



LOCATION

Project area: 800-block of Kabrich Street; 100-block of Winston Avenue; 900-block of Progress Street.

*Speedway gas station not included.



OVERALL REQUEST

- Rezone (RZN-24-2) from GC General Commercial and R-5 Transitional Residential to PR Planned Residential to permit the construction of an 8-story multifamily building with commercial on the ground floor, and townhomes, with a total of up to 759 bedrooms (270 bedrooms/acre).
- Right-of-way vacation request (ROW-24-2) is a companion request to vacate a town-owned alley right-of-way, of approximately 2,000 square feet.
- Conditional Use Permit (CUP-24-3) is an additional companion request to use an alley for access to twenty-two (22) townhomes.



MODIFICATIONS

There are two modifications requested: to allow parking in more than one yard of a townhome (Zoning Ordinance section 4231(b)(6)); and to allow the construction of sidewalk without a 4' vegetative strip (Zoning Ordinance section 5120(d)(1))



CONTACT

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UPCOMING DATES

- **Neighborhood Meeting: Wednesday, September 25, 2024, 6:00 PM** in the Blacksburg Motor Company Building | [400 South Main Street](#)
- **Planning Commission Work Session: Tuesday, October 15, 2024, 5:00 PM** in the Blacksburg Motor Company Building | [400 South Main Street](#)
- **Planning Commission Work Session: Tuesday, December 14, 2024, 5:00 PM** in the Blacksburg Motor Company Building | [400 South Main Street](#)
- **Planning Commission Public Hearing: Tuesday, January 7, 2025, 6:30 PM** in the Council Chambers of the Municipal Building | [300 South Main Street](#)
- **Town Council Work Session: TBD.** Visit blacksburg.gov/publichearings for updates.
- **Town Council Public Hearing: TBD.** Visit blacksburg.gov/publichearings for updates.



MASTER PLAN 2024



AERIAL VIEW



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