



Town of Christiansburg Planning Commission Monday, June 14, 2021 Agenda

Planning Commission

Chairperson
Hil Johnson

Vice-Chairperson
Jeananne Knees

Other Members

Thomas Bernard
Ashley Briggs
Felix Clarke
Mark Curtis
Jessica Davis
Jennifer Sowers

Town Manager

Randy Wingfield

Town Attorney

Sands Anderson P.C.

**Planning
Commission's
Next Meeting:**
Monday, June 28,
2021 at 7:00 p.m.

REGULAR MEETING

Planning Commission will meet in the Christiansburg Town Hall located at 100 E. Main Street on **Monday, June 14, 2021 at 7:00 p.m.** for the purpose of allowing the full Commission to review the following:

- 1) Pledge of Allegiance.
- 2) Public comments – 5-minute limit per citizen.
- 3) **Approval of Planning Commission Minutes for June 1, 2021.**
- 4) **Public Hearing for a Rezoning request by Deerfield Home Estates LLC to rezone Tax Parcel Nos. 496-A 68 & 496-A 73 (4.711 acres) from Agricultural (A) and Two-Family Residential (R-2) to Single Family Residential (R-1) with proffered conditions. The proposal is to construct 24 single-family detached dwellings. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.**
- 5) **Public Hearing for a Conditional Use Permit request by Deerfield Home Estates LLC for a Planned Housing Development to consist of 24 Single-Family Residential dwellings on property located adjacent to Wades Lane and Agee Street, Tax Parcel Nos. 496-A 68 & 496-A 73.**
- 6) Other Business

Town Hall will be open and available to receive public comment in-person at the time of this meeting. Additionally, the Public shall have access to the meeting through live streaming as set forth below, and may submit comments by any of the following additional means:

- 1) Online at www.christiansburg.org/publichearings.
- 2) By e-mail to info@christiansburg.org.
- 3) By voicemail at (540) 382-6128 ext. 1109.
- 4) By mail to Town Hall, 100 E. Main Street, Christiansburg, VA 24073 ATTN: Planning Commission (please allow adequate mailing time).
- 5) By using the Town Hall drop box and labeling your comments for ATTN: Planning Commission.

The meeting will be streamed live on the Town of Christiansburg's YouTube channel at www.christiansburg.org/youtube and will remain on the Town's YouTube page once the meeting concludes.

A copy of the applications, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073 during normal office hours of 8:00 a.m. – 5:00 p.m. Monday through Friday. Contact Andrew Warren, Assistant Town Manager, by phone at (540) 382-6120 ext. 1130 or by email at awarren@christiansburg.org with any questions or if you require reasonable accommodations.

Christiansburg Planning Commission
Minutes of June 1, 2021

Present: Ashley Briggs
Felix Clarke Jr.
Mark Curtis
Jessica Davis
Jeananne Kries, Vice – Chairperson
Jennifer D. Sowers

Absent: Thomas Bernard
Hil Johnson, Chairperson

Staff/Visitors: Bill Brown, Aztec Rental
Jude Cochran, staff
Kevin Conner, SHAH Development
John Neel, Gay and Neel, Inc.
Andrew Warren, staff

Vice-Chairperson Kries called the meeting to order at 7:00 p.m. in the Christiansburg Town Hall at 100 E. Main Street, Christiansburg, Virginia.

Public Comment

Vice-Chairperson Kries opened the floor for public comment.

Kevin Conner, SHAH Development, stated SHAH Development has purchased the former Wade's grocery store and plans to redevelop the property and looks to possibly move their operations office to the property.

With no further comments, Vice-Chairperson Kries closed the floor for public comment.

Approval of Planning Commission Minutes for the May 17, 2021 Meeting

Commissioner Sowers made a motion to approve the May 17, 2021 Planning Commission meeting minutes. Commissioner Clarke seconded the motion, which passed 6-0.

Public Hearing request for an amendment of proffers for conditional zoned property for The Reserve at Round Meadows by Shah Development LLC (applicant/property owner). The change of proffers would allow an increase of five (5) additional lots for a total of no more than 56 single-family detached dwellings. The development is adjacent to Round Meadow Drive on Tax Map Nos. 494 – ((A)) – 62 and 63, Tax Map 495 – ((A)) – 64, and Tax Map 494 – ((A)) – 55E1 – 55E3.

Public Hearing request by Shah Development LLC (applicant/property owner) for a revision of the Conditional Use Permit for The Reserve at Round Meadows subdivision previously approved 51 single family detached dwelling Planned Housing Development to add five (5) additional single-family dwellings on property located adjacent to Round Meadow Drive on Tax Map Nos. 494 – ((A)) – 62 and 63, Tax Map 495 – ((A)) – 64, and Tax Map 494 – ((A)) – 55E1 – 55E3.

Vice-Chairperson Knies opened the discussion.

Mr. Warren gave a brief overview of the subject property's location, zoning, and proposed layout. Mr. Warren noted the previously approved rezoning with proffers and stated the revision would allow for 56 single-family residential lots from the previously approved 51 single-family residential lots.

John Neel, Gay and Neel Inc., provided context to the proposed additional lots by stating the development's needs and vision had been slightly altered. Furthermore, Mr. Neel stated the additional lots would be beneficial to the area by supplying much-needed single-family dwellings.

Commissioner Curtis requested the typical size of the proposed lots. Mr. Neel was unsure of the exact size. Commissioner Sowers questioned if they would mirror the previously approved lots. Mr. Warren stated they would have to meet the same standards as the previously approved planned housing development.

With no further comments, Vice-Chairperson Knies closed the public hearing.

Discussion/Action for a request by Aztec Rental (Applicant), on behalf of New River Community College (Landowner), for a Conditional Use Permit to operate a contractor storage facility within the B-3 General Business zoning district. The subject property is approximately 2.441 acres in size, located at 412 Roanoke Street, and consists of two parcels identified as Tax Map Numbers 527-((A))-200, 202 (Parcel IDs 032021, 032023). The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Vice-Chairperson Knies opened the discussion.

Mr. Warren noted the discussion between staff and the applicant regarding possible conditions. Mr. Warren explained the read and explained the intention behind each condition found in the updated staff report. Additionally, Mr. Warren shared the proposed general site plan provided by the applicant.

Commissioner Briggs stated the provided conditions align with the Commission's previous comments and concerns.

Mr. Curtis questioned the ingress and egress of the property.

Bill Brown, Aztec Rental, stated most of the items available for rent can be transported inside of one's vehicle and doesn't require outdoor storage. Mr. Brown stated they typically only store 8 pieces of equipment at a time but stated most of the equipment will be offsite and in use as rental. Mr. Brown stated he expects Aztec Rental to be a good neighbor to the adjacent property owners. Mr. Brown stated on busy day, Aztec Rental sees around 12 customers a day, and doesn't expect the property to produce a high traffic count. Furthermore, Mr. Brown noted they intend on parking larger equipment further away from Hagan Street.

Vice-Chairperson Kries questioned traffic ingress and egress to the property and suggested staff update the proposed layout with the applicant prior to the Town Council public hearing.

Mr. Brown stated he does not see the hours of operation changing. Vice-Chairperson Kries questioned the proposed condition regarding Sunday hours of operation. Mr. Brown stated the Sunday hours of operation is adequate.

The following conditions were drafted:

1. The existing vegetation shall be maintained along the western (properties fronting on Lester Street) edge and the northern edge of the contractor storage yard or an equivalent screening shall replace the existing screening with evergreen vegetative screening shall be installed with a minimum six (6) feet planting height and be maintained at a minimum of 14 feet mature height on all sides of the contractor storage area. Vegetation shall be planted six (6) feet on center. Solid (opaque) fencing shall be provided at minimum of six (6) feet in height along the western and northern edge.
2. Solid (opaque) fencing at a minimum height of six (6) feet shall be provided along the eastern edge (facing Hagan Street) of the contractor storage yard in order minimize the visibility of the storage equipment from Hagan Street.
3. The contractor storage yard use shall not encroach within 175 linear feet at any point from the northern property line of Tax Parcel 527 A 200.
4. Hours of operation of the contractor storage yard shall be 7AM to 7PM; Monday through Saturday; and 10AM to 7PM on Sunday.
5. The contractor storage area shall be maintained in a clean and orderly manner.
6. There shall not be major maintenance or repair of equipment within the contractor storage area. Minor maintenance such as, but not limited to, filling air in tires, refilling oil, etc. shall be permitted.

7. Traffic for vehicles picking up and dropping off equipment and supplies at the contractor storage area shall minimize access to Hagan Street to the greatest extent possible.
8. Storage shall not include contractor equipment greater than 13,000 pounds. This shall include trailers and typical smaller contractor and landscaping equipment.
9. The permit shall be reviewed by the Planning Commission in 12 months.
10. The Contractor Storage Yard shall be located on site in general conformance with the layout provided by the applicant and attached titled: "412 Roanoke Street: General Layout of Contractor Storage Area."

Commissioner Curtis motioned to approve the Conditional Use Permit request with conditions, Commissioner Sowers seconded the motion, which passed 6-0.

With no further comments, Vice-Chairperson Knies closed the discussion.

This item will go before Town Council as a Public Hearing on June 8th, 2021.

Discussion/Action for an amendment of proffers for conditional zoned property for The Reserve at Round Meadows by Shah Development LLC (applicant/property owner).
The change of proffers would allow an increase of five (5) additional lots for a total of no more than 56 single-family detached dwellings. The development is adjacent to Round Meadow Drive on Tax Map Nos. 494 – ((A)) – 62 and 63, Tax Map 495 – ((A)) – 64, and Tax Map 494 – ((A)) – 55E1 – 55E3.

Vice-Chairperson Knies opened the discussion.

Commissioner Briggs questioned the frontage of the proposed lot alterations. Mr. Neel stated all the lots have adequate frontage.

Commissioner Sowers made a motion to approve the amendment of proffers as proposed, Commissioner Davis seconded the motion, which passed 6-0.

With no further comments, Vice-Chairperson Knies closed the public hearing

Discussion/Action for a request by Shah Development LLC (applicant/property owner) for a revision of the Conditional Use Permit for The Reserve at Round Meadows subdivision previously approved 51 single family detached dwelling Planned Housing Development to add five (5) additional single-family dwellings on property located adjacent to Round Meadow Drive on Tax Map Nos. 494 – ((A)) – 62 and 63, Tax Map 495 – ((A)) – 64, and Tax Map 494 – ((A)) – 55E1 – 55E3.

Vice-Chairperson Knies opened the discussion.

Commissioner Sowers made a motion to approve the conditional use permit revision as proposed, Commissioner Davis seconded the motion, which passed 6-0.

With no further comments, Vice-Chairperson Kries closed the public hearing

These items will go before Town Council as a Public Hearing on June 22, 2021.

Other Business

Vice-Chairperson Kries opened the discussion.

Vice-Chairperson Kries noted the new Iron Tree Brewery is now open and seems to be thriving.

Commissioner Sowers questioned if there were any construction project updates in town. Mr. Warren noted a traffic light is to be installed at the intersection of Tower Road and Roanoke Street with pedestrian actuated crossings. Additionally, Mr. Warren noted a redesign of the intersection of Arbor Drive and Peppers Ferry Road to include a turn lane and pedestrian actuated crossings.

Vice-Chairperson Kries questioned the possibility of additional crosswalks in the downtown area. Mr. Warren noted the planned trails and walkways in the downtown area.

Commissioner Briggs questioned if any 12-month reviews are nearing for any of the Peppers Ferry Road developments. Mr. Warren noted staff will look into this further and provide an update at the next meeting.

With no further business, Vice-Chairperson Kries adjourned the meeting at 7:40p.m.

Hil Johnson, Chairperson

Andrew Warren, Secretary Non-Voting

*Written comments received on public hearing items are included in the staff report to Planning Commission in the Planning Commission agenda packet.



141814

Rezoning Form 07/30/2019

TOWN OF CHRISTIANSBURG
100 East Main Street
Christiansburg, VA 24073
Phone (540) 382-6120 Fax (540) 381-7238

Rezoning Application

Landowner: Doug and Kristin Rasmussen Applicant: Deerfield Estate Homes, LLC

Address: 572 Agee Street NW Address: 572 Agee Street NW
Christiansburg, VA 24073 Christiansburg, VA 24073

Phone: 540-392-5296 Phone: 540-392-5296

I am requesting a rezoning of my property from zoning classification A and R-2 to zoning classification R-1 Single-Family under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 295 Wades Lane NW

Tax Parcel(s): 496-A 68 Parcel ID# 021288 and 496-A 73 Parcel ID# 015574

I understand that proffers may be made in conjunction with the request. Proffers are voluntary offers by the property owner(s) regarding the request which must be made in writing prior to the Public Hearing. Proffers are legally binding. Any proffer(s) should be attached on a separate sheet of paper and signed and dated by the property owner(s) with the statement: "I (we) hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission.".

Fee: \$750.00

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge.

Signature of Landowner(s): Doug Rasmussen Date: 5/7/2021

Date: _____

Signature of Applicant: Doug Rasmussen Date: 5/7/2021

Date: _____

This request was approved/disapproved by a vote of the Christiansburg Town Council on _____.

Town Manager

Date

*Please complete attached sheet

Please complete the following section:

Per Section 42-11(A) of the Christiansburg Town Code:

Rezoning application submissions shall include a traffic impact statement whenever a proposed zoning map amendment substantially affects transportation on town streets through traffic generation of either:

- (1) 100 vehicles trips per peak hour by residential development;*
- (2) 250 vehicles trips per peak hour by non-residential development; or*
- (3) 2,500 vehicle trips per day by non-residential development.*

The data and analysis contained in the traffic impact statement shall comply with Virginia Department of Transportation Traffic Impact Analysis Regulations 24 VAC 30-155-60 and all applicable town ordinances.

A traffic impact analysis is ~~X~~ is not required for the proposed project:

1. Yes or No, the proposed residential development generates 26 vph which is greater than the requirement of 100 vehicles per hour, or
2. Yes or No, the proposed non-residential project generates _____ vph which is greater than the requirement of 250 vehicles per hour
3. Yes or No, the proposed non-residential project generates or _____ vpd which is greater than the requirement of 2,500 vehicles per day.
4. Yes or No, a new TIS study is not required because a previously submitted TIS is still applicable for the project site. (Note: the appropriate documentation must be attached)

***Trip generation shall be measured based on the current edition of the Institute for Transportation Engineers (ITE) Trip Generation Manual**



TOWN OF CHRISTIANSBURG
100 East Main Street
Christiansburg, VA 24073
Phone (540) 382-6120 Fax (540) 381-7238

Conditional Use Permit Application

Landowner: Doug and Kristin Rasmussen Applicant: Deerfield Estate Homes, LLC

Address: 572 Agee Street NW Address: 572 Agee Street NW
Christiansburg, VA 24073 Christiansburg, VA 24073

Phone: 540-392-5296 Phone: 540-392-5296

I am requesting a Conditional Use Permit to allow a Planned Housing Development

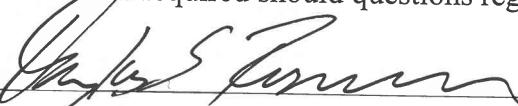
on my property that is zoning classification R-1 under Chapter 42: Zoning of the Christiansburg Town Code.

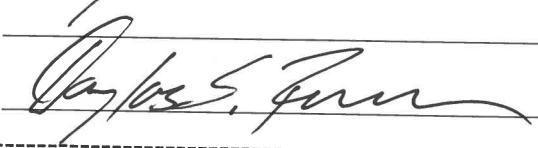
My property is located at 295 Wades Lane NW

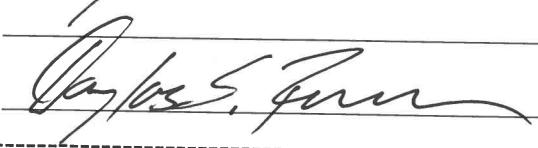
Tax Parcel(s): 496-A 68 Parcel ID# 021288 and 496-A 73 Parcel ED#015574

Fee: Included with Rezoning

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. I understand that Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked and/or additional Conditional Use Permits required should questions regarding conformity arise.

Signature of Landowner(s):  Date: 5/7/2021

 Date: _____

Signature of Applicant:  Date: 5/7/2021

This request was approved / disapproved by a vote of the Christiansburg Town Council on _____ . Any Conditions attached shall be considered requirements of the above request.

Town Manager

Date

Please complete the following section:

Per Section 42-8(e) and 42-8(f) of the Christiansburg Town Code:

Conditional use permit application submissions shall include a traffic impact statement whenever a proposed conditional use permit substantially affects transportation on town streets through traffic generation of either:

- (1) 100 vehicles trips per peak hour by residential development;
- (2) 250 vehicles trips per peak hour by non-residential development; or
- (3) 2,500 vehicle trips per day by non-residential development.

The data and analysis contained in the traffic impact statement shall comply with Virginia Department of Transportation Traffic Impact Analysis Regulations 24 VAC 30-155-60 and all applicable town ordinances.

A traffic impact analysis is ~~is~~ not required for the proposed project:

1. Yes or No, the proposed residential development generates 26 vph which is greater than the requirement of 100 vehicles per hour, or
2. Yes or No, the proposed non-residential project generates _____ vph which is greater than the requirement of 250 vehicles per hour
3. Yes or No, the proposed non-residential project generates or _____ vpd which is greater than the requirement of 2,500 vehicles per day.
4. Yes or No, a new TIS study is not required because a previously submitted TIS is still applicable for the project site. (Note: the appropriate documentation must be attached)

***Trip generation shall be measured based on the current edition of the Institute for Transportation Engineers (ITE) Trip Generation Manual**

**REZONING APPLICATION AND
CONDITIONAL USE PERMIT
APPLICATION
FOR**

**DEERFIELD ESTATES
PLANNED HOUSING DEVELOPMENT
Christiansburg, Virginia**

**TAX PARCEL
496-A-68 & 496-A-73**

MAY 7, 2020

**PREPARED FOR:
DEERFIELD ESTATE HOMES LLC
572 Agee Street
Christiansburg, VA 24073**

**PREPARED BY:
BALZER & ASSOCIATES, INC.
80 College Street, Suite H
Christiansburg, VA 24073**

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I. Land Use Plan

Proposed Development

This application is for the rezoning of two parcels totaling 4.711 acres located north of Wades Lane, from R-2 Two Family Residential and A - Agricultural to R-1 Single Family Residential with conditions. The application is also for a Conditional Use Permit to allow a Single Family detached Planned Housing Development within the R-2 district as specified in Section 42.128.(15) in the Town Code of Christiansburg. The development is designed to be a small lot subdivision community with a mix of 1 and 2 story homes. Some homes may also have a basement option based on final grading of the site. The size of the homes be compatible with the surrounding neighborhoods.

Existing Conditions Map

The property included in the rezoning request is shown on Sheet Z2. The boundary information shown on this plan is a compilation of deed and plat research and the result of an actual field survey. All existing conditions shown on Sheet Z2 have been field surveyed for accuracy.

II. Preliminary Layout

Zoning

The proposed rezoning and conditional use permit request is for approximately 4.711 acres located north of Wades Lane from R-2 Two Family Residential and A - Agricultural to R-1 Single Family Residential with proffers and with a Conditional Use Permit for a Single Family Planned Housing Development with conditions. Sheet Z1 shows the overall location of the subject parcel and Sheet Z2 shows the existing zoning of the surrounding land uses.

Master Plan

Appendix Sheets Z3 & Z4- The Master Plan of the proposed development. The Master Plans graphically designate the location of proposed public roads, building lots, open space, public utilities and stormwater management areas. Specific design elements of the project are discussed in more detail in the following portions of this application. The project's direct correlation to guiding principles of the Town of Christiansburg Comprehensive Plan is discussed in Section VI entitled Zoning, Existing Land Use, and Comprehensive Plan Vision.

III. Site Development regulations

Setbacks and Yards

- (a) Building Setbacks -The minimum building setbacks from the public right of way and adjacent property lines are listed below:
 - a. Front Yard Setback: Fifteen feet (15')
 - b. Side Yard Setback: Ten feet (10')
 - c. Rear Yard Setback: Twenty feet (20')

(b) Architectural Features – architectural features such as roof overhangs, cantilevers, and fireplaces may encroach up to a maximum of 2 feet (24 inches) into any required setback but not into a required easement.

(c) Accessory Buildings - The minimum setback for accessory buildings, regardless of height, is five feet from any adjoining property line except:

1. Accessory buildings shall not be constructed inside of, or on any portion of, any easement.
2. Accessory buildings shall not be located in front of the front building line of the proposed single-family residential dwelling unit on the same lot.

(d) Porches, Stoops and Decks

1. Front porches and stoops (excluding steps) may extend a maximum of five feet into the minimum front setback.
2. Rear decks (excluding steps) may extend a maximum of seven (7) feet into the minimum rear setback.

Lot Area

(a) Minimum residential lot area for all proposed lots shall be 5,000 square feet.

*Lot areas shown on the masterplan may be adjusted during site plan development based on final engineering design but may not be less than the above stated minimums.

Street Frontage

(a) Minimum street frontage per lot shall be fifty (50) feet.

Height

All residential units and accessory buildings shall maintain a height of less than 35 feet as defined in the single-family residential district standards in the Christiansburg Town Code.

Density

The proposed R-1 District and Planned Housing Development shall have a maximum density requirement of 5.6 units per acre (24 total units).

Occupancy

The proposed R-1 District and Planned Housing Development shall have a maximum dwelling unit occupancy requirement of a family plus two (2) unrelated individual per unit.

Miscellaneous Provisions

(a) Public utility easements shall be a maximum of ten (10) feet in width adjacent to the front property line on each proposed lot. Public utility easements shall be a maximum of fifteen (15) feet in width centered on common side property lines and along rear property lines.

- (b) Driveways will be designed and constructed in accordance with the Town of Christiansburg Zoning Ordinance.
- (c) Sidewalks will be provided along both sides of the proposed public streets shown as Road "A", "B" and "C". All principle structures shall be provided with a minimum three feet wide walkway connected to their driveway.

Project Phasing

Based on the project's design, the ability to build as a phased approach based on market demands is possible. The main infrastructure including Road A, main water and sewer extensions and stormwater management would be required as part of the first phase of the project. Overall mass grading for the entire subdivision would also be included in the first phase to ensure a balanced graded site as home construction begins. Cul-de-sac Roads B and C could be developed along with their corresponding utility extensions later.

Subdividing & Parcels

The project site currently exists as two separate parcels. Upon redevelopment, single family lots will be subdivided to meet Town ordinances. These lots and constructed units may be sold or rented. Any subdivided lots, open space, and other applicable easements will be dedicated on the final approved subdivision plat as required by the Town of Christiansburg Subdivision Ordinance. Utilities serving the parcels shall be designed to meet Town of Christiansburg Water and Sewer Standards. All parcels will have public utility easements and drainage easements as required by Town standards unless otherwise stated herein. Subdivision plats shall be required for all subdivisions within the Planned Housing Development.

Landscaping & Screening

Landscaping will be provided as specified in the Town of Christiansburg Zoning Ordinance. Screening may be designed to help mitigate any concerns from adjacent properties or address screening desired by the applicant. Any existing vegetation adjacent to outside parcel boundary lines will be preserved as grading allows and if the vegetation is deemed to be healthy and safe to future residents.

Site Lighting

The developer may provide decorative scale lighting on each individual lot during building construction, such as a residential scale lamp post. Street lighting would also be provided as required by Town of Christiansburg zoning ordinance and in coordination with AEP.

Maintenance

The applicants or their assigned will be responsible for maintenance of all common space elements including exterior elements such as recreational areas, open space and stormwater management areas. These areas will be under the development's ownership or an established Homeowners Association. This entity will also be responsible for mowing and landscaping of all the individual home lots.

Signage

The developer reserves the right to construct a project identification sign at the entry location to the subdivision off of Wades Lane. The exact location shall be determined during the final construction plan development and approval process. Any proposed

signage will be permitted separately and the designs and sizes will meet the signage requirements as stated within the Town of Christiansburg zoning ordinance.

IV. Public Utilities

All utilities will be constructed to Town standards, and where appropriate, be dedicated to the Town. Public utility easements will be dedicated along water distribution and sewer collection lines outside of the road right-of-way.

Water and Sanitary Sewer

The proposed rezoning area is on the north side of Wades Lane and is adjacent to one existing subdivision located on Agee Street referred to as Lime Kiln. According to the Town water maps and field surveyed data, there is an 8" waterline in Wades Lane that will be connected to with this project. A new 8" waterline extension would connect here and extend along the new section of Road A. Branches off of the Road A waterline would be extended to Road B and Road C. At the terminating section of each waterline, a fire hydrant or plug and blowoff valve will be installed as determined by Town staff during the plan review process. The stub at the end of Road A and Road C would be accessible for future connection points if adjacent development occurs.

The proposed development will install new waterlines and service connections throughout the property to serve the new residential uses. A preliminary analysis shows that extending an 8" waterline throughout the development should also provide sufficient pressure and flow for the required domestic service and fire flows. This will be confirmed by the Town Engineering department at the time of site plan development. Any required fire hydrants will be located within the project as required by Town Code. The proposed waterline sizes may change based on final design criteria.

According to Town sewer maps and actual field survey data, there is currently an 8" gravity sanitary sewer line running north on Agee Street just east of the subject property. However, the existing topography of the subject property will not allow gravity sewer to be utilized to service the proposed homes and tie into the existing gravity sewer line in Agee Street. Thus, each lot is proposed to have a residential pump system that would pump into a common forcemain in the right of way which would then extend to the Agee Street sewer and connect there at the location of a newly installed manhole. A preliminary alignment of the sewer is shown on Sheet Z4. All new gravity or pressurized sanitary sewer lines will be located within easements or right of way and will be constructed per Town Code.

Based on local Standards, an average daily flow is estimated for the proposed uses below.

RESIDENTIAL USE

Single Family Residential: Maximum of 24 total units (3 bedrooms each)

Design Assumptions and Calculations:

1. Water and Sewer usage for residential use is 100 gal/day per person.
Assume 4 persons per unit.
96 persons = 9,600 gal/day

TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 9,600 gallons per day

Applicant will construct or cause to be constructed at no expense to the Town all water/sewer mains and appurtenances on the Property and will connect the water/sewer mains to publicly owned water/sewer mains. All water mains and sewer mains will be constructed to the standards of the Town, will comply with the regulations and standards of the Town and will comply with the regulations and standards of all other applicable regulatory authorities. All water mains and appurtenances and sewer mains will be dedicated to public use unless otherwise directed by the Town of Christiansburg. Any water mains and appurtenances and/or sewer mains that must be relocated as part of the development will be relocated by the applicant at no cost to the Town.

Water Quality & Stormwater Management Standards

The subject property shown for development drains naturally to the northwest corner of the property. Surface runoff flows to a swale in the middle of the subject property. After runoff leaves the site, it continues to flow in a northly direction across the Lancaster property and the Linkous property and then enters a road culvert on the south side of Railroad Street. That culvert extends across Railroad Street and outfalls in the ditchline on the southside of the railroad tracks. From there, drainage flows west for approximately 200' and enters a culvert that extends under the railroad tracks and outfalls into Crab Creek. The current masterplan shows the preliminary location for the stormwater management area which is proposed to be offsite from the project itself but on property owned by the developer. Stormwater management access and maintenance agreements per Town requirements will be provided during the site plan/subdivision platting process

As development occurs and impervious areas increase on the project site, stormwater management will likely be required to control the increased water flows as they move offsite towards Railroad Street. The stormwater management facility would be sized to accommodate the additional stormwater runoff created by the increased impervious areas of the development and designed to reduce the amount of post development runoff. It is anticipated that water quality requirements for the project will be achieved through a combination of onsite measures and the purchase of nutrient credits. If, during final design, the project is found to be within the threshold limits allowing for nutrient credit purchase, it is anticipated that the requirement will be handled with credits. The proposed stormwater management areas will conform to all applicable Department of Environmental Quality regulations dealing with stormwater quantity and quality. At a minimum, the 2-Year and 10-Year post-development runoff rates will be less than or equal to the 2-Year and 10-Year pre-development runoff rates, and all current channel and flood protection requirements set by the Virginia Stormwater Management Program from the Department of Environmental Quality and the Town of Christiansburg will be met. Downstream adequacy will also be addressed with the overall stormwater management plan to ensure areas downstream of the project site do not see increased flooding or erosion. With these design measures in place there should be no negative impact on the groundwater supply for any adjacent well users.

Environmental Impacts & Concerns

There are no known specific areas of environmental impact or concern on the property. However, prior to site plan development, the property will be investigated to confirm there are no streams or wetlands on the site. If any are found, they will be confirmed by the US Army Corps of Engineers and the Department of Environmental Quality, and all appropriate permits filed and mitigation provided as necessary. During construction of the stormwater management area and perimeter grading, it will also be necessary to provide all required erosion and sediment control measures to avoid any sediment and silt from reaching adjacent properties and Railroad Street.

Trash Pick-up

The project plans to be serviced through the Town of Christiansburg solid waste and recycling program as typical for a single-family residential subdivision. No private dumpster service is planned for this project.

Other Utilities

Utility connections such as power, phone, cable television, gas, and any other miscellaneous utilities serving this community shall be located underground. Relocation of any existing utility lines will be at the direction of the individual utility companies. Coordination with AEP and the other private utility companies will be necessary to limit or avoid impacts to the adjacent residential areas during construction.

V. Traffic Circulation Pattern

Public Roads, Access Drives and Vehicular Traffic

The current master plan shows a new public road (labeled as Road A) being constructed that will connect to Wades Lane approximately 330 feet west of Agee Street. From that proposed road, two additional road stubs would be constructed as shown on the masterplan. Road B would be a permanent cul-de-sac and Road C would be a temporary cul-de-sac with right of way dedicated to the adjacent property to the west to allow for a future connection into that property. Road A is proposed to dead end at the Rasmussen property line and would provide another future connection to that property should it ever redevelop. As this proposal is for single family residential use, traffic will be minimal and based on existing traffic patterns, no particular existing neighborhood should be negatively impacted. All proposed roads will be designed to meet Town standards.

By completing the Town of Christiansburg VDOT Traffic Impact Analysis (TIA) Supplemental Application, it has been determined that a TIA is not warranted with this project. Based on the limited number of proposed lots and the multiple ways to access the property, no negative traffic impacts to existing infrastructure are projected and no traffic improvements are proposed. The trip generation numbers for the proposed uses are shown below for the AM Peak, PM Peak and Weekday totals.

Use	ITE	# of Units	AM In	AM Out	AM Total	PM In	PM Out	PM Total	Weekday
Single-Family Detached	210	24	6	18	22	16	10	26	280

Pedestrian Walks

Sidewalks will be installed along both sides of all the proposed new roads within the subdivision. There will also be a new sidewalk section installed along Wades Lane in front of lots 1-4. This sidewalk infrastructure will provide safe pedestrian access for residents internal to the subdivision and will begin to create a pedestrian facility on Wades Lane that hopefully could be extended towards Christiansburg Elementary School in the future. Allowing families the opportunity to safely walk to school would be welcomed in this area. All sidewalks within the Town right of way will be standard 5' width and designed to Town standards.

VI. Zoning, Existing Land Use and Comprehensive Plan Vision

The property is currently zoned R-2 Two Family Residential and A - Agricultural. The property is located in an area designated Area 5: West Town Central as shown on the Town of Christiansburg Planning Area Map in the Comprehensive Plan. The subject parcel is surrounded by other R-2 Two Family Residential and A - Agricultural zoned parcels. The subject parcel is shown as Residential on the Future Land Use Map as are the adjacent properties to the north, south, east, and west.

The proposed rezoning and conditional use permit application support and meet the guidelines set forth the Comprehensive Plan and the Future Land Use Map. As most recently discussed and documented in the New River Valley Regional Housing Study, Housing inventory in the New River Valley, and particularly in Christiansburg and Blacksburg, continues to be in high demand. Many of the most recent rezoning requests have been multi-family, townhomes and patio style homes. Those home types will definitely fill a housing void but it continues to be important to provide single family housing options that appeal to young families, retirees, or young professionals. Attached in the appendix of this application are examples of home styles envisioned for this development. As shown, there is planned to be a mix of one story and two story homes which may or may not have a basement option based on grading and topography. Smaller lot sizes and a variety of home types allow for a mix of price points and buyers. The location of this development is also very desirable as being near the primary and elementary schools, Kroger, downtown, and the Aquatic Center.

The proposed project shows a maximum of 24 residential units. This would on average have the potential of increasing the local public school enrollment by 14 total students. This is a national average based on a dwelling unit adding 0.6 students to the school system. Based on the housing type, it is anticipated that there may be school age children that would be attending Montgomery County Public Schools.

The elements that directly conform to the goals and strategies stated in the **Town of Christiansburg 2013 Comprehensive Plan** are listed below and reference the Policy Chapter as adopted November 19, 2013. The italicized text is from the Comprehensive Plan, while the regular text is the how the proposal meets these guidelines.

Goals and Strategies

ENV 1 - Natural Resources Goals and Strategies

ENV 1.2 Encourage the retention of existing trees and wooded lots and the planting of additional trees during development.

Existing vegetation, while scarce on this site, shall be preserved along the property lines as grading allows within the development.

ENV 1.5 Require recognition of critical features in development plans and locations for future development.

Critical features have been identified during the design development process.

ENV 1.8 Limit development on sites with steep slope and prohibit development that creates steep slopes.

Steep slope development is not anticipated with this proposal.

ENV 1.9 Ensure soil type identification for all new developments and verify the use of safe development practices.

Soil types will be identified and verified for appropriate development as proposed.

ENV 1.11 Encourage developers to consider methods to reduce development impacts.

The developer is willing to look at options for reducing runoff and environmental impacts during final design plan development.

ENV 2 - Water Quality, Watersheds, and Stormwater Management Goals and Strategies

ENV 2.2B Encourage on-site water infiltration systems using natural vegetation and natural filtration systems for new developments.

The developer is open to using filtration/infiltration stormwater techniques.

ENV 2.10 Maintain standards and specifications for design and construction of stormwater management infrastructure.

Stormwater management will be implemented with the development that meets or exceeds state and local regulations and specifications.

ENV 2.13 Reduce stormwater runoff and prevent flooding at existing sites by requiring upgrades with redevelopment or rezoning.

Stormwater management will be implemented with the development that meets or exceeds state and local regulations.

ENV 3 - Open Space Goals and Strategies

ENV 3.8 Plan for a trail network to connect public places, recreation areas, and other open spaces.

While trails are not proposed with this project, sidewalks are proposed and will connect residents to Wades Lane. Future Town sidewalks in the public right of way along Wades Lane would eventually lead to pedestrian access to the Elementary and Primary School.

IS 4 - Stormwater Management Goals and Strategies

IS 4.1B Encourage on-site water infiltration systems using natural vegetation and natural filtration systems for new developments.

Onsite filtering systems may be used in this development.

IS 4.2 Maintain standards and specifications for design and construction of stormwater management infrastructure.

The project will meet all current Town standards and specifications for stormwater management at the time of design and development.

TRN 3 - Road Network Goals and Strategies

TRN 3.5A Limit cul-de-sacs and support the use of grid type patterns for increased connectivity.

While two cul-de-sacs are proposed with the development, only one is permanent. The cul-de-sac on Road C would be removed upon the development of the adjacent property.

CED 8 - Community Character Goals and Strategies

CED 8.6 Ensure that new residential neighborhoods in Town are compatible and integrated with the existing community character.

While lot sizes are smaller than the existing neighborhoods to the east, house sizes will be compatible with the existing single family and two family dwellings in the area.

LUP 1 - Housing Goals and Strategies

LUP 1.5 Encourage a wide range of housing types and choices within neighborhoods including accommodations for those with special needs.

LUP 1.5A Promote housing with universal design features to support aging in place.

The development of this parcel as proposed will provide both one and two story home options. One story homes support single level living, aging in place options for residents as well as universal design opportunities.

LUP 1.6A Strive to ensure new housing developments and infill structures are designed in context with existing built neighborhoods, complement the overall character and architecture of the neighborhood, and do not overtax existing public infrastructure.

The proposed development will be compatible with the adjacent neighborhoods to the east.

LUP 2 - Existing and Future Land Use and Planning Goals and Strategies

LUP 2.2A Ensure development is compatible with surrounding uses through buffers and other techniques.

The proposed development will be compatible with the adjacent neighborhoods to the east and any treeline along common property lines will be preserved as grading allows.

LUP 2.6 Limit development in environmentally sensitive areas.

There are no known environmentally sensitive areas on the project site.

LUP 2.7 Promote environmentally friendly neighborhoods and housing developments.

The proposed design will promote a friendly neighborhood.

LUP 2.7C Control stormwater runoff in new residential developments and subdivisions.

Stormwater will be designed and implemented per new DEQ standards.

LUP 2.8 Ensure land use decisions are integrated with transportation decisions to maintain or improve access to various uses and prevent future gridlock.

The proposed future connection points to adjacent undeveloped properties provide cross access opportunities as growth in this area continues.

LUP 2.8A Promote connected and walkable neighborhoods. Promote multiple entrances, interconnected streets, and pedestrian sidewalks or trail linkages for neighborhood development.

Sidewalks are proposed for the development.

DEERFIELD ESTATES REZONING **PROFFER STATEMENT**

May 7, 2021

Proffer Statement for a requested rezoning application of Tax Parcel #496-A 68 and 496-A 73 located north of Wades Lane. (Reference Chapter 42 of the Town of Christiansburg Zoning Ordinance effective date November 20, 1987)

Pursuant to Section 42-12(b) of the Town of Christiansburg Zoning Ordinance, the owner hereby voluntarily proffers that this property will be developed in accordance with the following conditions if and only if, approval of the proposed rezoning is granted. These proffers will be included in all future transactions of the property to all owners, their successors and assigns.

We hereby proffer the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission.

- 1) The property shall be developed in substantial conformance with the masterplan submitted dated May 7, 2021.
- 2) The property proposed for R-1 Zoning shall only be utilized for single family detached residential use.

Owner / Applicant

Date

Commonwealth of Virginia
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____ 2021 by:

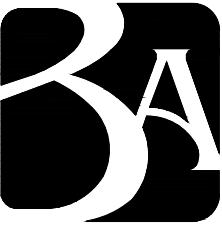
_____ of _____ County.

Notary Public
My commission expires _____

EXAMPLE HOMES







**BALZER
& ASSOCIATES**
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg

www.balzer.cc
80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290

DEERFIELD ESTATES

OVERALL EXISTING CONDITIONS

RINGER MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

NORFOLK SOUTHERN RAILROAD

SITE

WADES LANE

GRAVES ST

FAITH MISSIONARY
BAPTIST CHURCH

LIGHT ST

CLEARVIEW DR

AGEE ST NW

BETTY DR

SARA ST

BETTY DR

CHRISTIANSBURG
ELEMENTARY SCHOOL

200

0

200

1" = 200'

NAD 83

N1

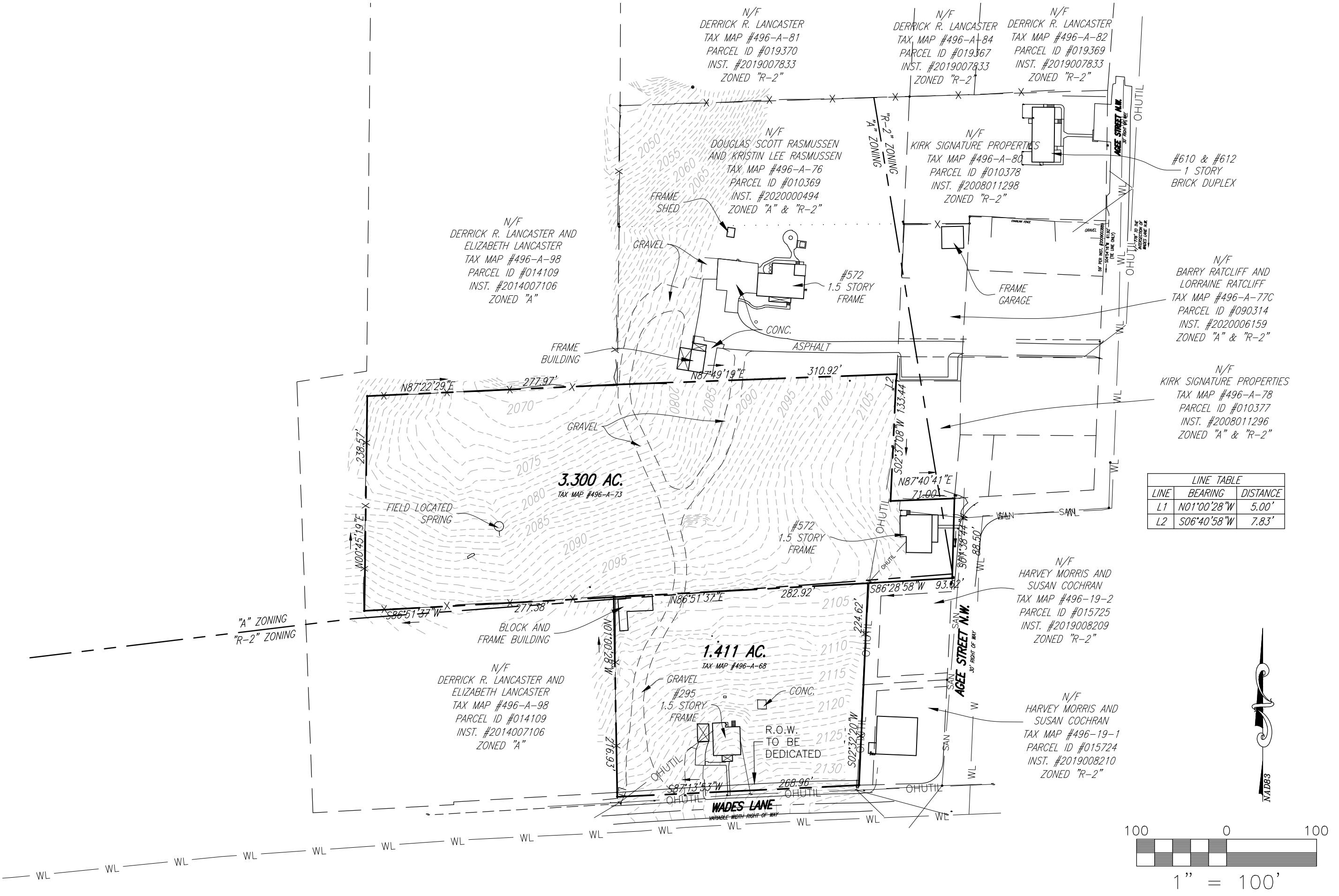
DATE
SCALE
REVISIONS

5/7/2021
1" = 200'
1

PROJECT NO 24210010.00

DEERFIELD ESTATES

DATE 5/7/2021
SCALE 1" = 100'
REVIZONS



PROJECT NO 24210010.00



BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
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DEERFIELD ESTATES

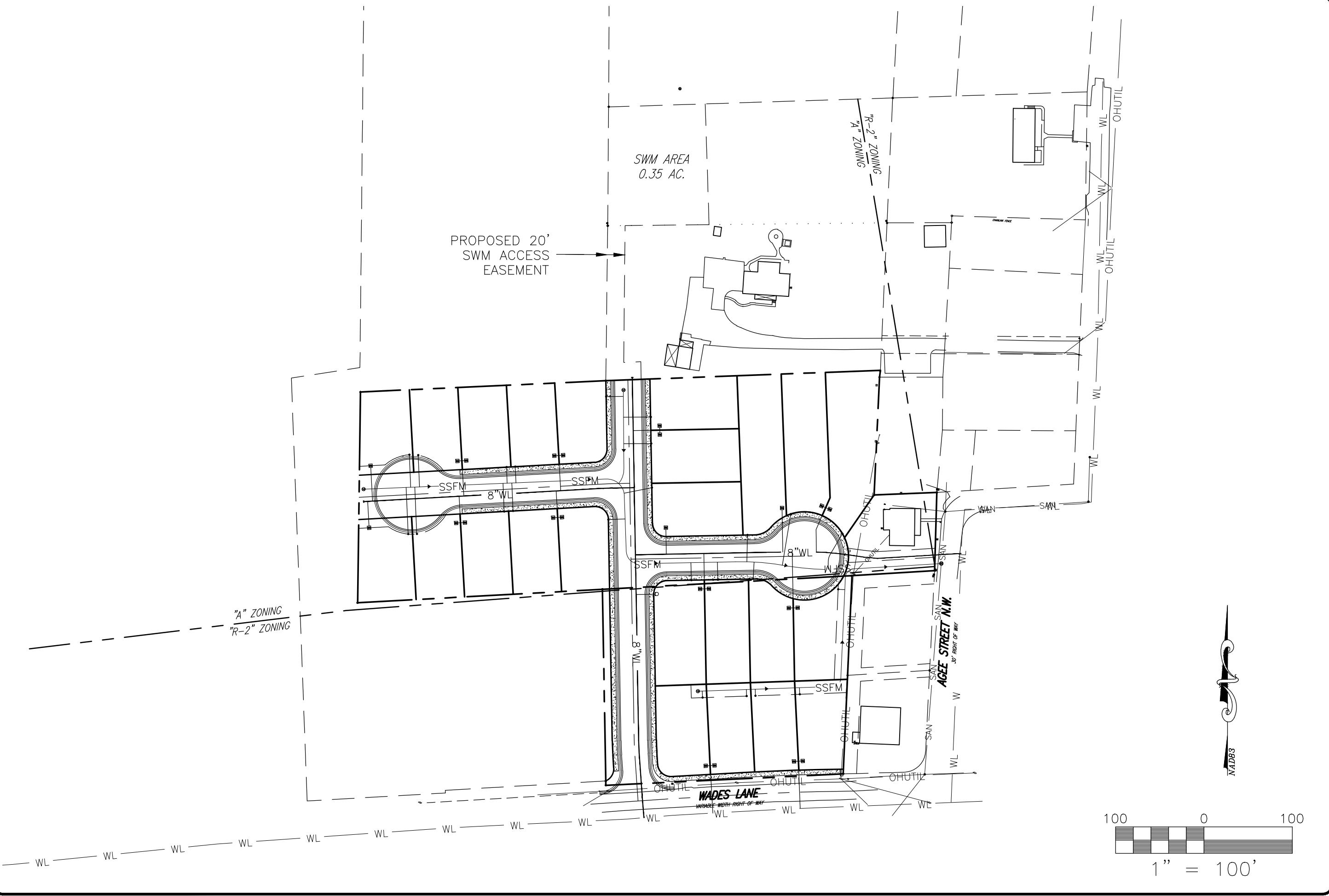
MASTER PLAN
BINGER MAGISTERIAL DISTRICT

RIVER MASTERS DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DATE 5/7/2021
SCALE 1" = 100'
REVISIONS

z3

PROJECT NO 24210010.00



DEERFIELD ESTATES

WHEELER MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

DEERFIELD ESTATES

WILDER MAGISTERIAL DISTRICT
TOWN OF CHRISTIANSBURG, VIRGINIA

GENERAL NOTES

SITE ADDRESS: 295 WADES LANE, CHRISTIANSBURG, VA 24073, RINER MAGISTERIAL DISTRICT

OWNER: RASMUSSEN DOUGLASS S. & RASMUSSEN KRISTIN L., 572 AGEE STREET N.W., CHRISTIANSBURG, VA 24073

APPLICANT: DEERFIELD ESTATE HOMES LLC, 572 AGEE STREET N.W., CHRISTIANSBURG, VA 24073, PHONE: (540) 392-4503, CONTACT: DOUG RASMUSSEN

AGENT: BALZER & ASSOCIATES, INC., 80 COLLEGE STREET, SUITE H, CHRISTIANSBURG, VA 24073, PHONE: (540) 381-4290, CONTACT: STEVE SEMONES

1. TOTAL SITE AREA: ±4.711 AC.
 2. TAX MAP NO.: 496-A 68
 496-A 73
 3. CURRENT ZONING: A (AGRICULTURAL)
 R-2 (TWO-FAMILY RESIDENTIAL)
 4. PROPOSED ZONING: R-1, SINGLE FAMILY RESIDENTIAL WITH A CONDITIONAL
 USE PERMIT FOR A PLANNED HOUSING DEVELOPMENT
 5. WATER SERVICE: TOWN OF CHRISTIANSBURG
 6. SEWER SERVICE: TOWN OF CHRISTIANSBURG
 7. PROPOSED USE: SINGLE FAMILY DETACHED

LEGEND

- PROPERTY LINE
- SETBACK LINE
- ASPHALT
- CONCRETE

CONNECT TO EXISTING WATERLINE

WADES LANE
 VARIABLE WIDTH RIGHT OF WAY

1" = 50'

GENERAL NOTES

SITE ADDRESS: 295 WADES LANE
CHRISTIANSBURG, VA 24073
RINER MAGISTERIAL DISTRICT

OWNER: RASMUSSEN DOUGLASS S. &
RASMUSSEN KRISTIN L.
572 AGEE STREET N.W.
CHRISTIANSBURG, VA 24073

APPLICANT: DEERFIELD ESTATE HOMES LLC
572 AGEE STREET N.W.
CHRISTIANSBURG, VA 24073
PHONE: (540) 392-4503

AGENT: BALZER & ASSOCIATES, INC.
80 COLLEGE STREET, SUITE H
CHRISTIANSBURG, VA 24073
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EXISTING

LEGEND

PROPERTY LINE

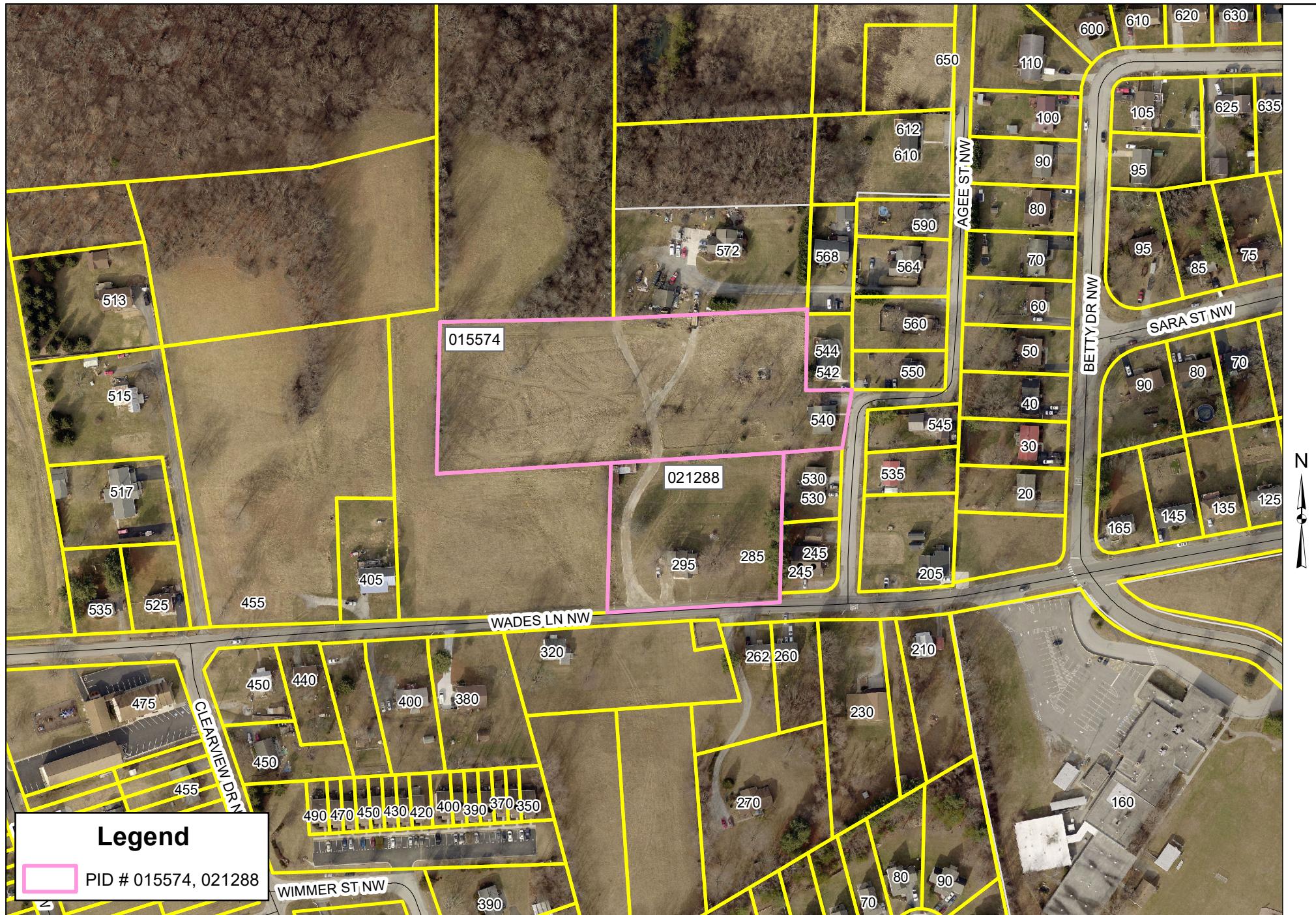
SETBACK LINE

ASPHALT

CONCRETE

CONNECT TO
EXISTING WATERLINE

WADES LANE
VARIABLE WIDTH RIGHT OF WAY



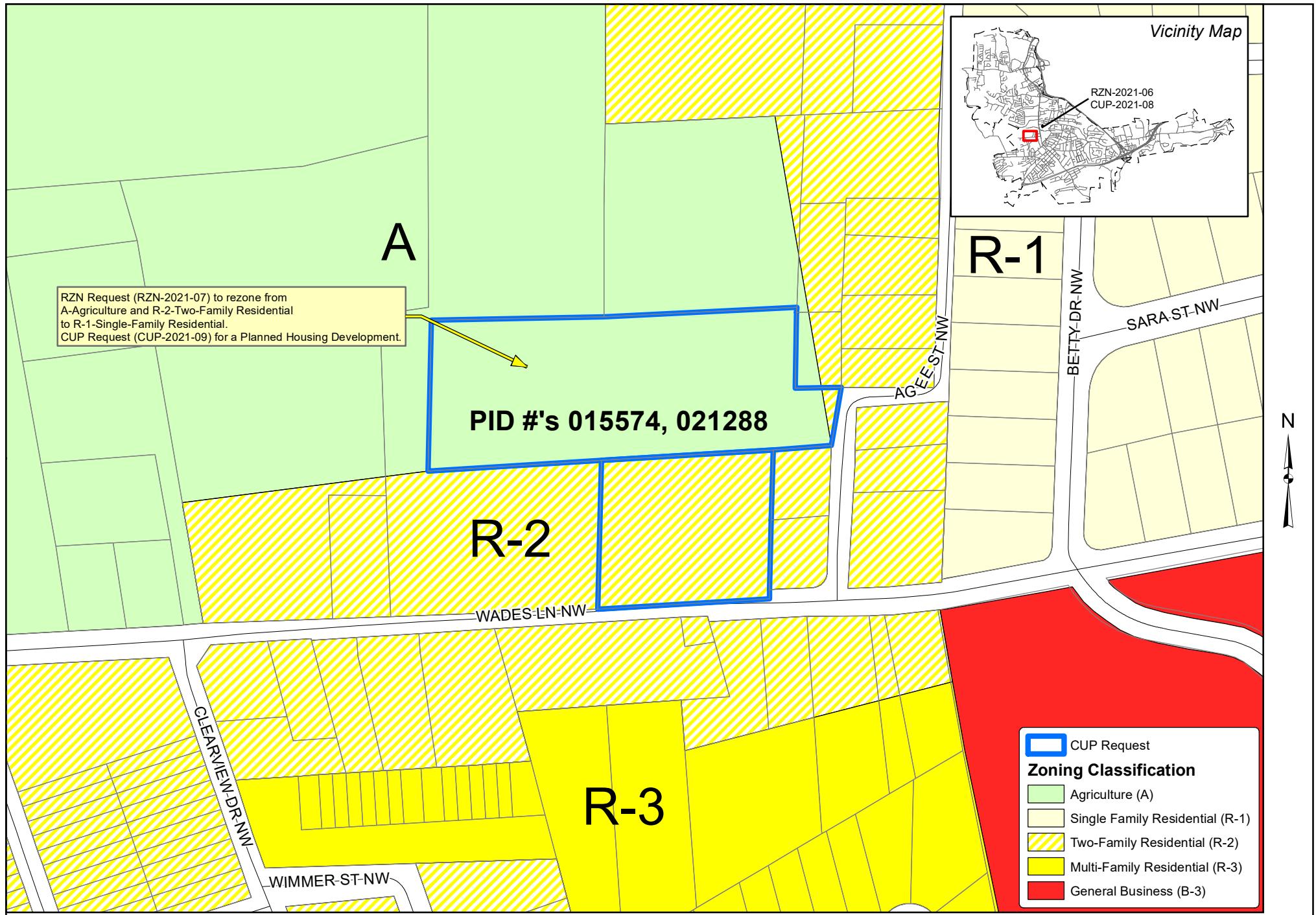
RZN REQUEST: RZN-2021-07 - DEERFIELD ESTATE HOMES
CUP REQUEST: CUP-2021-09 - DEERFIELD ESTATE HOMES

PLANNING COMMISSION PUBLIC HEARING: June 14, 2021

TOWN COUNCIL PUBLIC HEARING: July 13, 2021

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Feet





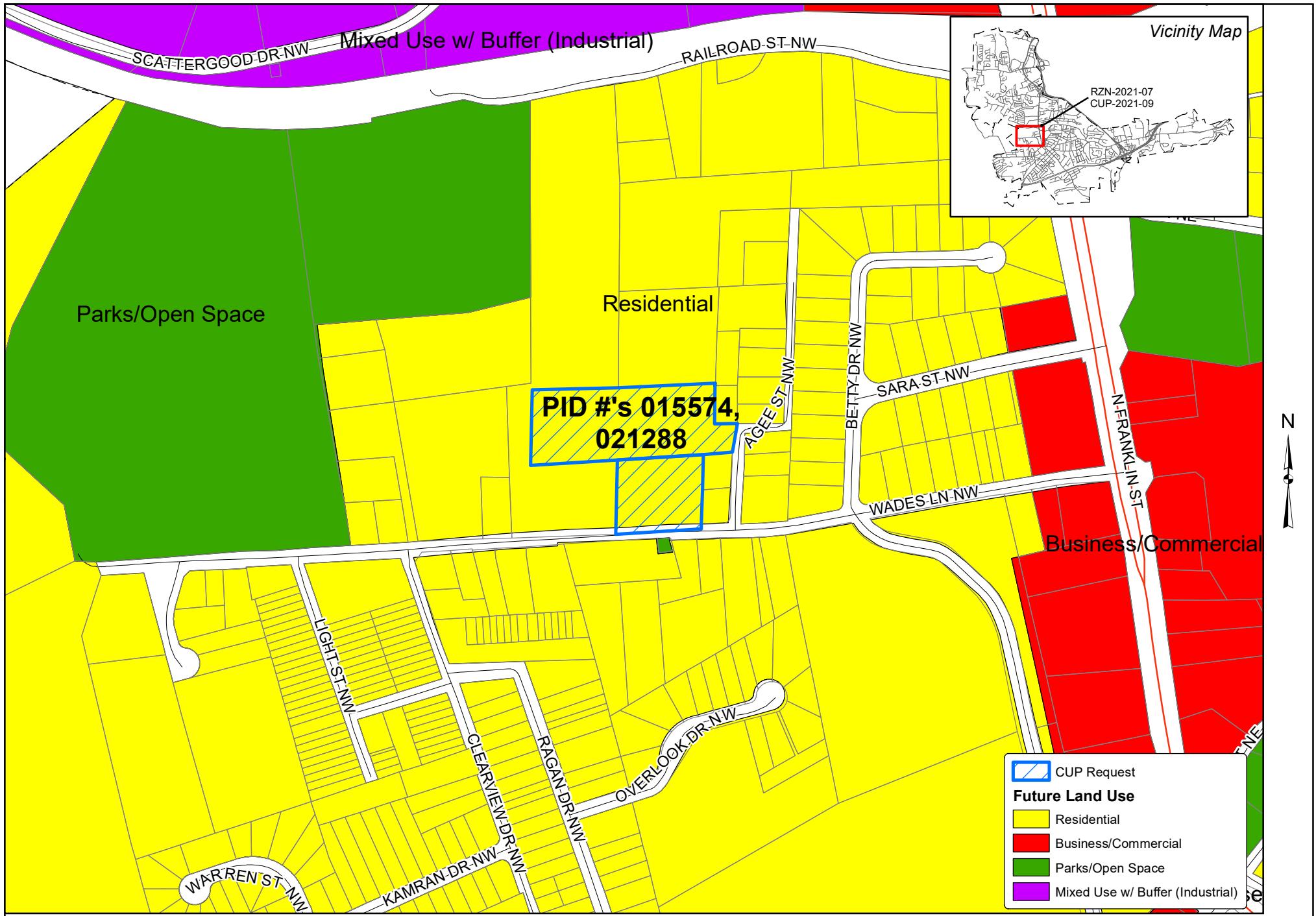
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RZN REQUEST: RZN-2021-07 - DEERFIELD ESTATE HOMES

CUP REQUEST: CUP-2021-09 - DEERFIELD ESTATE HOMES

PLANNING COMMISSION PUBLIC HEARING: June 14, 2021

TOWN COUNCIL PUBLIC HEARING: July 13, 2021



PARCEL_ID	TAX_MAP_ID
014355	496-((A))-71
10377	496-((A))-78
014105, 014109	496-((A))-64, 496-((A))-98
015724, 015725	496-((19))-1, 496-((19))-2
010376	496-((A))-72
21905	496-((A))-71A
010369, 015574, 021288	496-((A))-68, 496-((A))-73, 496-((A))-76
090314	496-((A))-77C
003685	496-((12))-3
100560	496-((12))-3B
001476	496-((A))-101

OWNER1

TRACY L BROOKMAN
KIRK SIGNATURE PROPERTIES LLC
DERRICK R LANCASTER
HARVEY MORRIS
MICHAEL J MOTTY
MICHAEL J NORWOOD
DOUGLAS SCOTT RASMUSSEN
BARRY RATCLIFF
CHRIS R TYLER
JEREMY M WILLIAMS
UNION BANK & TRUST CUSTODIAN FOR DARLENE S LANCASTER IRA

OWNER2

ELIZABETH LANCASTER
SUSAN COCHRAN
KRISTIN LEE RASMUSSEN
LORRAINE RATCLIFF

MAIL_ADD1
545 AGEE ST NW
907 WALKER DR
910 RADFORD ST NW
PO BOX 901
550 AGEE ST NW
408 NEWTOWN RD
572 AGEE ST NW
610 LEWIS ST NE
260 WADES LN NW
262 WADES LN NW
111 FRANKLIN RD STE 112

MAIL_ADD2
CHRISTIANSBURG VA 24073
RADFORD VA 24141
CHRISTIANSBURG VA 24073
CHRISTIANSBURG VA 24068
CHRISTIANSBURG VA 24073
SHAWSVILLE VA 24162
CHRISTIANSBURG VA 24073
CHRISTIANSBURG VA 24073
CHRISTIANSBURG VA 24073
CHRISTIANSBURG VA 24073
ROANOKE VA 24011



Planning Department Staff Report

TO: Planning Commission
DATE: June 10, 2021

APPLICATION: Conditional Use Permit [CUP-2021-09]
Rezoning [RZN-2021-07]

APPLICANT: Deerfield Estate Homes, LLC

LOCATION: 295 Wades Lane NW (Tax Map Nos. 496-A 68 & 496-A 73)

PROPERTY OWNER: Doug and Kristin Rasmussen

PROPOSAL: Rezoning 4.711 acres from Agricultural (A) and Two-Family Residential (R-2) to Single Family Residential (R-1) with proffers and a Conditional Use Permit for a Planned Residential Development to develop twenty-four (24) single-family detached dwellings.

Request

The Town of Christiansburg has received a Rezoning request and a corresponding Conditional Use Permit request from Deerfield Estates to develop an infill planned unit development consisting of 24 single-family dwellings. The development will consist of a new street off Wades Lane with two cul-de-sacs off the connecting street. All lots will have frontage off one of the three new streets or Wades Lane and each lot will have a minimum of 5,000 square feet. Each new street is proposed to have sidewalk on both sides. In addition, the frontage along Wades Lane is proposed to have sidewalk also.

Background

The subject acreage (4.711 acres) is currently on two parcels and is split zoned between Two-Family Residential (R-2) and Agricultural(A). The R-2 property primarily fronts along Wades Lane and is approximately 1.5 acres in size. This includes a small area of R-2 zoned land that fronts on Agee Street. The Agricultural zoned property sits away from Wades Lane and is 3.2 acres in size. The applicant proposes all acreage to be rezoned to Single Family Residential (R-1) and proffers that the single-family detached dwellings shall be the only primary use permitted.

Table: Comparison of existing Zoning Districts and Proposed Development

	A, Agricultural	R-2, Two-Family Residential	R-1, Single Family Residential	Proposed Planned Housing Development
Density (units per acre)	2	4.356	4.356	5.6
Lot Area	21,780 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	5,000 sq. ft.
Lot Width	150'	80'	80'	50'
Front Setback	35'	30'	35'	15'
Rear Setback	50'	25'	35'	20'
Side Setback	25'	10'	10'	10'
Greenspace Requirements	<i>not specified</i>	20% front yard greenspace	<i>not specified</i>	<i>not specified</i>
Sidewalk and Curb/Gutter Requirements	<i>not specified</i>	Required on both sides of new streets	Required on both sides of new streets	Shown on all street frontages

The adjoining properties are primarily zoned R-2 and Agricultural. The subject property is not located within any flood hazard areas. It is not in a Historic District or Urban Development Area. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Water

The connections to the water system as proposed will not provide adequate fire flow within the proposed development. The area along Wades Lane and Agee Street has less than 500 gpm available fire flow currently. The requirement for new construction at hydrants is 1,000 gpm. The water line connection will need to be reconsidered. There is a 12" waterline on a higher pressure zone at the corner of Clearview and Wades Lane ~700' west of the proposed entrance. This could provide sufficient fire flow for the proposed development. A connection over to Agee Street would not be required. A future connection to Railroad Street should be considered and planned for since that is in the higher pressure service as well.

Also, a fire hydrant will be required at the west end of Road C.

Sewer

Consideration of future development in relation to the sewer system should be considered in how that may affect the use of the low-pressure force main in this area. Gravity could be provided by running down the hill to existing gravity sewer on Railroad Street. This would eliminate the need for the low pressure force main throughout the site as well as maintenance concerns it involves. Furthermore, there is the potential for more development on adjacent

properties and new development in the area would need to be considered with the design of a sewer extension. The force-main solution is not desired at this time.

Stormwater

Consideration of future development in relation to the placement of the stormwater management area may need to be considered as post construction water quantity and quality control for this development would need to be maintained while any extension of Road A and related development was constructed.

Streets

The Town has concerns regarding the sight distance to the east of the proposed entrance Wades Lane. A crest vertical curve east of the proposed entrance appears to be limiting the sight distance for vehicles entering on to Wades Lane. Sight distance may be further restrained by vehicles parked in the driveways given the orientation of the proposed lots that front on Wades Lane. The portion of Wades Lane on the north side of the street will need to meet the Town's street standards in terms of lane width and curb and gutter.

Proffered Conditions

The Applicant has offered two conditions with the rezoning:

- 1) The property shall be developed in substantial conformance with the masterplan submitted dated May 7, 2021.
- 2) The property proposed for R-1 Zoning shall only be utilized for single family detached residential use.

Please keep in mind that the Planning Commission may wish to recommend conditions based on the Conditional Use Permit if there are identified impacts that may not be addressed through the masterplan.

Public Comment

Staff has discussed the proposal with a number of neighbors/area property owners, however no written comments have been received to date.

Public Hearing Dates

The Planning Commission Public Hearing is scheduled for Monday, June 14, 2021. The Town Council Public Hearing is scheduled for Tuesday, July 13, 2021.

List of attachments included with staff report:

1. Rezoning and Conditional Use Permit applications (including the proposed district standards)
2. Aerial map
3. Zoning map
4. Future Land Use map
5. Adjoining properties table
6. Public comment