values throughout the City. This figure is a graphic representation of housing values as assessed for the City and reported in the City's Land Book. One of the questions that is important for the City to address is its ability to attract the faculty and staff of Radford University to the City.

CITY OF RADFORD, VA

FIGURE 1



Map prepared by the New River Valley Planning District Commission, 1997.
Base map: City of Radford tax parcel maps.
Map produced using City of Radford landbook information dated 4/76.

To evaluate the issue of the City as a place to live, Radford University was asked to provide a distribution of its employees by the zip code of their home address. The following table provides a review of the data.

TABLE 1
DISTRIBUTION OF RADFORD UNIVERSITY'S
FACULTY & STAFF PLACE OF RESIDENCE

Locality	Number of Employees	% of Workforce
Floyd	17	1.67
Giles	8	0.79
Montgomery	309	30.32
Pulaski	151	14.82
Radford	482	47.30
Outside NRV	52	5.10

The City is home for 47 percent of the Faculty and Staff of the University. Montgomery County has the second largest concentration of University employees as residents. The distribution of residents in Montgomery County was further evaluated to determine if there was an indication of the factors which affected location decisions. The following table reviews the distribution of Radford University employees living in Montgomery County.

TABLE 2
RADFORD UNIVERSITY EMPLOYEES
RESIDING IN MONTGOMERY COUNTY

Locality	Number of Employees	% RU Workforce
Blacksburg	100	9.8
Christiansburg	175	17.2
Remainder of County	34	3.0

It appears that access to the University, housing affordability, and availability of appropriate housing are the factors influencing University employee location decisions.

IDENTIFICATION OF EXISTING CONDITIONS

The City has recently had its 41 tax map sheets, which represent the City's land parcels, digitized so that they are readable by computer programs. For this study, the individual sheets were combined into a single map of the City's property. The combining of the map files required a considerable amount of work to match the edges of each sheet and to reflect the actual location of a number of features. A parcel identifier was added to each parcel to allow electronic preparation of mapping, which reflects the data contained in the City's land book.

Existing Land Use

To evaluate the existing land use patterns, the City Land Book, which is maintained by the Commissioner of the Revenue, was utilized as the source of land use information. The land use coding reported in the Land Book is defined by the land assessors as reassessments are conducted. Adjustments are made by the Commissioner of the Revenue between reassessments as required by changes in land use.

The Land Book contains 4,938 parcels of land in the City. The following table reports the various Class Codes used to define the land uses in the City, a description of the Code, and the number of parcels in each of the land use Class Codes. The vast majority of the parcels of land in the City are devoted to supporting single family residential structures.

TABLE 3

EXISTING LAND USE

<u>Class Code</u>	<u>Description</u>	<u>Number of Parcels</u>
1	Single Family I	3,766
2	Single Family II	3
3	Multi-family	390
4	Commercial	377
5	Industrial	39
6	Agricultural	20
7	Open Space	17
B	Federal/State	86
E	Local	126
H	Exempt	87
I		1
J	Exempt Org.	23
	Blank	2

A review of the zip code of the owner of each of the parcels reveals that 3,827 of the parcels are owned by City residents. The remaining 1,111 parcels in the City are owned by non-city residents.

Figure 2, Current Land Use, on the following page, illustrates the existing land use in the City as recorded in the Land Book. The land use map reflects the Class Codes identified in the Table 3. There are several parcels on the map for which there is not a match between the map and the data. These parcels are grey in color. These parcels are likely to be a part of multiple parcels for which there is only one listing in the Land Book. Figure 2 is not a representation of the future land use patterns as described in the Future Land Use Map contained in the Comprehensive Plan.

Existing Zoning

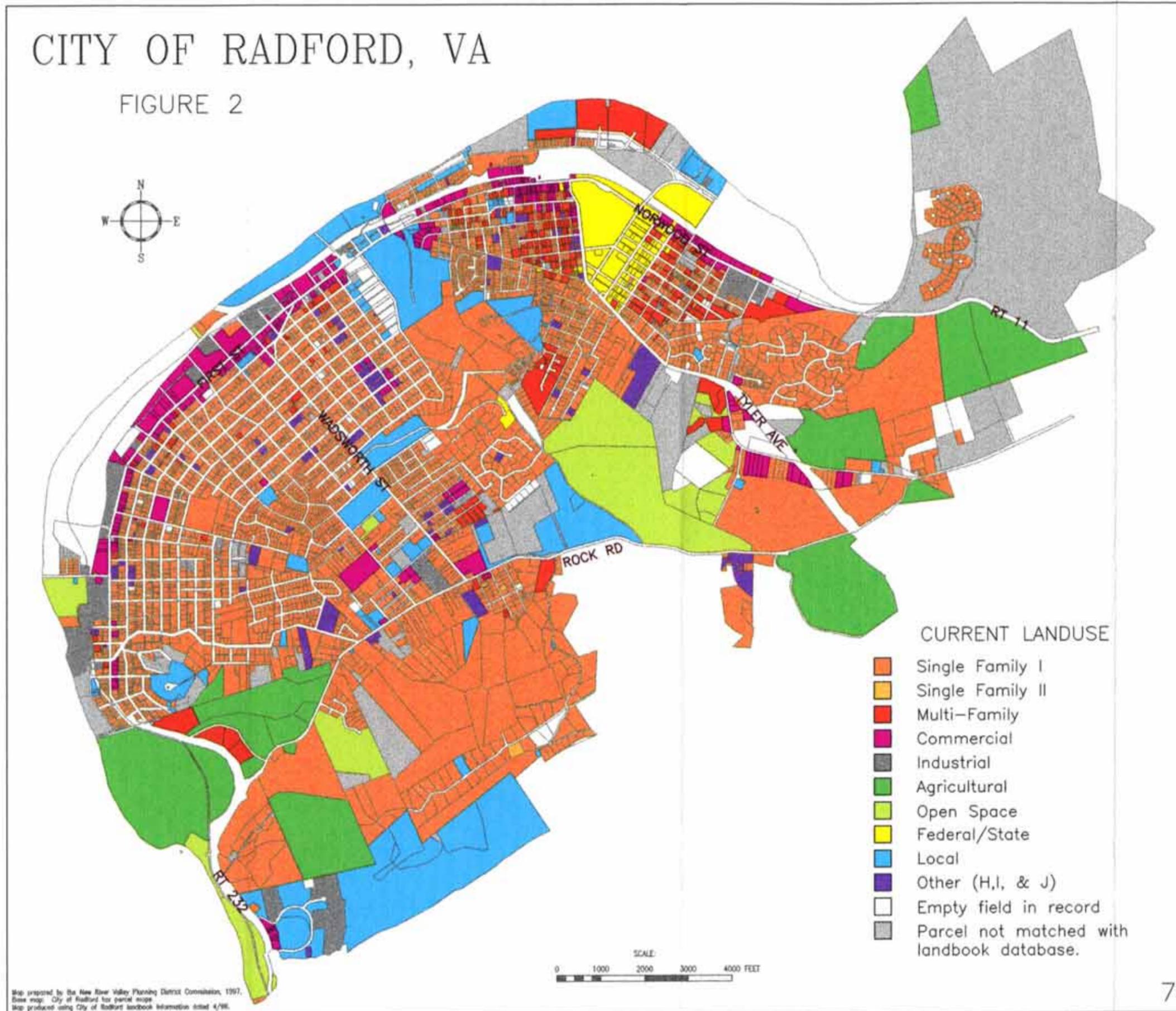
The existing zoning for each of the land parcels in the City is included in the Land Book records. During review of the existing zoning data, there are areas where there appears to be a difference between the data and the Official Zoning Map. As a result, in any case where the precise zoning of a parcel is being considered, the Official Zoning Map must be consulted. It is beyond the scope of this study to make changes to individual parcels. For the purposes of this study, where vacant lands are considered for their future value, both the future land use and future zoning are subject to recommendation for classification changes. Figure 3 (page 8) illustrates the Existing Zoning as contained in the Radford Land Book. Table 4 provides a review of the number of land parcels included in each zoning classification.

**TABLE 4
EXISTING ZONING BY CLASSIFICATION**

<u>Classification</u>	<u>Description</u>	<u>Number of Parcels</u>
B-1	Business	11
B-2	Business	85
B-3	Business	560
CD	Conservation	35
M-1	Industrial	92
M-2	Industrial	115
MED	Medical	17
PUD	Planned Unit Development	91
R-1	Single Family Residential	532
R-2	Residential	568
R-3	Residential	1,914
R-4	Residential	767
UD		11
Blank		136

CITY OF RADFORD, VA

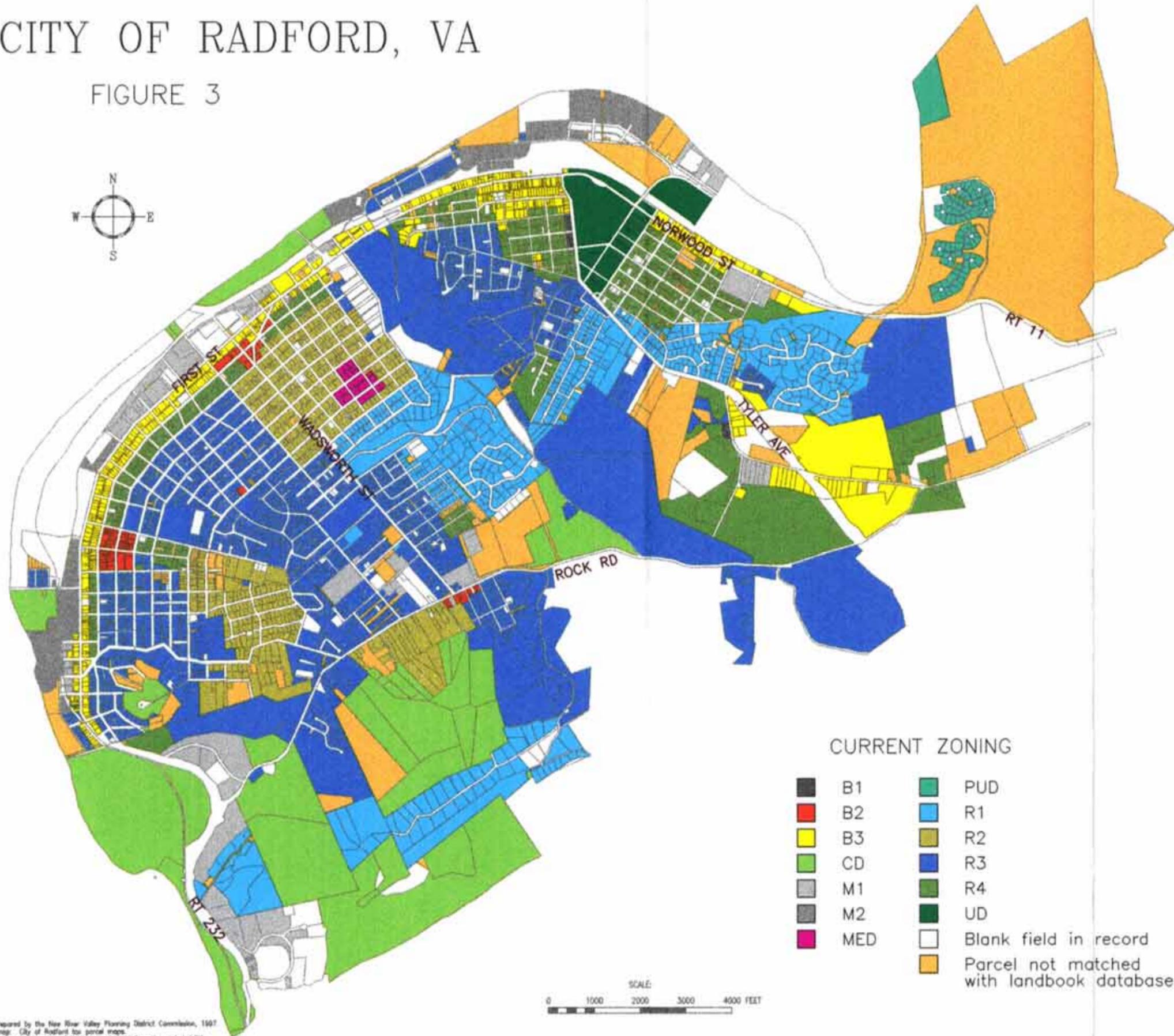
FIGURE 2



Map prepared by the New River Valley Planning District Commission, 1997.
Base map: City of Radford tax parcel map.
Map produced using City of Radford landbook information dated 4/98.

CITY OF RADFORD, VA

FIGURE 3



Map prepared by the New River Valley Planning District Commission, 1997.
 Base map: City of Radford tax parcel map.
 Map produced using City of Radford landbook information dated 4/98.

Topography

The slope map, Figure 4, on the following page, illustrates the topography as it relates to the Vacant Land Study Area of the City. The slope mapping was developed utilizing the slope classifications associated with various soil types. It is clear from Figure 4, that a majority of the Study Area is steep and divided by many drainage ways, which increase the difficulty of developing the properties.

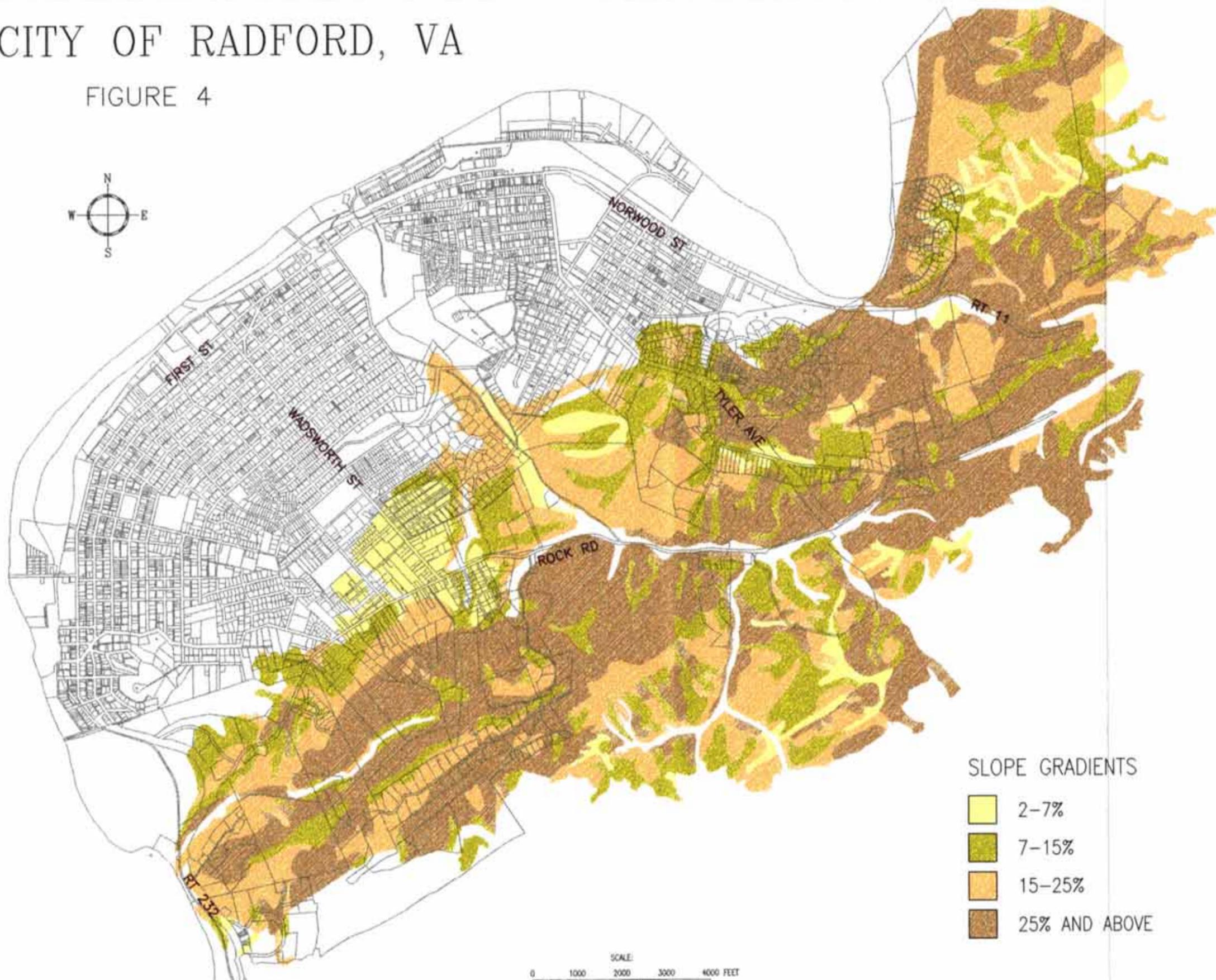
In addition to developing the slope mapping, topography was added to the mapping of the southern third of the City as well as to property mapping for each of the "vacant land" Study Areas to allow consideration of the potential impacts of topography on development. In evaluating slope, the closer together the contour lines are, the steeper the land surface. It becomes clear that to support development, the tops of knolls and ridges provide dispersed sites for the location of structures.

Soil Evaluation

To evaluate the physical condition of the lands included in this Study, the soils mapping was evaluated to consider the physical characteristics of the vacant parcels. While a majority of the area is steep, a majority of the soils have slope as their major limitation for development. This information has been used in the evaluation of the future uses of various parcels.

CITY OF RADFORD, VA

FIGURE 4



SLOPE GRADIENTS

-  2-7%
-  7-15%
-  15-25%
-  25% AND ABOVE



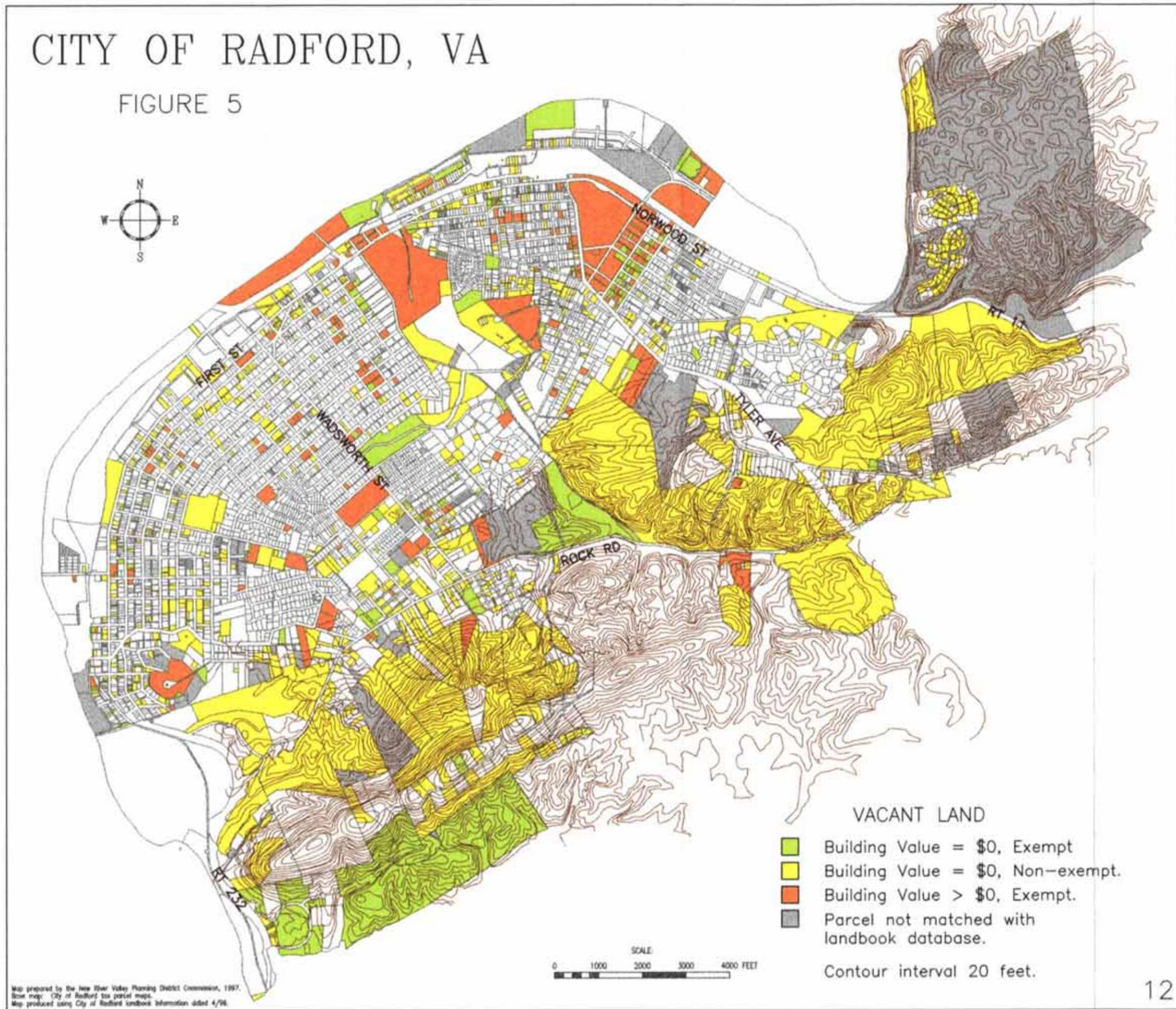
Map prepared by the New River Valley Planning District Commission, 1997.
Base map: City of Radford tax parcel maps.
Map produced using City of Radford handbook information dated 4/96.

IDENTIFICATION OF VACANT LANDS

The Committee requested the staff to develop a methodology for the identification of large areas of vacant land, in either single ownership or a combination of lands owned by several persons, and evaluation of future land use and zoning classification. With the ability to select Land Book features and display them on the map, a query was made to identify all of the land parcels which have a structural value of zero; these lands then are those which are vacant. Figure 5 illustrates the result of the query. There are 1,121 parcels of land in the City for which the Land Book reports no structural value. Figure 5 also contains a distribution of publically owned land having structural value greater than zero to illustrate the patterns of existing public ownership (exempt) in relation to the vacant parcels. Non-exempt lands are privately owned lands which are included in the definition of "vacant lands." Likewise, publicly owned lands which have no existing structures fit the definition of vacant land. They may or may not be available for private development. The number of parcels in the data base without structural value represent approximately 23 percent of all of the parcels in the City. Of these parcels, 167 are owned by the City and other non-profit organizations. In the context of this study, attention is directed toward those parcels which are in private ownership and are larger parcels. A review of the Vacant Land Map clearly illustrates that the larger parcels of vacant land are located on the southern side of the City.

CITY OF RADFORD, VA

FIGURE 5



STUDY AREA EVALUATION

To further evaluate the future use of the vacant parcels identified during this study, the vacant parcels have been divided into four general areas. The four areas are called: (1) West End, (2) Ingles Mountain, (3) Tyler Avenue, and (4) High Meadows. Figure 6 defines each of these areas and considers the future development potential of each area. Three additional areas, (5) The Harris property and (6) the Route 177 Corridor (both located in Montgomery County), and (7) the New River Industrial Park (located in Pulaski County) are considered for their ability to support City objectives. These areas provide the City with opportunities for joint projects to address City-identified needs.

Each of the areas is described in the following sections of this study. The discussion includes alternative development concepts, recommended future land use plans, and zoning designations.

AREA 1 - WEST END STUDY AREA

The West End Area includes approximately 682 acres in the corridor parallel to I-81, along the Route 232 corridor, and a portion of the Rock Road corridor. Figure 7 provides a visual indication of the features in the Study Area. Property lines are displayed, topography is illustrated, and the existing zoning is provided as contained in the Land Book.

The current and vacant land patterns in the West End are the most complex of the four areas in the City. Major tracks of land in this area include the City owned lands parallel to I-81 and adjacent to the New River Resource Authority's Ingles Mountain Landfill; the Ingles Farm, and the Weeks Property at the intersection of Rock Road and Route 232. The Ingles Mountain Study Area penetrates the West End Area, as does Ingles Mountain. Because of topography and access, existing and potential land uses for the central portion of the area is more closely aligned with the type of development in the Ingles Mountain Area and is therefore included in the Ingles Mountain Area.

Existing Land Uses

This West End Study Area contains many significant features. The Radford Industrial Center has established the Area as an industrial center with a focus on manufacturing. The Area should support an expansion of this type of land use to assist in meeting the needs for additional manufacturing jobs and land devoted to industrial production.

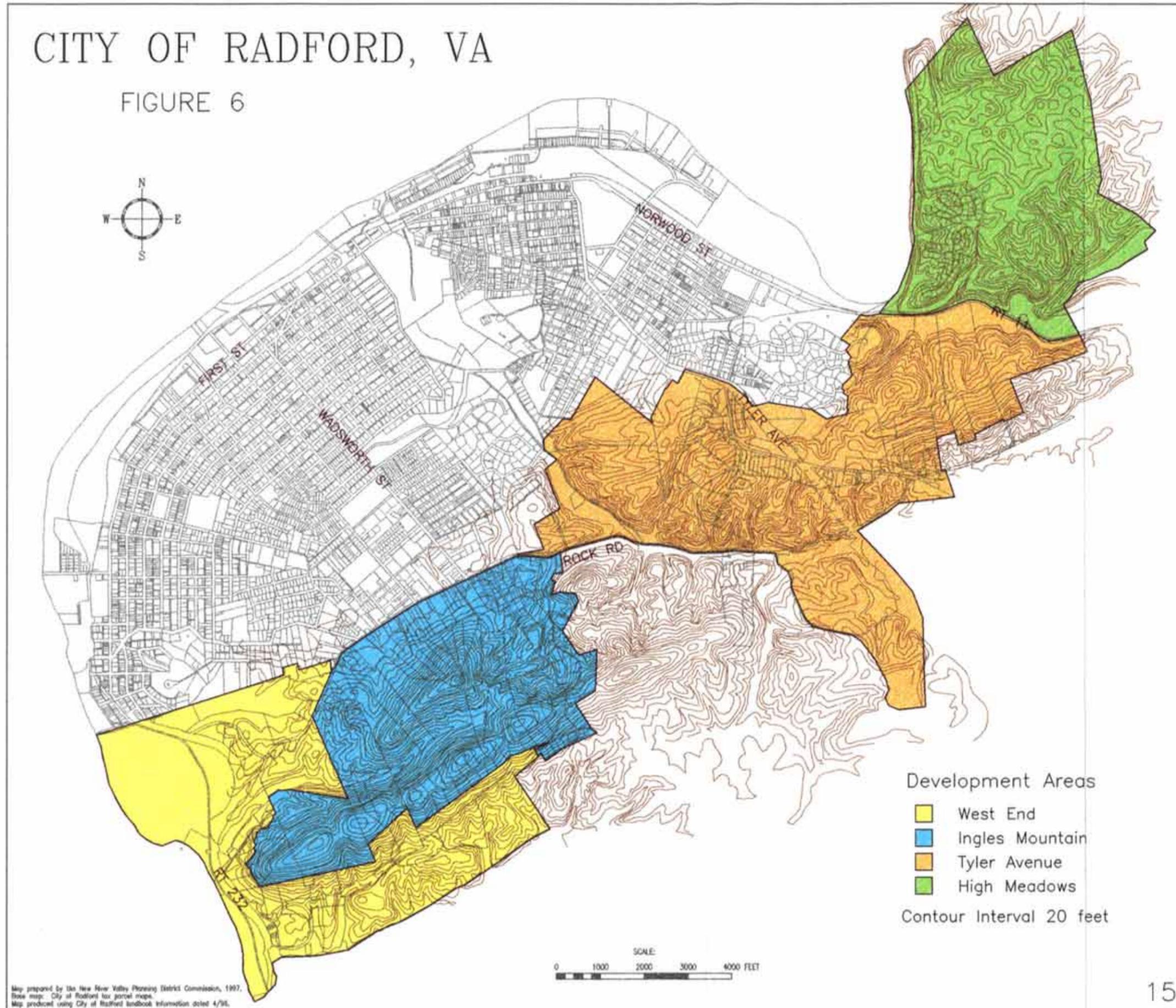
The history of westward expansion is represented in the West End Study Area in a rather significant way. Rock Road is a segment of the Wilderness Road which served as a major western expansion route for the development of the United States. The Ingles Farm became the home of the Ingles family following the return of Mary Ingles after her capture by Indians from Draper Meadows. The Ingles Family developed a ferry service which provided a safe crossing of the New River until it was abandoned in 1947.

In 1971, the Long Way Home outdoor historical drama began at a site donated by the Ingles family heirs for use by the Drama Company. Play attendance is limited in part because of limited resources for the advertising of the production.

The West End Study Area also supports three multi-family developments. Included in the Area are housing projects which contain 98 low moderate income family housing units and 40 units of housing for the low income elderly. These structures are located on parcels north of Rock Road in Figure 7.

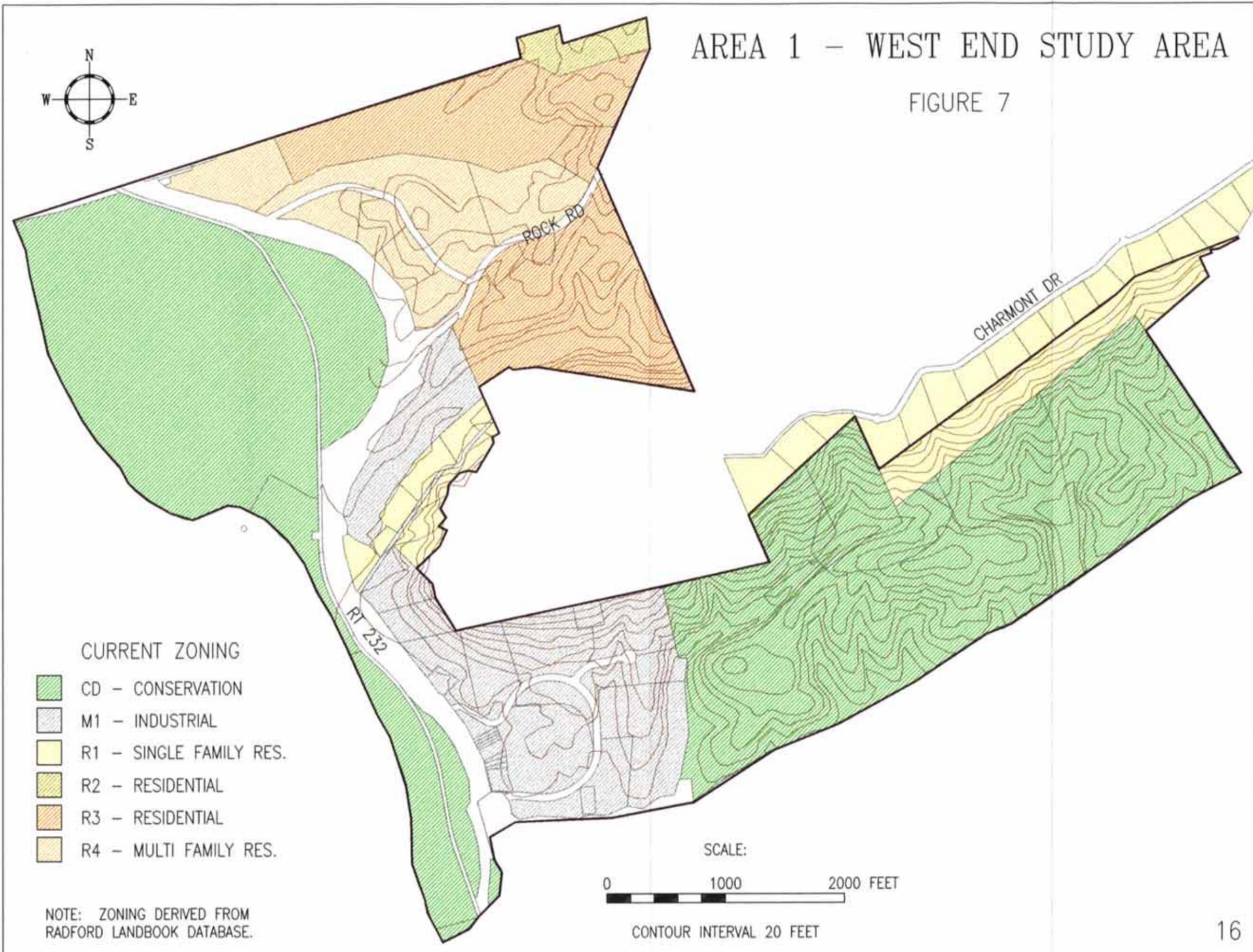
CITY OF RADFORD, VA

FIGURE 6



AREA 1 – WEST END STUDY AREA

FIGURE 7



Future Land Use Alternatives

This Study Area can easily support developments which range from highway commercial, to industrial, and tourism related projects.

Comprehensive Plan Recommendations - Mixed Industrial, Commercial, Tourism Uses

The recommended future land use and zoning for the West End Study Area is a mixture of industrial, commercial, and tourism developments. There are a few parcels in the Area that are available for infill residential developments.

The City owns some 200 acres of land along the I-81 Corridor which could support an expansion of the Radford Industrial Center. With the closing of the Ingles Mountain Landfill, the further development of industrial lands should not result in traffic and use conflicts in the area. Sites of a limited size can be prepared on this land. The major issues for the utilization of these lands are the availability of utilities and grading costs.

In terms of highway commercial development, there are eight small parcels which front Route 232 at the Radford Industrial Center. These parcels can support limited commercial developments. The 105 interchange does not lend itself to the development of a major truck stop or similar intensive uses.

The Weeks property offers a variety of development opportunities. The parcel contains 19 acres of very developable land. The availability of utilities and the ease of access provides a location where an industrial site or two can be prepared. The construction of a shell building on the property would also be very marketable.

The Weeks property is ideally located to support a travel information center and related commercial developments which can be an asset for all of Western Virginia. Its location adjacent to the Wilderness Road provides a location to detail the westward expansion of America. Being across Rt. 232 from the Long Way Home Historical Drama, which details the capture and return of Mary Ingles, the subject of the movie, *The River Runs Through It*, provides an additional dimension to its significance. The Mary Ingles story has received considerable attention in West Virginia. This location in Radford provides a unique opportunity to present a long history in the development of Southwestern Virginia and America's westward expansion. *Follow the River*

The Ingles property is one of the most significant of the agricultural properties in the City. Combined with its history and the history of the family, there is a significant opportunity to develop a destination and add a dimension to the tourism industry in the City.

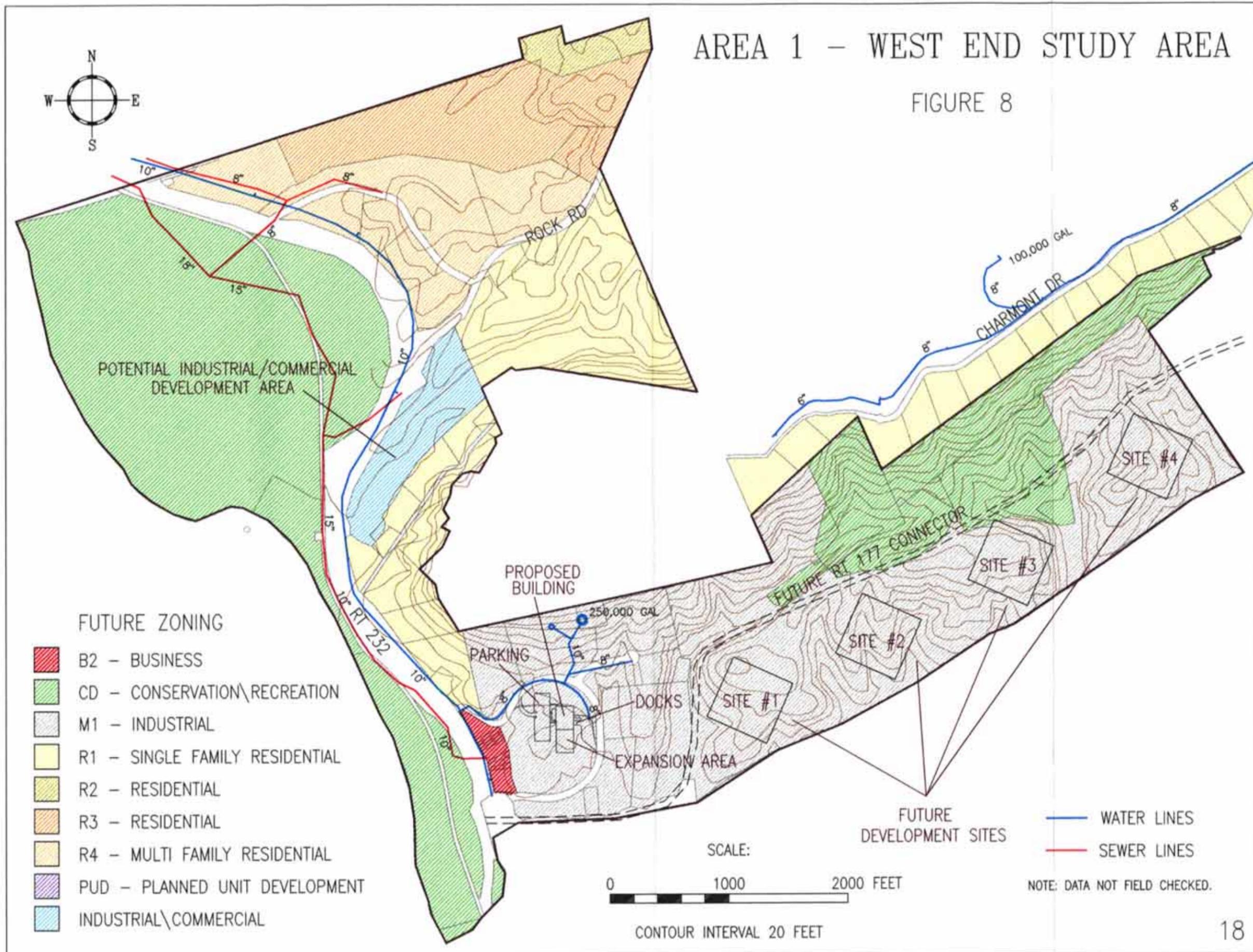
Zoning Recommendations

Figure 8 illustrates the future zoning patterns for this study area. The figure illustrates both future land use and the recommended zoning classification for the lands contained in the Area.

The Weeks property is identified as either industrial or commercial. As noted above, the land can serve either purpose. It may be that the best development pattern include the construction of a shell building on the site in such a way that a portion of the site can serve as a Travel Information Center.

AREA 1 – WEST END STUDY AREA

FIGURE 8



AREA 2 - INGLES MOUNTAIN STUDY AREA

The Ingles Mountain Study Area, Figure 9, includes nearly 685 acres of land. The Study Area has been subdivided until it currently includes over two hundred parcels of land between Rock Road and the top of Ingles Mountain. The majority of the land is single family residential land as classified in the land records. Nearly half of the land is currently zoned CD, Conservation District. To encourage development of the CD land and a majority of the other vacant tracts, it is recommended that a majority of the land should be rezoned as Planned Unit. Slope conditions vary in the study area. Lands having an average slope over 25% represents approximately half of the area. The 15 to 25 percent slope category accounts for half of the remaining land in the study area. In view of these conditions the Planned Unit Development option is the most appropriate zoning classification for the area as it requires developers to evaluate how the project will work on the site.

Developed as large lot, single family housing, the area could support approximately 130 homes. In reviewing proposals for developments, projects can be considered where clustered units and common open space are utilized to maximize use of the most suitable lands as well as the large lot developments.

Figure 9 includes one parcel which has an existing business zoning classification. It is assumed that this parcel has been rezoned to this classifications. The complexity of the manner in which the parcels have been divided, cutting across the topography require the in ways that make development difficult. Since a majority of the larger parcels are held by a few persons, allowing the consolidation of parcels to facilitate development.

Comprehensive Plan Recommendation

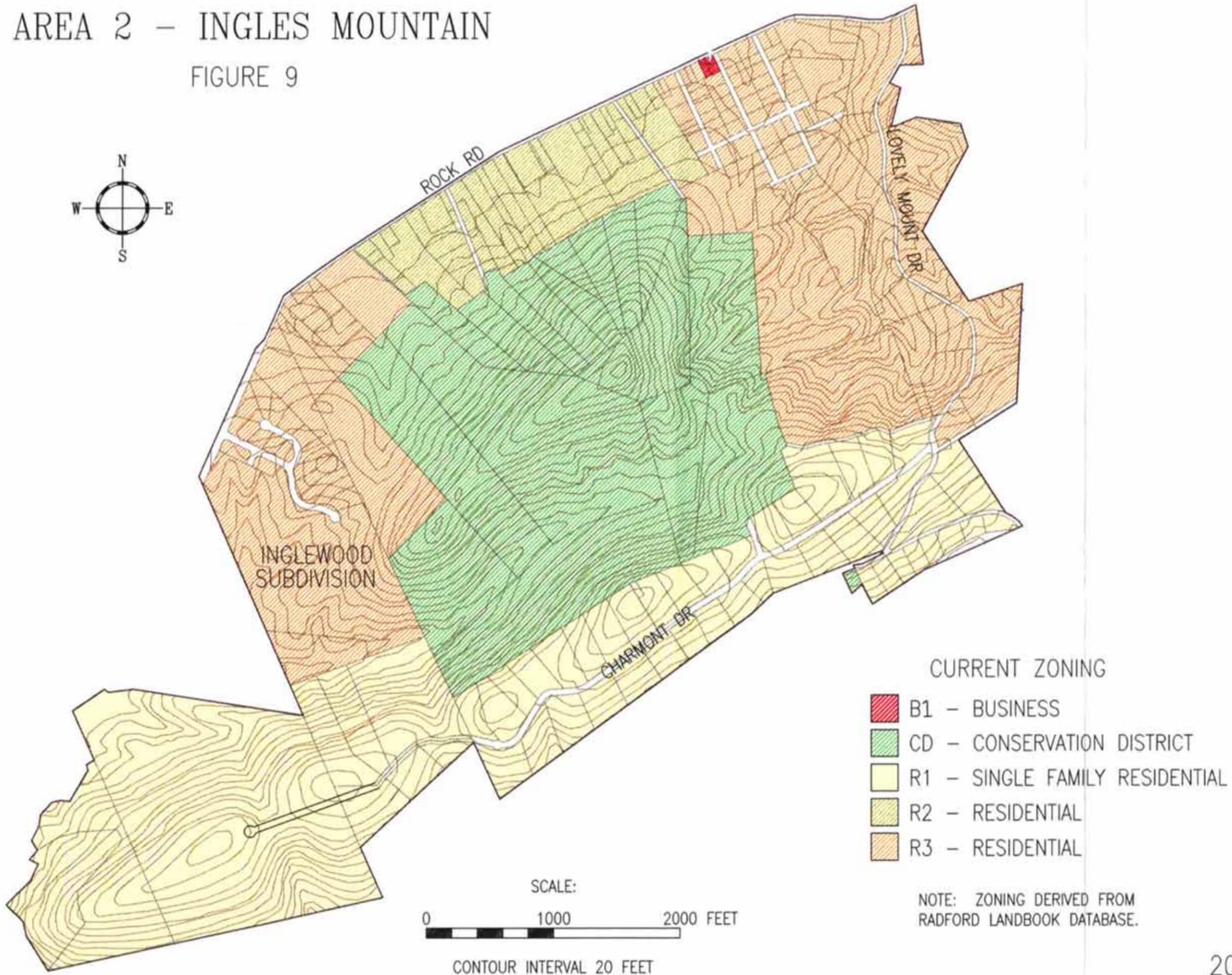
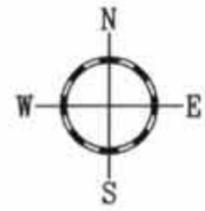
The Ingles Mountain Study Area's uses should be residential in nature, while recognizing the difficult environment of the area. The preceding discussion describes the Plan recommendations.

Zoning Recommendation

It is recommended that the areas now zoned Conservation District be rezoned to Planned Unit Development. Figure 10 illustrates the future zoning recommendations for the Ingles Mountain Study Area. Those parcels which appear to have been rezoned to industry or commercial are recommended to remain as classified.

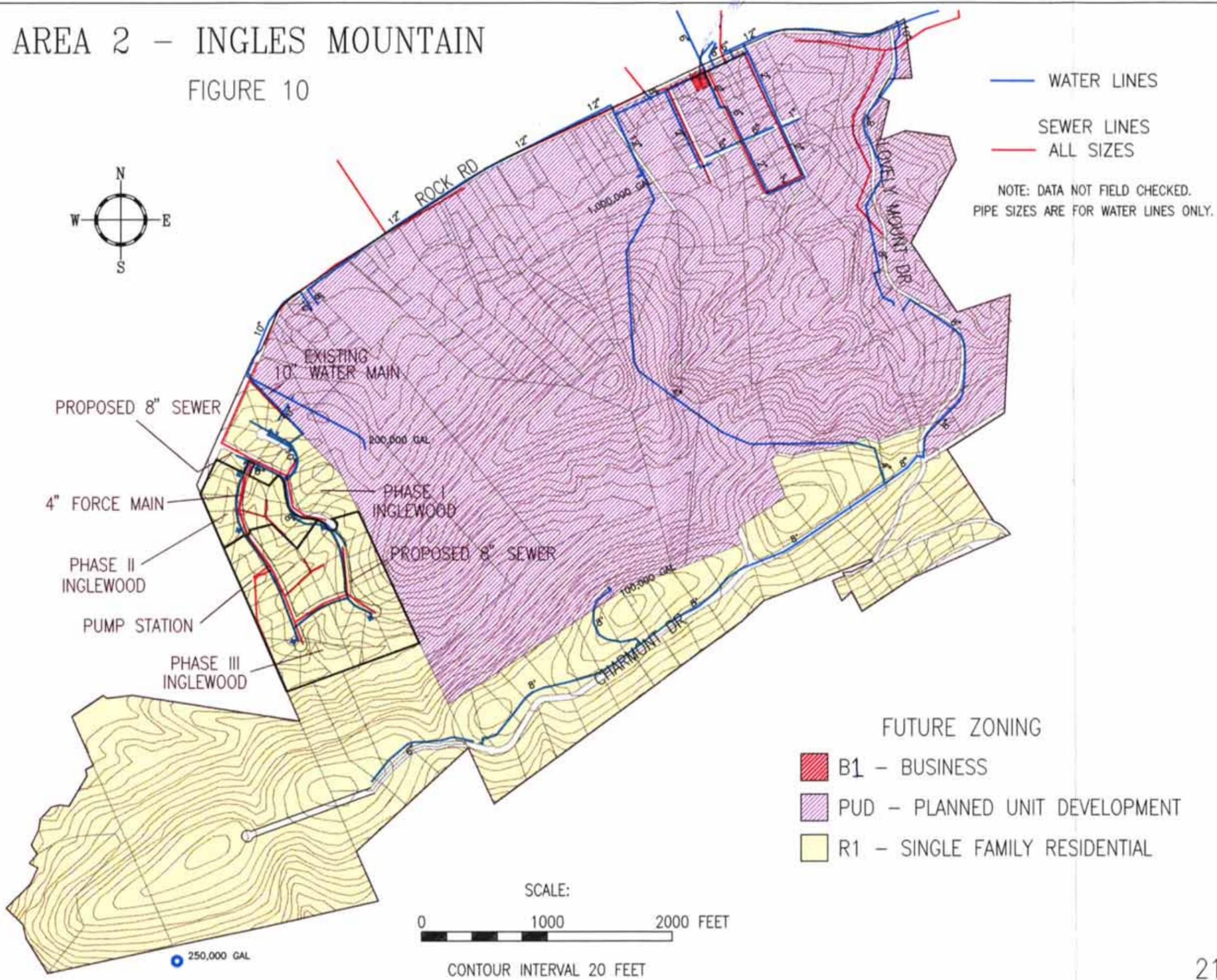
AREA 2 – INGLES MOUNTAIN

FIGURE 9



AREA 2 – INGLES MOUNTAIN

FIGURE 10



AREA 3 - TYLER AVENUE STUDY AREA

Tyler Avenue is the largest of the study areas, 1,045 acres. It contains the lands south of Rock Road which are located in the City, the lands west of Tyler Avenue to Park Road, and the lands to the east between Tyler and U.S. Route 11 as illustrated in Figure 11, *Current Zoning*.

This study area is the one with the most significant connections to developments outside of the corporate limits. The Area connects with the Route 177 Corridor to the south, to U.S. Route 11 and Montgomery County to the east, and to Pulaski County to the north.

This study area holds the most significant development potentials for the future of the City and for the development of multi-jurisdictional projects.

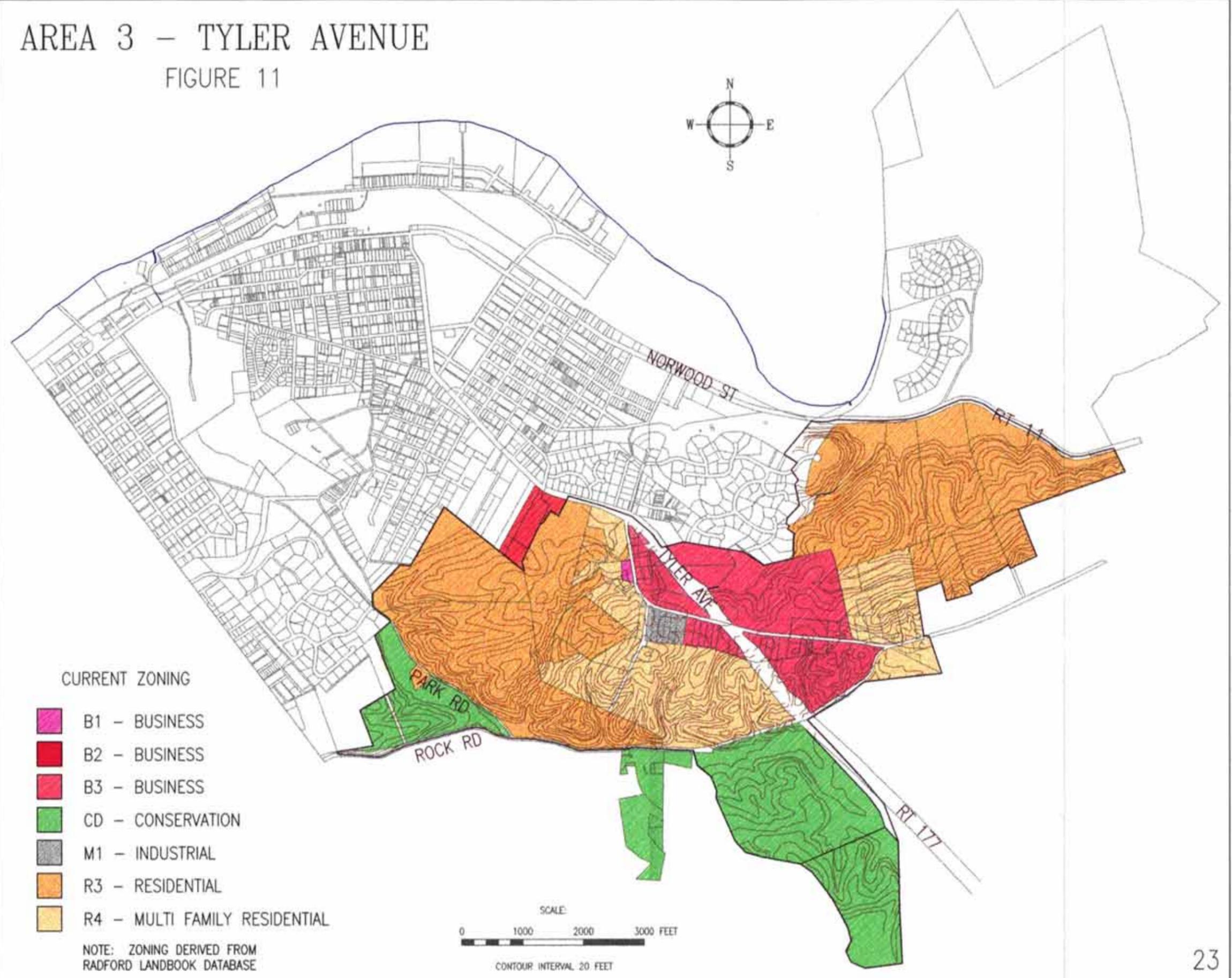
Comprehensive Plan Recommendations

Figure 13 illustrates the development recommendations for the study area. The recommendations are detailed below.

- 3.1 Work with Montgomery County and the Virginia Department of Transportation to conduct a storm water management study to include the storm water generation from the development of the Route 177 Corridor and the Turner property. The study should evaluate the feasibility of constructing a regional detention facility at the intersection of Route 177 and Rock Road and the feasibility of a structure along Rock Road from the point where Connelly's Run crosses Rock Road to Park Avenue.
- 3.2 Encourage the development of the Park Road Landfill site for recreation and/or educational purposes. Plans for the development of the site might be student projects for Virginia Tech and Radford University. Classes from which to seek assistance could include, planning, horticulture, history, geography, etc. See Figure 12 for a potential project illustration.
- 3.3 Recommend that the City acquire parcel number 34-(1)-4 containing 76 acres for the development of a Corporate Campus. The City would plan and market the development of the property. Private companies would purchase the land and build in accordance with the conditions set by the City. The detention pond located along Rock Road is one of the facilities identified to be studied in recommendation 3.1 which would serve this development and the Route 177 Corridor.
- 3.4 Work with the Virginia Department of Transportation and Pulaski County to construct a new bridge to connect Route 11 with the New River Industrial Park and Route 114.
- 3.5 Evaluate the construction of a road connecting Route 177 and the New River crossing identified in recommendation 3.4.
- 3.6 Evaluate the construction of a connector street from Tyler Avenue to Rock Road to encourage the development of the properties between Tyler and Rock Road. There are two roadways illustrated in the figure. Ultimately both should be built, however the western most alignment would seem to best address the development of the area.

AREA 3 – TYLER AVENUE

FIGURE 11



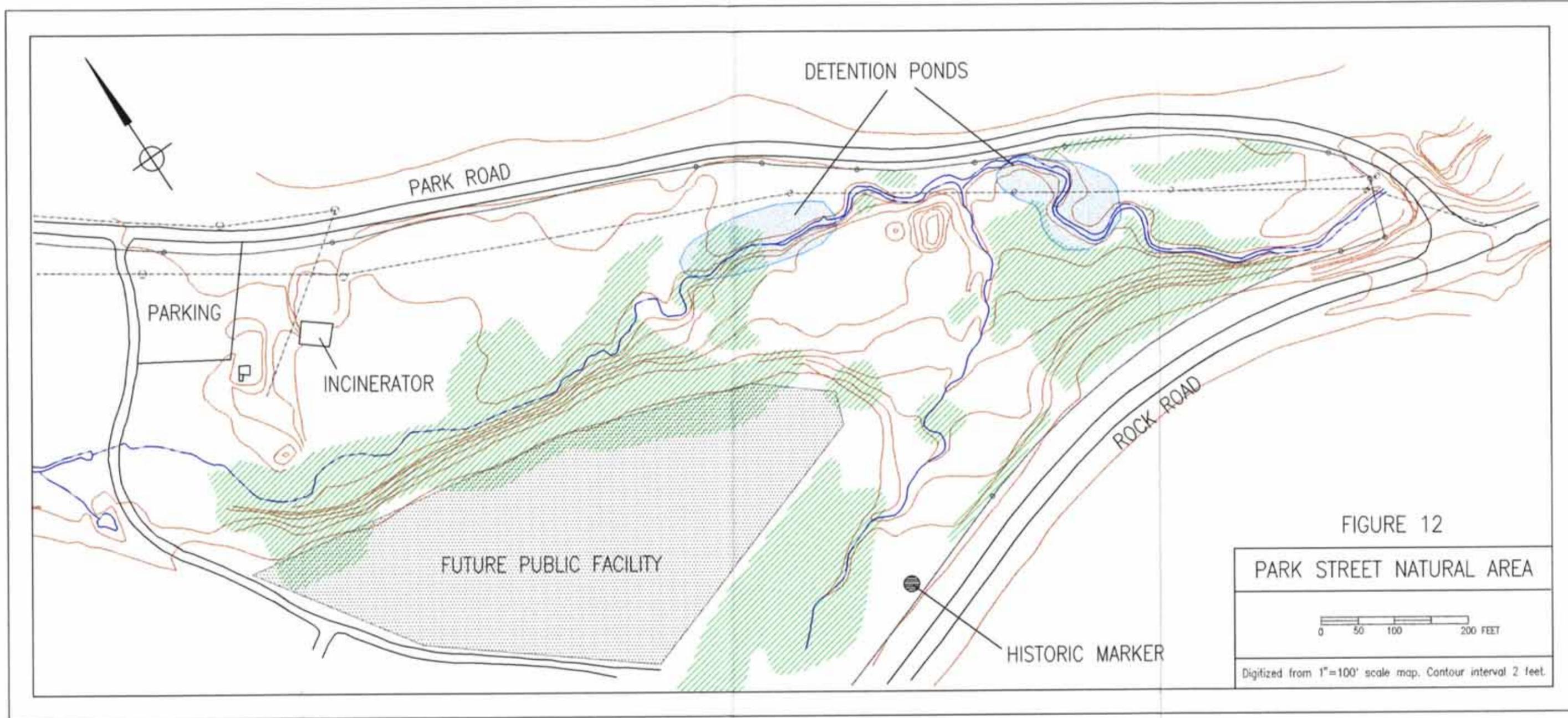


FIGURE 12

PARK STREET NATURAL AREA

0 50 100 200 FEET

Digitized from 1"=100' scale map. Contour interval 2 feet.

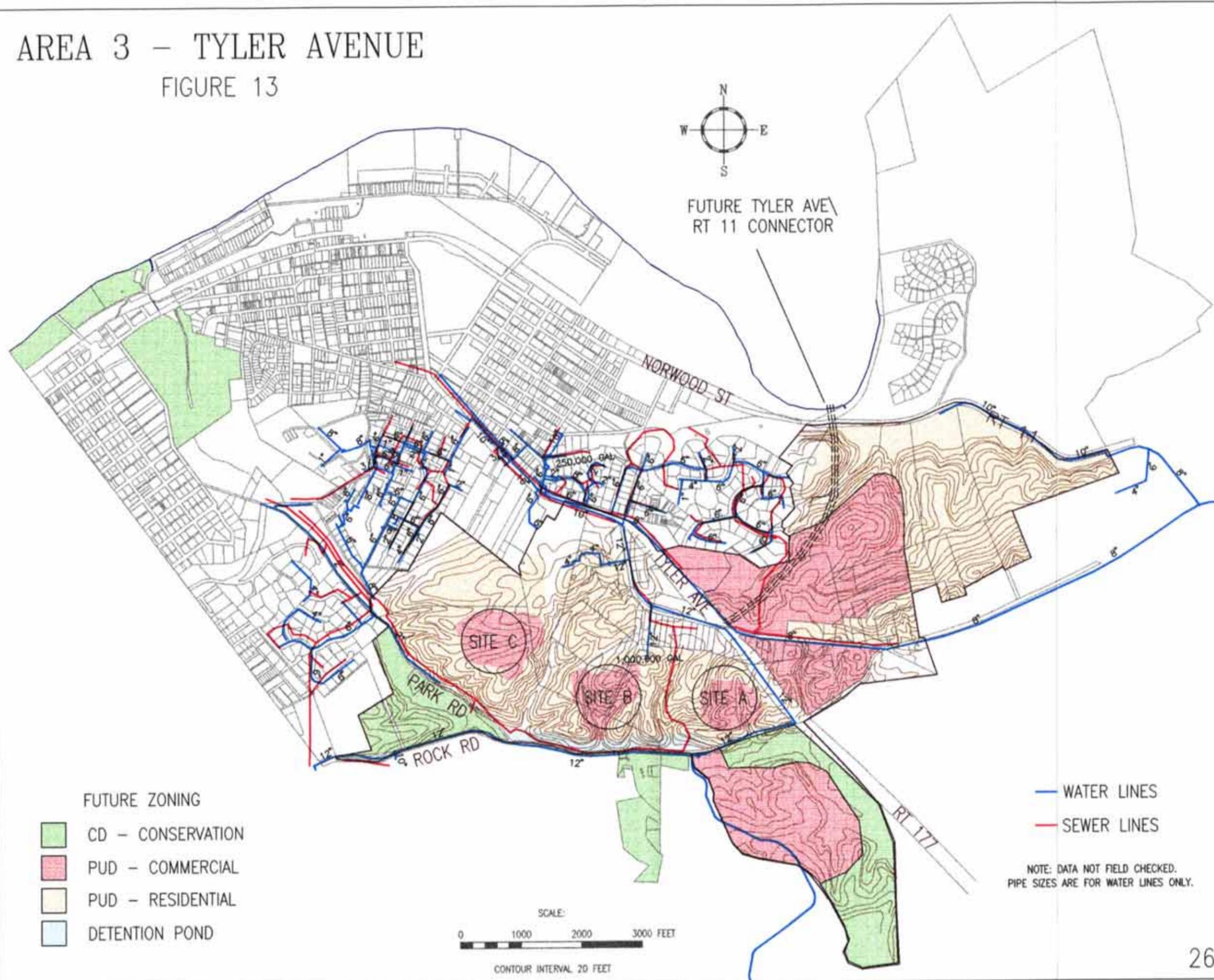
Zoning Recommendations

Figure 13 also illustrates the zoning recommendations for this Study Area. The majority of the area located west of Tyler Avenue is proposed as planned unit development. It is recommended that the Planned Unit Development district be amended to include neighborhood commercial uses. Two sites, A and B are proposed as B2 business within this portion of the area.

The section of the Study Area east of Tyler Avenue is currently zoned for various residential uses, with the land facing Tyler zoned B3, Business. Figure 13 illustrates the area zoned business. This zoning classification assumes that the new bridge across the New River to the New River Industrial Park is built and is provided with an access route to Interstate 81 in some way as illustrated in the Figure.

AREA 3 – TYLER AVENUE

FIGURE 13



- FUTURE ZONING
- CD - CONSERVATION
 - PUD - COMMERCIAL
 - PUD - RESIDENTIAL
 - DETENTION POND

- WATER LINES
- SEWER LINES

NOTE: DATA NOT FIELD CHECKED.
PIPE SIZES ARE FOR WATER LINES ONLY.

SCALE:
0 1000 2000 3000 FEET
CONTOUR INTERVAL 20 FEET

AREA 4 - HIGH MEADOWS STUDY AREA

The High Meadows Study Area contains some 615 acres (see Figure 14). Currently there are 23 lots which have been developed. All of the lots have been developed with housing units which have been assessed above \$80,000 dollars. An additional 67 lots are available for sale in the first section.

Comprehensive Plan Recommendations

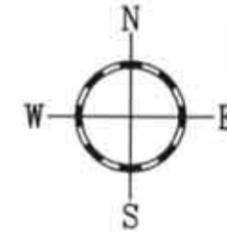
The Area is appropriate^{to} continue to be developed in a planned unit development concept. It is clear that the development is varying from the initial plan to some degree. Consideration should be given to encouraging neighborhood commercial development. The general development pattern is illustrated in Figure 15. This development combined with the Ingles Mountain Study Area and infill housing throughout the City can meet the projected housing demand in terms of number of units. Affordability remains an issue.

Zoning Recommendations

Figure 15 also indicates that the development of the High Meadows Study Area continue under a Planned Unit concept. It is recommended, however that neighborhood business be added to the permitted uses in the Planned Unit Development District.

AREA 4 – HIGH MEADOWS

FIGURE 14



CURRENT ZONING

 PUD – PLANNED UNIT DEVELOPMENT

NOTE: ZONING DERIVED FROM
RADFORD LANDBOOK DATABASE



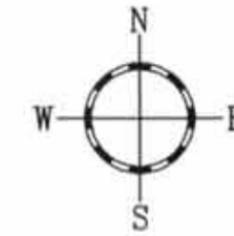
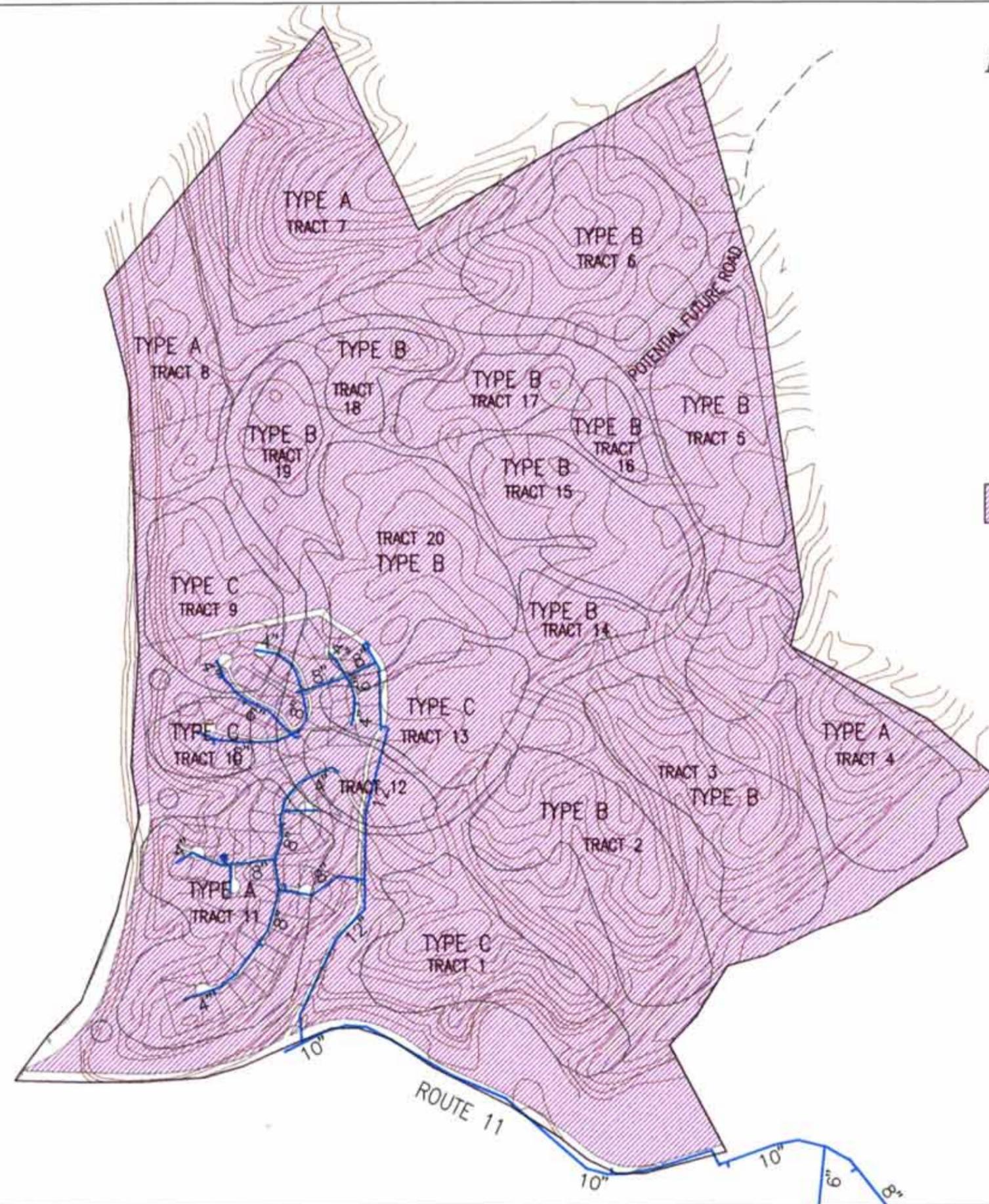
SCALE:



CONTOUR INTERVAL 20 FEET

AREA 4 – HIGH MEADOWS

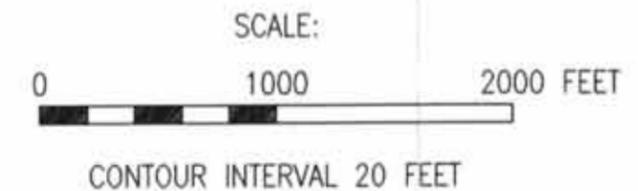
FIGURE 15



FUTURE ZONING

-  PUD – PLANNED UNIT DEVELOPMENT
- TYPE A—LESS THAN 2 UNITS PER ACRE
- TYPE B—LESS THAN 4 UNITS PER ACRE
- TYPE C—LESS THAN 7 UNITS PER ACRE

 WATER LINES
NOTE: DATA NOT FIELD CHECKED.



OTHER DEVELOPMENT AREAS

There are three other areas in which the City has a direct interest in development. These areas include: Area 5, Harris property adjacent to the City on three sides, located in Montgomery County; Area 6, Route 177; and Area 7, New River Industrial Park. Each of these areas will be reviewed for their ability to meet the development needs of the City.

Area 5 - Harris Property Study Area

A Planned Unit development plan has been prepared for Area 5. A copy of the development has not been available. The plan provided for the development of a variety of housing types, including cluster development and common open space. The construction of this project is in part limited by the availability of water and sewer services. The location of the property is dependent upon the City providing the services. The project has been designed to provide nearly 140 units of housing. The design of the development includes the clustered housing as well as the single family housing. If the property is not developed following the described plan, the land is likely to remain in open space or developed in large lot single family housing.

Area 6 - Route 177 Corridor Study Area

This area is one which the City and Montgomery County spent a considerable amount of time in the preparation of development concepts. The concepts are included in the City's Comprehensive Plan and can assist in meeting the development goals of the City. It is recommended that the City take a leadership role in the marketing of the development potentials of the corridor. Figure 16 illustrates the future land use plan for the Corridor. Nearly all of the some 4,000 acres is proposed to be developed under plan unit development concepts. The study team who prepared the plan several years ago envisioned PUD districts for commercial, industrial, and residential developments.

Area 7 - New River Industrial Park Study Area

Figure 17 is a picture of the New River Industrial Park. The picture illustrates the strategic location of this parcel of land to the City. The lands located in the flood plain to the east of the site are being proposed for the development of a golf course. An opportunity exists to interconnect this development, with a river trail on the City side of the River to Bisset Park and beyond.

The development of the industrial property offers the City an opportunity to support the location of industry and create employment to meet the projected increase in the City's labor force.

RT 177 CORRIDOR

FIGURE 16

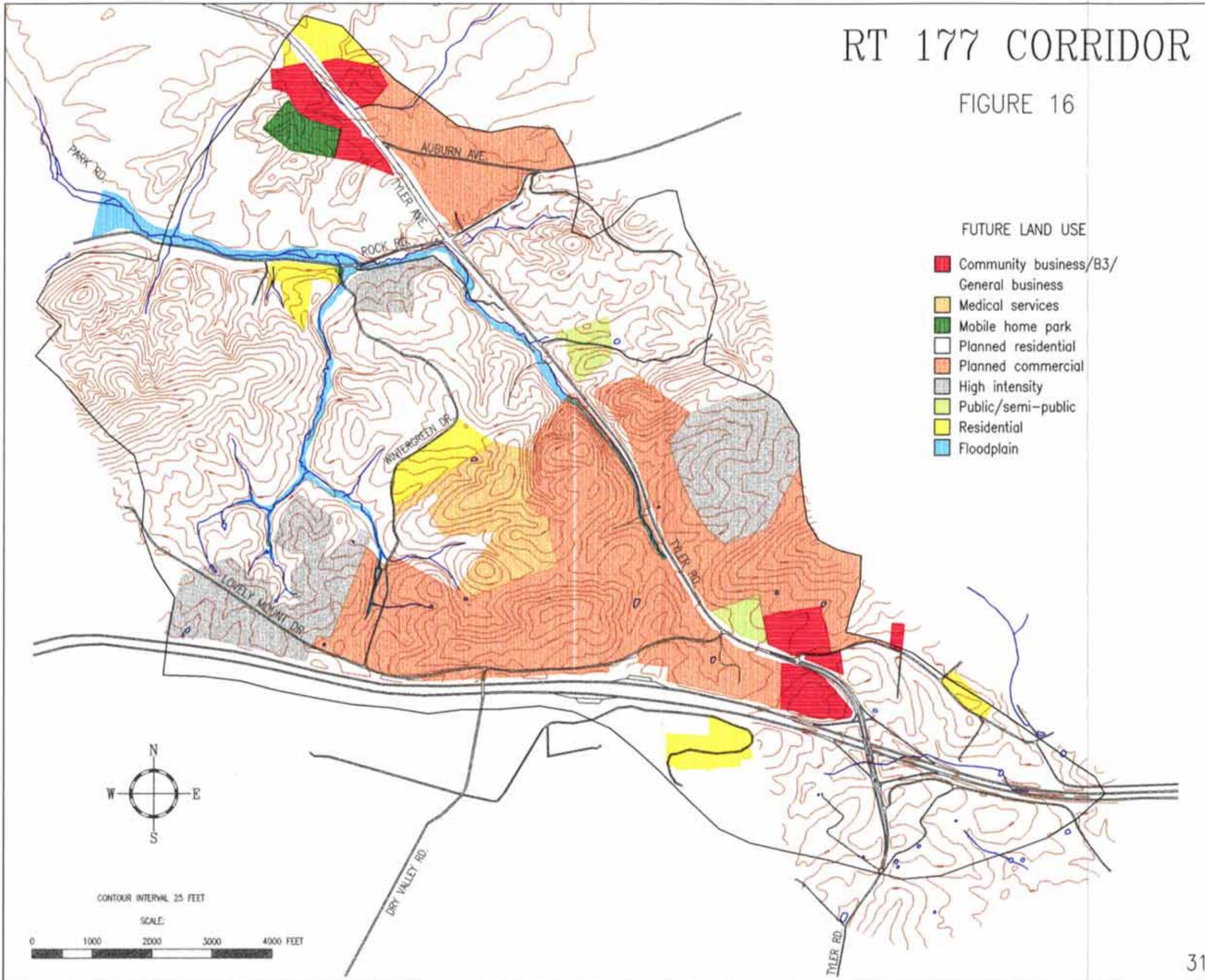


FIGURE 17
NEW RIVER INDUSTRIAL PARK



VACANT LAND RESPONSE ALTERNATIVES

Each Study Area contained findings and recommendations for various types of development and changes in zoning to encourage the desired development patterns. This section reviews some of the alternatives available to the City to further the desired land use patterns.

ALTERNATIVE #1

1. Do nothing
2. Let property develop on its own

ALTERNATIVE #2 (City as Initiator)

1. City modify Zoning Ordinance to include section for Planned Unit Development - Commercial
2. City initiate rezoning of vacant parcels
 - Davis property (south of Rock Road) Residential to Planned Unit Development - Residential
 - Turner property (north of Rock Road) Residential to Planned Unit Development
 - Turner property (south of Rock Road) Conservation to Industrial
3. City serve as Realtor to promote development of vacant parcels
4. Conduct feasibility studies for development of Turner, Harvey, and Ingles Mountain Landfill properties
5. Continue regional cooperation efforts with Montgomery County on development of 177 Corridor
6. Initiate meeting with owners of vacant property to encourage exchange of ideas and development concepts
7. Storm water analysis - Connelly's Run

ALTERNATIVE #3 (City as Developer)

1. City form public/private partnership to develop 75 +- acres Turner/Noell property located south side of Rock Road at intersection with Tyler Avenue (rezone Industrial)
2. City conduct a feasibility study and develop 200 +- acres on south side of Ingles Mountain (rezone Industrial)
3. City develop industrial site on 19 +- acres at Rock Road and 232 - Weeks property
4. Develop public/private partnership for wastewater utilities extension to serve Harvey, Cunningham, Price, and Bondurant property north of Auburn Avenue
5. Develop recreational facilities at old Park Road Landfill
6. Develop Tyler Avenue/Rock Road connection
7. City modify Zoning Ordinance to include section for Planned Unit Development - Commercial
8. Storm water analysis - Connelly's Run

NOTES: Cost to develop Turner/Noell property: \$341,000 +-
Zoning Ordinance has provision for P.U.D. - Residential
Zoning map and tax tickets do not agree