



Town of Christiansburg Planning Commission Monday, August 16, 2021 Agenda

Planning Commission

Chairperson
Hil Johnson

Vice-Chairperson
Jeananne Kries

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, August 30,
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, August 16, 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 August 2, 2021.](#)
- 4) [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 conditions. The proposal was revised to construct 26 single-family detached dwellings. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.](#)
- 5) [Conditional Use Permit request by Deerfield Home Estates LLC for a Planned Housing Development to consist of 26 Single-Family Residential dwellings on property located adjacent to Wades Lane and Agee Street, Tax Parcel Nos. 496-A 68 & 496-A 73.](#)
- 6) [Conditional Use Permit for R-3 Multifamily Dwelling District uses in the B-3 General Business District by Bruce A. Moses\(owner\) on behalf of Bryan A. Rice \(Applicant\) at 975 Radford Street \(Tax Map No. 525-A-19\). The proposal is to construct five \(5\) Townhome units. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.](#)
- 7) Other Business

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 August 2, 2021**

Present: Thomas Bernard
Felix Clarke Jr.
Jessica Davis
Hil Johnson, Chairperson
Jeananne Kries, Vice – Chairperson
Jennifer D. Sowers

Absent: Ashley Briggs
Mark Curtis

Staff/Visitors: Jude Cochran, staff
Glennwood Martin, 1733 White Oak Lane
L.T. Simmons, 1235 Scott Street
Andrew Warren, Non-voting secretary
Brian Weddle, Sr., The Mechanic
Steve Doremus, The Mechanic

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

Public Comment

Chairperson Johnson opened the floor for public comment.

With no comments, Chairperson Johnson closed the floor for public comment.

Approval of Planning Commission Minutes for the June 28, 2021 Meeting

Mr. Warren noted Mr. Clarke was listed as both present and absent in the June 28, 2021 minutes and stated it should be amended. Commissioner Bernard made a motion to approve the June 28, 2021 Planning Commission meeting minutes with the correction. Commissioner Sowers seconded the motion, which passed 6-0.

Public hearing for a Commercial Auto Garage at 1250 Roanoke Street for Tax Parcel Nos. 498 - ((7)) - 16A, 498 - ((7)) - 17A, and 498 - ((A)) - 113C by Glenwood Martin on behalf of Twin Oaks Properties LLC. The property is designated Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Johnson opened the public hearing.

Glenwood Martin, 1733 White Oak Lane, owner of 1230 & 1250 Roanoke Street, requested the property located at 1250 Roanoke Street be permitted to allow for a commercial auto garage.

Commissioner Sowers questioned if the applicant was moving locations. Owners of the business, "The Mechanic", stated they were not moving locations but were expanding to the adjoining property.

L.T. Simmons, 1235 Scott Street, shared his support for the expansion of the business, but noted the occasional noise outside of the allowed times. Mr. Martin stated the noise was the previous tenant who is no longer located at the property.

Mr. Warren gave a brief overview of the subject property's location, zoning district, and future land use designation. Mr. Warren explained the need for the conditional use permit and noted the existing approved conditional use permit for the applicant's current location. Mr. Warren noted the applicant has recently installed screening along the fencing in the rear yard. Mr. Warren stated the existing conditions for the 1230 Roanoke Street location has unnecessary conditions that reiterate current policies, while still valid, should not be placed as conditions to the 1250 Roanoke Street conditions as it is not common practice. Chairperson Johnson requested the existing conditions for the 1230 Roanoke Street location. Mr. Warren gave an overview of the existing conditions for 1230 Roanoke Street and explained the reasoning for excluding some of those conditions for the 1250 Roanoke Street conditions.

With no further comments, Chairperson Johnson closed the public hearing.

Chairperson Johnson opened the discussion.

Chairperson Johnson shared his support for the business's expansion and asked if staff have received any complaints about the property. Mr. Warren stated no recent complaints have been made to staff.

Commissioner Bernard questioned if a fence was installed between the subject property and the residential district. Owners of "The Mechanic" stated a fence is already located between the two properties and that they have screened the fencing. Commissioner Bernard shared his support of the business's expansion.

Vice-Chairperson Kries clarified the proposed conditions. Mr. Warren confirmed her statement. Vice-Chairperson Kries questioned the exclusion from the current conditional use permit, the 4th condition of the existing conditions placed on the 1230 Roanoke Street conditional use permit. The owners of "The Mechanic" stated hazardous materials and waste must comply to federal policy. The Commission agreed to exclude condition number 4 of the 1230 Roanoke Street conditional use permit from the list of conditions for the 1250 Roanoke Street conditional use permit.

The following conditions were drafted:

1. The property is to be maintained in a clean, sanitary, and sightly manner.
2. All parts, including faulty parts, tires, etc. are to be kept inside the garage or a fully enclosed building (including a roof) until disposal.
3. There will be no storage of vehicles upon the premises except for vehicles occasionally left for repair. All vehicles left for repair are to be kept on-premises and not within any public right-of-way or adjacent property. All vehicles on the property are to have a State inspection decal that is either valid or dated within 90 days of its expiration.
4. Mechanical work is to be done inside the building and not outside.
5. There are to be no discernible noises to residential properties in the nearby vicinity between 7:00 p.m. and 7:00 a.m.
6. This permit shall be subject to review by the Planning Commission in one year.

Vice-Chairperson Knies made a motion to recommend approved for the conditional use permit with conditions. Commissioner Bernard seconded the motion, which passed 6-0.

With no further comments, Chairperson Johnson closed the discussion.

The above topic will go before Town Council as a public hearing August 24th.

Other Business

Chairperson Johnson opened the discussion.

Mr. Warren gave a brief over of the Deerfield Estate Public Hearing Conditional Use Permit and stated staff has received a revised conditional use permit application to allow for additional lots. Chairperson Johnson inquired about the questions surrounding the public utilities at the properties. Commissioner Bernard questioned the ingress and egress to the property. Mr. Warren stated engineering staff has been discussing possible solutions with the developer and that the proposed ingress and egress has been relocated. Additionally, Mr. Warren shared with the Commission upcoming public hearings.

Chairperson Johnson shared his excitement to see the Farmers Market thriving at the Parks and Recreational Center.

Vice-Chairperson Knies noted the new General Store in Cambria and recommended it. Mr. Warren noted the historical significance of the building.

With no further business, Chairperson Johnson adjourned the meeting at 7:25 p.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.



Planning Department Staff Report

TO: Planning Commission
DATE: August 13, 2021

APPLICATION: Conditional Use Permit [CUP-2021-12]
Rezoning [RZN-2021-08]

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-six (26) single-family detached dwellings. This is two additional units compared to the original submittal.

Request

This request is a revised Rezoning application and a corresponding Conditional Use Permit application from Deerfield Estates to develop an infill planned unit development consisting of 26 single-family dwellings. The development consisted of a new street off Wades Lane with two cul-de-sacs off the connecting street. After the Planning Commission public hearing, the applicant revised a number of items to address items that were noted by staff, the public, and/or planning commission. The revised application shows a different road configuration and two additional lots.

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	5.5
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

There was a concern regarding fire flow pressures that were proposed with the original submission. In discussions with the owner, their design team, and the engineering and fire departments, there appear to be several design options for consideration if the proposal is approved and the development moves to the site design phase. The final design will be determined regarding the waterline connection with consultation with the engineering and fire departments. This may ultimately impact the proposed waterline sizes as described in the application.

Sewer

In the original submission, the proposed sewer system relied on a low-pressure force main to serve the development. There was a concern that this system would result in greater public works maintenance and not allow for the logical extension to serve future development.

Following discussions with Town staff, the proposal has been revised to install a pump station to service this subdivision that will be constructed on future Lot 11. The proposed lots would gravity flow to the pump station and then it would be pumped to the gravity sanitary sewer line in Agee Street. The sewer infrastructure will be designed to allow for future gravity connections as desired for expected future growth in this area. At the time of future development, the plan would be to remove the pump station and abandon or remove it. This would allow for the development of Lot 11 at that time.

Streets

There was concern with the first submittal regarding the sight distance to the east of the proposed entrance of Wades Lane. The revised drawing shifts the road closer to Agee Street which the engineering department has reviewed and believes that it will adequately avoid a crest vertical curve east that existed in the original design. This would also be looked closer during a site design phase. It is still important to note that 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 June 20, 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 Hearing Dates

The Planning Commission Public Hearing is scheduled for Monday, August 16, 2021. The Town Council Public Hearing is scheduled for Tuesday, September 14, 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. Public comment



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): Kristin Rasmussen Date: 7/21/2021

Date: _____

Signature of Applicant: Kristin Rasmussen Date: 7/21/2021

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 ~~X~~ is not required for the proposed project:

1. Yes or No, the proposed residential development generates 28 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**

JULY 20, 2021

**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 (26 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. The waterline would tee into Road B and be extended along Road B and also stub out to the north between Lots 10 and 11 for a future connection point. 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 both ends of Road B would be accessible for future connection points if adjacent development occurs. An additional 8" waterline has been proposed to extend from the Wades Lane tie in location to the western property line of the subject property. This stub line would allow for a future connection to the high pressure water system that exists in Clearview Drive.

The proposed development will install new waterlines and service connections throughout the property to serve the new residential uses. A preliminary Town analysis shows that extending an 8" waterline throughout the development should also provide sufficient pressure and flow for the required domestic service but fire flows are less than required minimums. There are several design options for addressing this fire flow issue. Final determination of the waterline connection design shall be coordinated between the applicant, Town Engineering Department and Town Fire Department during the site plan process. 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, through conversations with Town staff, the project will install a pump station to service this subdivision that will be constructed on future Lot 11. The proposed lots would gravity flow to the pump station and then be pumped to the gravity sanitary sewer line in Agee Street. The sewer infrastructure will be designed to allow for future gravity connection should the vacant property to the north of this project ever develop. If that occurs, the pump station would be abandoned/removed and Lot 11 could be built upon for a new home. 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 26 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.

104 persons = 10,400 gal/day

TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 10,400 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 240 feet west of Agee Street. From that proposed road, one additional road would be constructed as shown on the masterplan. The western termination of Road B 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. The eastern termination of Road B is short section of road that will terminate in a T-Turnaround. A short road stub is also shown north of Road B and 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	26	6	17	23	18	10	28	301

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 26 residential units. This would on average have the potential of increasing the local public school enrollment by 16 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 turnaround terminations are proposed with the development, only one is permanent. The western cul-de-sac on Road B 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**

July 20, 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 July 20, 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:

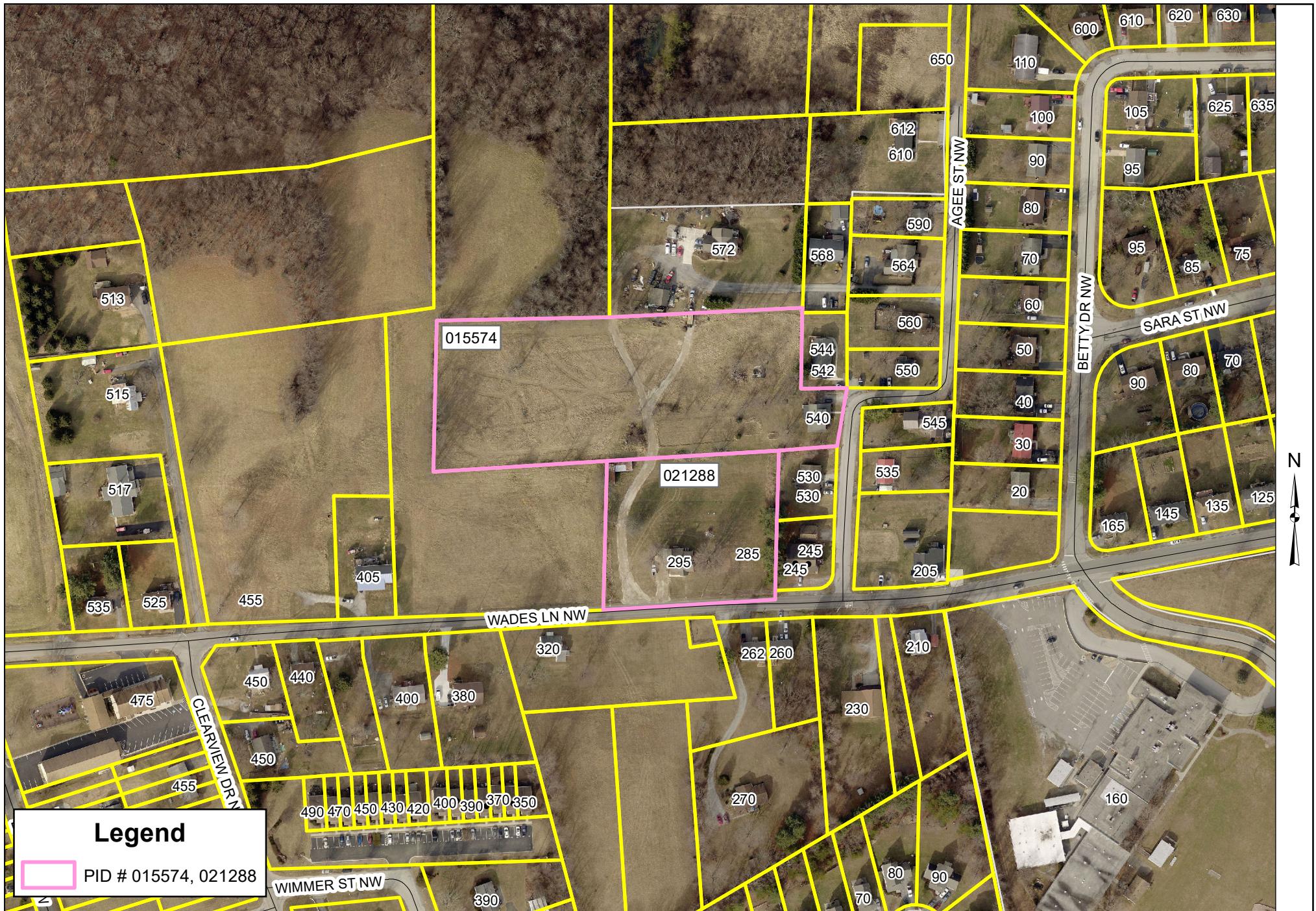
of _____ County.

Notary Public
My commission expires _____

EXAMPLE HOMES

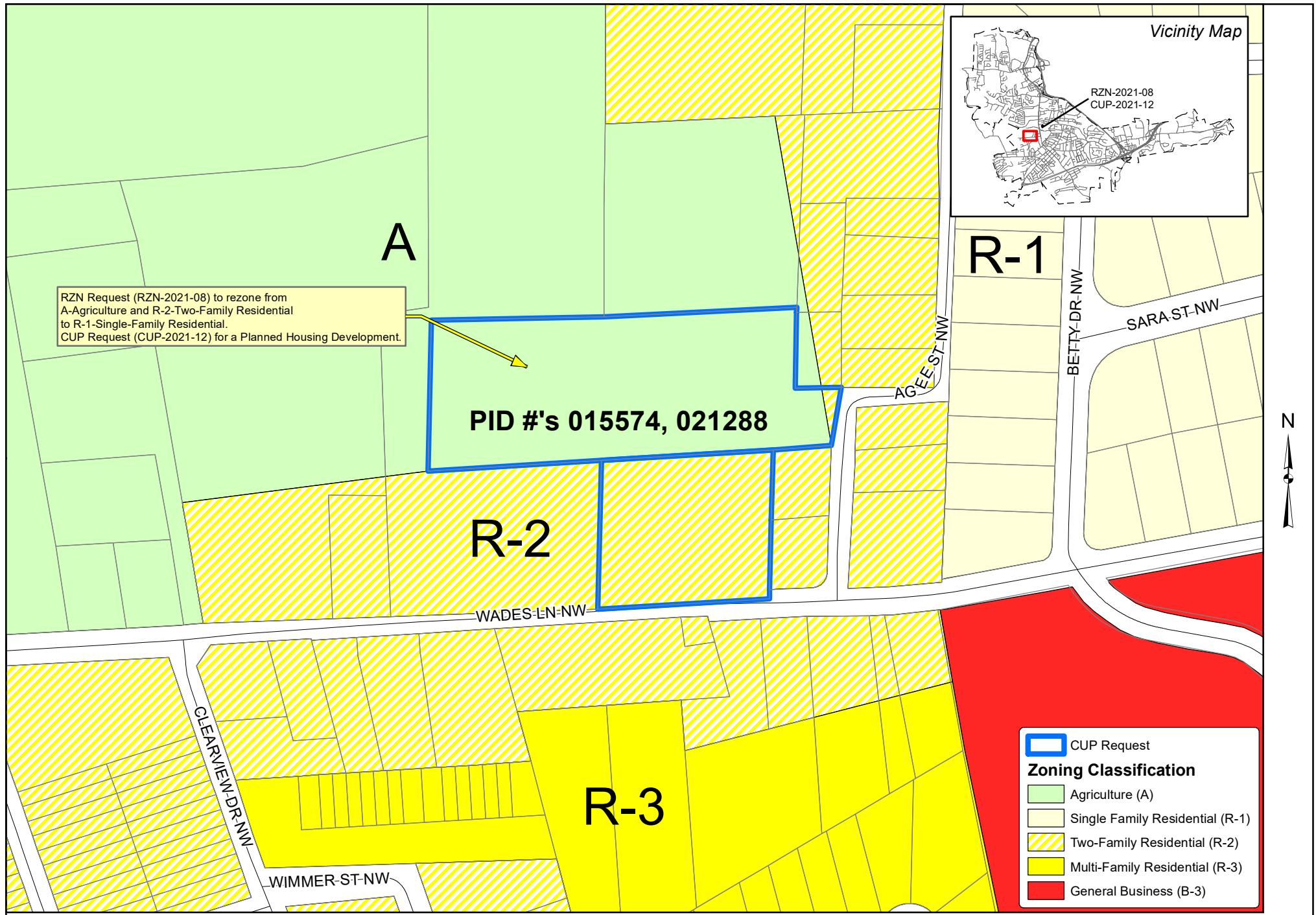






PLANNING COMMISSION PUBLIC HEARING: August 16, 2021; TOWN COUNCIL PUBLIC HEARING: September 14, 2021

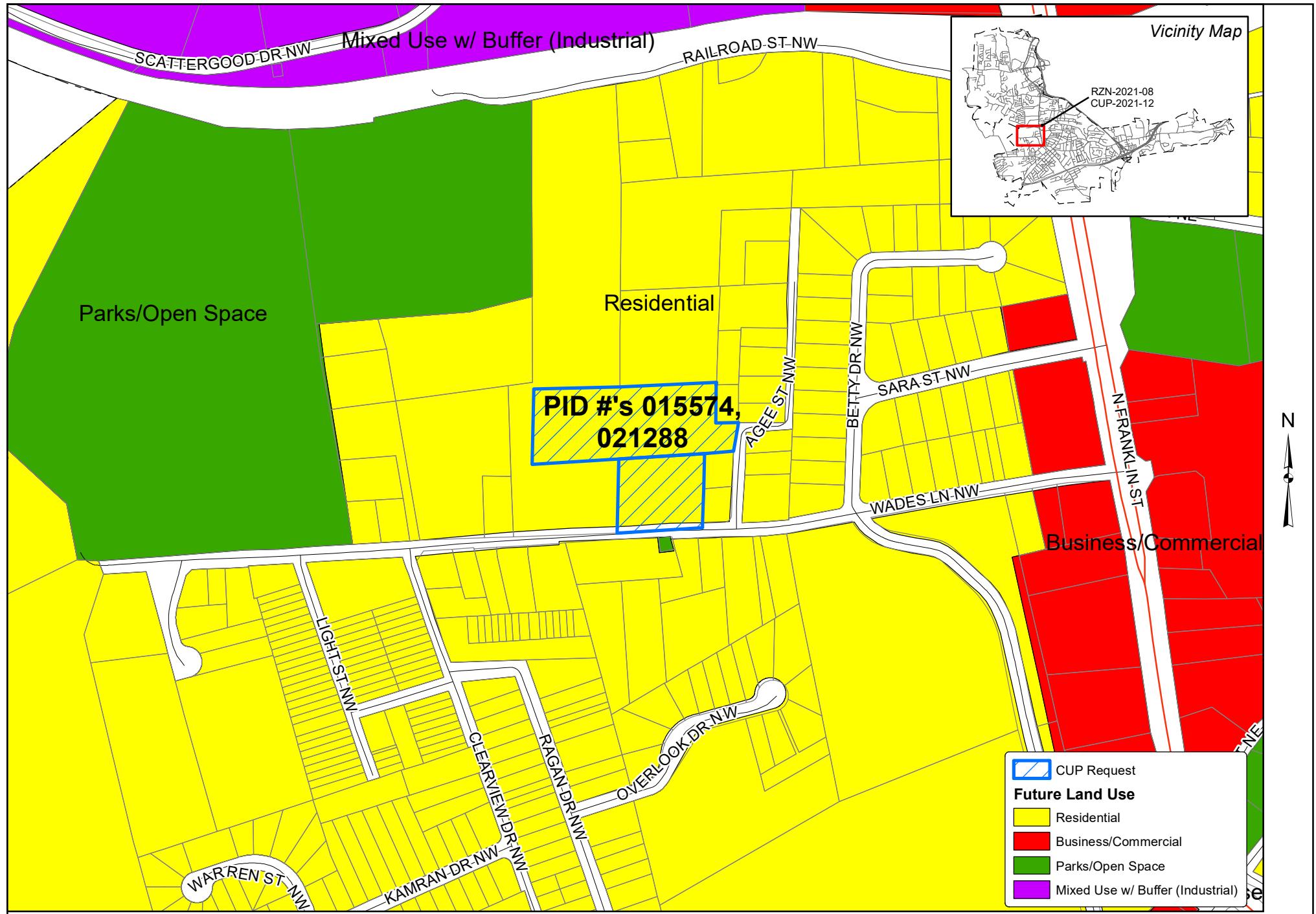




RZN REQUEST: RZN-2021-08 - DEERFIELD ESTATE HOMES
CUP REQUEST: CUP-2021-12 - DEERFIELD ESTATE HOMES

PLANNING COMMISSION PUBLIC HEARING: August 16, 2021; TOWN COUNCIL PUBLIC HEARING: September 14, 2021





From: fst2impress@verizon.net <fst2impress@verizon.net>

Sent: Friday, June 18, 2021 3:51 PM

To: Jude Cochran <jcochran@christiansburg.org>

Subject: Deerfield Home Estates LLC Rezone

Dear Mr. Cochran

We are the owners of tax map number 496-A 68 and 496-A 73, Susan Cochran and Harvey Morris. This is in reference to the rezoning request by Deerfield Home Estates LLC to rezone 4.711 acres owned by Doug and Kristen Rasmussen. We have certain things that we believe should be addressed due to the size of this subdivision and additional car and foot traffic. We request that certain safety issues are considered before approval of this subdivision permit. Foot traffic would be more safe if additional sidewalk from the property to Betty Drive and school crosswalk were added. We would also request that large unsafe trees along property and power lines be removed. Evergreen trees of proper height should be added to avoid interference of power lines and to buffer the sound and view from our adjoined property. A fence would also be needed to negate any additional foot traffic across our parcel that could use the sidewalk addition along Wades Lane.

We believe that these are reasonable requests and would consider approving the rezoning if these improvements were agreed upon. Feel free to contact us if you have any additional questions at 530.392.7783.

Thank you,

Harvey Morris and Susan Cochran



Planning Department Staff Report

TO: Planning Commission
DATE: August 13, 2021
PC PUBLIC HEARING: Monday, August 16, 2021 at 7PM
APPLICATION: Conditional Use Permit [CUP-2021-13]
LOCATION: 975 Radford Street
 Tax Parcel No. 525-((A))-19
PROPOSAL: CUP for Five (5) Townhomes in the General Business (B-3)
 Zoning District

Request

The Town of Christiansburg has received a conditional use permit request to construct five townhomes at 975 Radford Street by Bryan Rice on behalf of the owner Bruce Moses. A conditional use permit is required due to the property being zoned B-3, General Business and the Zoning Ordinance requires a conditional use permit for most residential uses covered under Section 42-336(1) of the *Christiansburg Town Code*:

Any principal use permitted in the R-3 Multiple-Family Residential District, with a conditional use permit, except that uses permitted as conditional uses in the R-3 District, but permitted as of right in the B-3 District, shall not require a conditional use permit. Dwellings are subject to the same requirements as in the R-3 District, except that a single-family dwelling in association with a permitted office, business or commercial use, in the same building or on the same premises for use by the proprietor or an employee of said business shall be permitted, but not subject to said requirements, including a family and one unrelated individual per unit; and for multifamily dwellings, the density of development shall not exceed the ratio of 20 dwelling units per gross acre. Residential development as part of a planned commercial development shall be subject to the requirements of section 42-341.

As mentioned above, the development would be required to meet the R-3 district standards and the maximum density would be 20 units per gross acre. Based on the acreage of the lot-.7097 acres or 30,917 Square Feet, a maximum of 14 units would be permitted if the development could meet all other R-3 and townhome requirements such as parking and building setbacks, front yard greenspace requirements. A site plan showing compliance with all requirements would be required if approved. Sidewalk would be required per Section 42-339

under the B-3 district. It has been debated under R-3 standards based on the current code language whether townhome developments without new streets would require sidewalk. Given the location along a commercial corridor and other sidewalk required for other recent commercial developments along Radford Street, the Planning Commission may want to consider a condition to require sidewalk if this is desired.

Background

The property is vacant. The applicant has provided potential building drawings and a conceptual site layout which can be found in the packet. Over the last few years, the Town has reviewed several applications for residential uses within B-3. Please find a summary of each below:

- 1145 West Main Street (Approval - March, 2021) – Two CUPs approved: 1) R-3 uses; and 2) Planned Housing Development. The owner desired flexibility to incorporate R-3 uses bordering College Street and commercial uses along Main Street if they did not move forward with the Planned Housing Development reviewed as well. There was one condition limiting density to 10 units per acre for residential uses. No site plan has been received to date.
- 1305 Radford Street (Approval – March, 2020) Included residential uses in general, but there was a conditions included that no than 12 multifamily units be constructed if multifamily was developed. There was also a condition requiring a privacy fencing or equivalent screening required bordering 1295 Radford Street.
- 2175 Palmer Drive (Approval -- May, 2018) Approved a single-family use at 2175 Palmer Street. It currently operates as a group home which is considered single-family house under state code provisions. No conditions were placed on the approval.
- 1120 Radford Street (Approval – April, 2016) Approved a CUP and limited it to a single-family use only.

The property is not located within either the 100- or 500-Year Flood Hazard Area or a Historic District. The property is not located within a designated Urban Development Area. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan. The adjoining properties are zoned B-3 General Business along Radford Street and R-2 Two Family zoning district to the rear along Elk Drive NW. The adjoining properties contain residences to the rear along Elk Drive NW and there is a mix of businesses and residences along Radford Street. The Planning Commission is scheduled to make a recommendation on Monday, August 30, 2021 and the Town Council Public Hearing is scheduled for Tuesday, September 14, 2021, with Council action scheduled for Tuesday, September 28, 2021.

List of attachments included with staff report:

1. Conditional Use Permit application
2. Aerial map
3. Zoning map
4. Future Land Use map



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

Conditional Use Permit Application

Landowner: Bruce A. Moses Applicant: Bryan A. Rice
 Address: 806 McDowell Dr. Address: 600 Radford St.
Christiansburg VA 24073 Christiansburg VA 24073
 Phone: 540-320-7590 Phone: 540-392-5138

I am requesting a Conditional Use Permit to allow R-3 multifamily dwelling
in the B-3 District. (limited to 5 townhouses)
 on my property that is zoning classification B-3 under Chapter 42: Zoning of the
 Christiansburg Town Code.

My property is located at 975 Radford St.
 Tax Parcel(s): 525 - A - 19

Fee: _____

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): Bruce A. Moses Date: 7-8-21
Bryan A. Rice Date: 7/8/2021
 Date: _____

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 attached sheet

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 ~~X~~ is not required for the proposed project:

1. Yes or No, the proposed residential development generates 5 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 _____ 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**

975 Radford st.

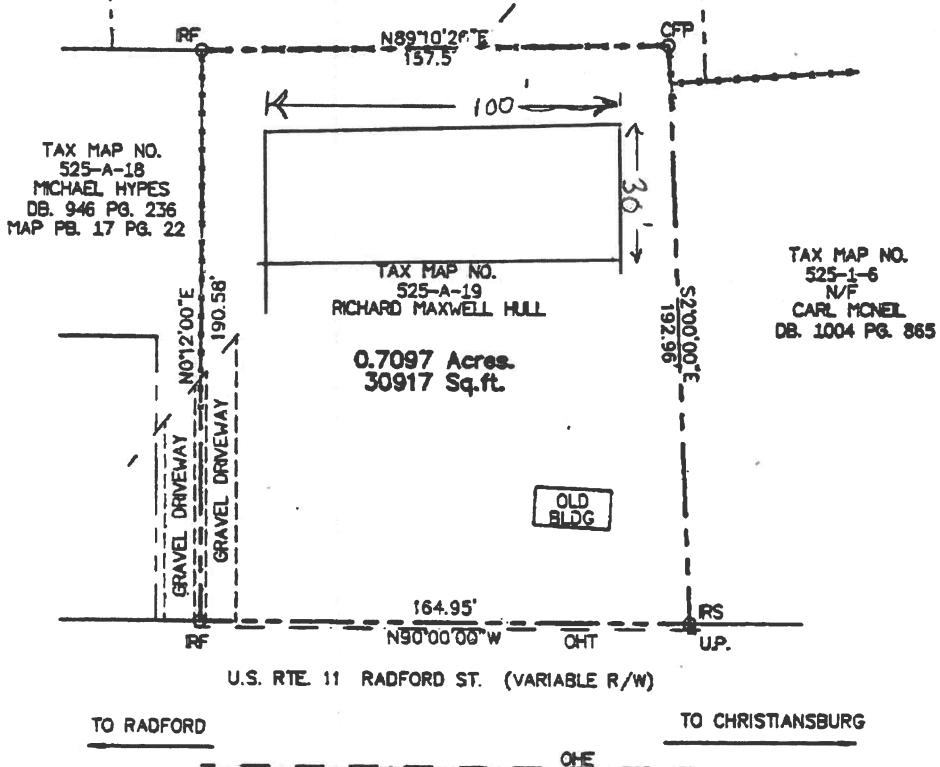
GENERAL NOTES:

1. TITLE REFERENCE: RICHARD MAXWELL HULL, DEEDBOOK 806 PAGE 533.
2. PLAT REFERENCE: BOUNDARY SURVEY BY CORRELL SURVEYING, RECORDED IN PLATBOOK 17 PAGE 22.
3. MONTGOMERY COUNTY TAX MAP PARCEL NO. 525-A-19.
4. THIS PROPERTY DOES NOT LIE IN A H.U.D. 100 YEAR FLOOD HAZARD ZONE.
5. THIS PLAT IS THE RESULT OF AN ACTUAL FIELD SURVEY BASED ON EXISTING GROUND CONDITIONS AS FOUND AT THE TIME OF SURVEY AND THEREFORE MAY OR MAY NOT CONFORM EXACTLY TO PREVIOUS DEEDS OR MAPS OF RECORD.
6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
7. THIS LOT IS SERVED BY TOWN OF CHRISTIANSBURG PUBLIC WATER AND SEWER UTILITIES.

RECORD NORTH PB. 17 PG. 22

MAP OF SURFACE WADE FARM
DB. 98 PG. 390,391

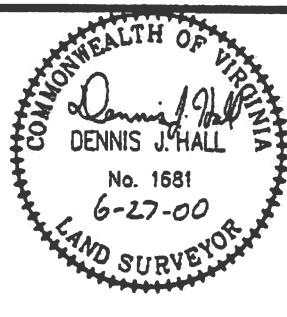
TAX MAP NO.
525-1-37,38,39, & 40
EVERETT HALL
DB. 313 PG. 517



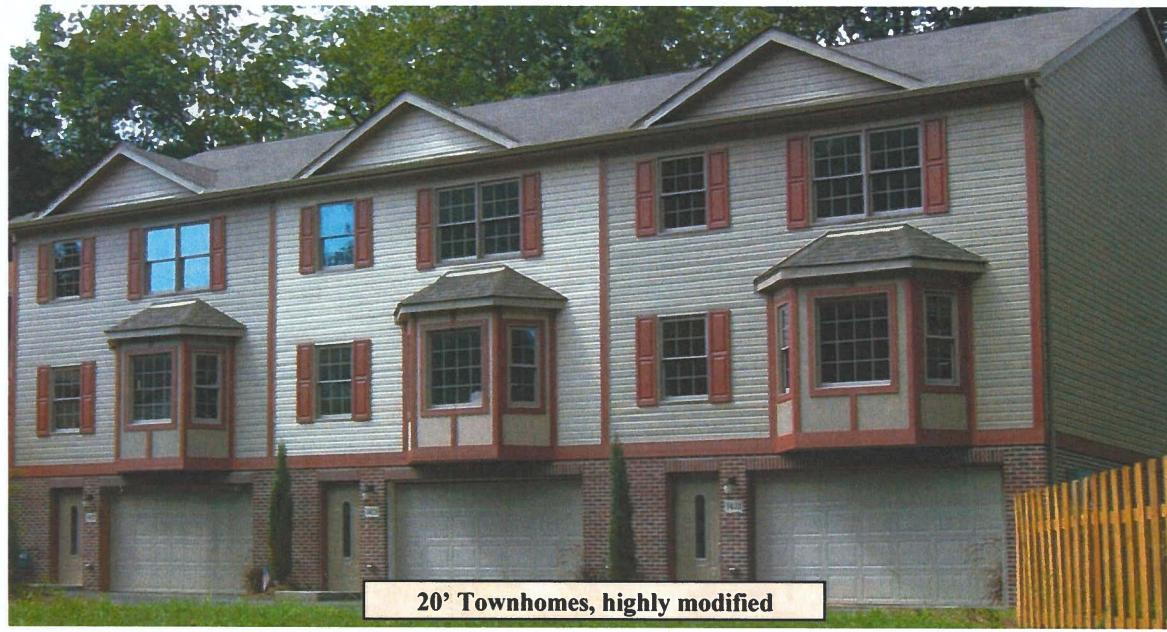
PLAT
PREPARED FOR:
RICHARD MAXWELL HULL

0 25 50 100
SCALE IN FEET

STATE OF: VIRGINIA
COUNTY OF: MONTGOMERY
MAG. DIST.: RINER
SITUATE: 965 RADFORD
STREET, U.S. RTE. 11
TOWN OF CHRISTIANSBURG
TAX MAP NO. 525-A-19
AREA: 0.7097 AC. TOTAL
DATE: 6/27/00
CHECKED BY: DJH
REVISED:



20' Townhome 1,444 sq.ft.

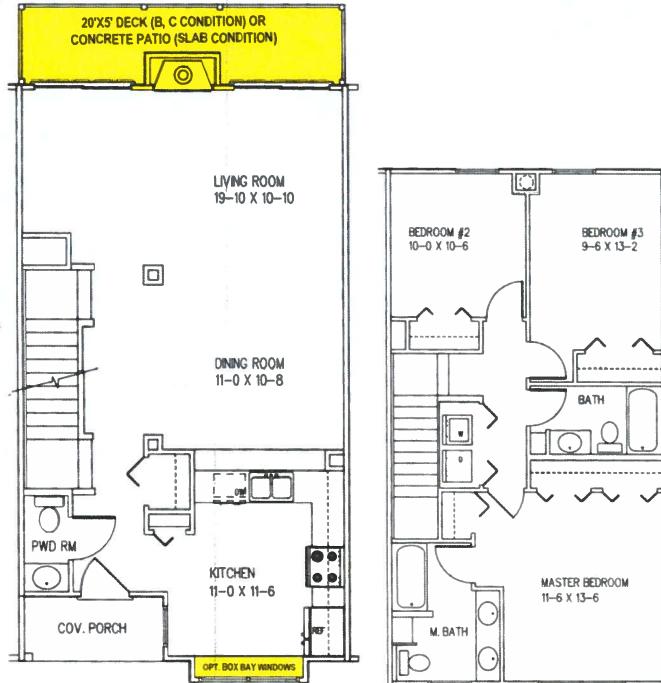


Specifications

Living area:	1,444 sq.ft.
First floor area:	684 sq.ft.
Upper level area:	760 sq.ft.
Bedrooms:	3
Baths:	2 1/2
House width:	20'
House depth (1 st):	36'
House depth (2 nd):	38'
Primary roof pitch:	6/12
Garage area:	280 sq.ft.
Rear deck area:	100 sq.ft.
Main ceiling height:	8'
Foundation:	B, C, S
Walls:	2x4, 2x6

Enhancements

- Rear deck with railing (20'x5')
- Turned gables
- Box bay windows
- Fireplace
- Front or rear integral garage (option available only with full basement)



Photos or renderings will vary from actual plan.



Sec. 42-155. - Permitted uses.

In the R-3 Multiple-Family Residential District, structures to be erected, or land to be used, shall be for one or more of the following uses:

- (1) Single-family dwellings, including a family and up to two unrelated individuals per unit.
- (2) Two-family dwellings, including a family and up to two unrelated individuals per unit.
- (3) Townhouses, including a family and up to two unrelated individuals per unit.
- (4) Multiple-family dwellings, including a family and up to two unrelated individuals per unit.
- (5) Planned housing developments subject to the special regulations of section 42-164, including a family and up to two unrelated individuals per unit.
- (6) Owner occupied boardinghouse with not more than four boarders, with a conditional use permit.
- (7) A single-family owner-occupied dwelling which, as an accessory use, offers no more than five bedrooms for short-term transient occupancy for compensation and where food service for resident guests is limited to breakfast only with a conditional use permit.
- (8) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities and libraries. Private buildings to consist of schools, recreational facilities and libraries, with a conditional use permit.
- (9) Churches and other places of worship.
- (10) Assisted living facilities and group homes of eight or fewer individuals, as exempted by Code of Virginia, § 15.2-2291.
- (11) Family day homes serving one through five children. Family day homes serving six through 12 children with a conditional use permit.
- (12) Rest homes or housing for not more than four elderly or handicapped individuals who are physically capable of responding to emergency situations without personal assistance, with a conditional use permit.
- (13) Clubs and lodges, except where activities embrace a service customarily carried on within a business district, with a conditional use permit.
- (14) Parks and playgrounds.
- (15) Professional offices with not more than five employees, with a conditional use permit.
- (16) Minor home occupations. Major home occupations with a conditional use permit.
- (17) Off-street parking and loading.
- (18) Signs in accordance with the sign ordinance in article XXIV, signs.
- (19) Public utilities, such as poles, lines, distribution transformers, pipes, meters and other facilities, necessary for the provision and maintenance of public utilities, including water and sewerage facilities; pumping and regulatory stations; substations; communications antennas; amateur radio towers. Communications monopolies with a conditional use permit.
- (20) Accessory buildings, such as separate garages or carports, workshops, toolsheds and greenhouses; provided, that garages or other accessory buildings, such as carports, porches and stoops attached to the main building, shall be considered part of the main building; provided further, that no accessory building shall be closer than three feet to any property line or located within any easement or right-of-way.

- (21) Condominiums, including a family and up to two unrelated individuals per unit.
- (22) Home adult day care center caring for not more than three individuals not related by blood or marriage, with a conditional use permit.
- (23) Construction trailers on active construction sites.
- (24) Child day care centers, with a conditional use permit.
- (25) Portable storage containers, in accordance with section 42-662.
- (26) Urban agriculture in accordance with section 42-663.

(Code 1972, § 30-48; Code 1992, § 30-48; Ord. of 6-20-1989; Ord. of 10-24-1989; Ord. of 4-3-1990; Ord. of 12-17-1991(1); Ord. of 9-1-1992; Ord. of 6-2-1998; Ord. of 12-7-1999; Ord. No. 2000-2, 4-18-2000; Ord. No. 2004-4, 9-7-2004; Ord. No. 2007-1, 4-3-2007; Ord. No. 2008-6, 12-2-2008; Ord. No. 2012-6, § 30-48, 6-19-2012; Ord. No. 2012-10, § 30-48, 11-20-2012; Ord. No. 2016-1, 2-23-2016; Ord. No. 2017-7, 9-12-2017; Ord. No. 2018-5, 9-11-2018)

Sec. 42-156. - Area and density.

- (a) The minimum lot area for a single-family dwelling shall be 10,000 square feet.
- (b) The minimum lot area for a two-family dwelling and other permitted nonresidential uses shall be 12,500 square feet.
- ~~5 units~~ (c) The minimum lot area for a multiple-family dwelling shall be 15,625 square feet and density of development shall not exceed the ratio of ten dwelling units per gross acre.
- (d) Special regulations for townhouses are contained in article XX.
- (e) For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the health official. The administrator may require a greater area, if considered necessary by the health official.

(Code 1972, § 30-49; Code 1992, § 30-49; Ord. of 6-20-1989)

Sec. 42-157. - Setback.

Structures shall be located 30 feet or more from any street right-of-way, or, in the event that buildings are already constructed on the same side of the street in the block, no new structure shall be closer to the street right-of-way line than a distance equal to the average of the distance to the street right-of-way of all existing structures in the same block on the same side of the street. This shall be known as the setback line. See article XVII for special setback regulations pertaining to the widening of highways and streets. Parking lots shall have a minimum setback of 15 feet from any street right-of-way.

(Code 1972, § 30-50; Code 1992, § 30-50; Ord. No. 2002-2, 3-5-2002)

Sec. 42-158. - Frontage and lot depth.

- (a) The minimum lot width at the setback line and street line shall be 80 feet for a single-family dwelling, 100 feet for a two-family dwelling and other permitted nonresidential uses, and 125 feet for a multiple-family dwelling.
- (b) All structures in this district shall be located on the lot with the front of the structure facing the front lot line. Where permitted, multiple buildings on a single lot may be arranged in accord with approved site plans.

(c) The full facades of individual units within a two-family dwelling shall be varied by changed front yard setbacks. Variation in setback shall be at least three feet.

(Code 1972, § 30-51; Code 1992, § 30-51; Ord. of 6-20-1989; Ord. of 6-2-1998; Ord. No. 2012-6, § 30-51, 6-19-2012; Ord. No. 2015-1, 4-28-2015)

Sec. 42-159. - Yards.

- (a) The minimum side yard for each main structure shall be a minimum of ten feet or side lot line easement width, whichever is greater.
- (b) Each main structure shall have a rear yard of 20 feet or more.
- (c) Accessory structures shall have a side and rear yard of three feet or more.
- (d) The front yard shall contain a minimum of 20 percent greenspace or landscaped area. For duplexes for individual sale, the greenspace or landscaped area in the front yard shall be maintained at a ratio of 20 percent for each dwelling unit on each lot. For this purpose, corner lots shall be deemed to contain a minimum of 20 percent greenspace or landscaped area in each yard fronting a public street.
- (e) Sidewalks and curb and gutter shall be required on both sides of the public streets for all new streets and for all multifamily residential development. In lieu of sidewalks and curb and gutter, an owner or developer shall provide a paved multi-use trail a minimum of ten feet in width connecting to the street right-of-way adjoining other properties and to each lot within the development for single-family, duplex or townhouse development or at least the length of the total street frontage connecting to the right-of-way adjoining other properties and to each apartment or condominium unit within the development by a hard surface connection.
- (f) Handicap ramps shall be allowed to encroach in all yards if the following criteria are met:
 - (1) The encroachment by the ramp must be the minimum necessary to accomplish safe access;
 - (2) The ramp must meet the current edition of the Virginia Uniform Statewide Building Code and the Town of Christiansburg Code; and
 - (3) The minimum size of a building entry landing associated with the ramp shall meet Virginia Uniform Statewide Building Code requirements. The maximum building entry landing size shall be six feet by six feet.

(Code 1972, § 30-52; Code 1992, § 30-52; Ord. of 6-20-1989; Ord. No. 2002-2, 3-5-2002; Ord. No. 2007-1, 4-3-2007; Ord. No. 2010-9, 12-21-2010; Ord. No. 2012-6, § 30-52, 6-19-2012; Ord. No. 2015-1, 4-28-2015)

Sec. 42-160. - Height.

Buildings may be erected up to 35 feet in height from street grade or lot grade at setback line, whichever is greater; except, that:

- (1) A public or semi-public building, such as a school, church, library or hospital, may be erected to a height of 60 feet from grade; provided, that required front, side and rear yards shall be increased one foot for each foot in height over 35 feet.
- (2) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues and flagpoles shall be exempt from this section.
- (3) Parapet walls may be up to four feet above the height of the building on which the walls rest.

- (4) No accessory building which is within ten feet of any property lot line shall be more than one story high.
- (5) Accessory buildings shall not exceed the main structure in height, except that when the accessory building is located at a lower ground elevation, then the elevation of the roofline of the accessory building shall not be higher than the elevation of the roofline of the main structure, but not to exceed two stories in height.

(Code 1972, § 30-53; Code 1992, § 30-53; Ord. of 12-17-1991(2))

Sec. 42-161. - Corner lots.

The following special provisions shall apply to corner lots:

- (1) Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.
- (2) The side yard on the side facing the side street shall be 30 feet or more for both main and accessory buildings.
- (3) Each corner lot shall have a minimum width at the setback line and the street line measured to the Pi of a radius where a radius exists of 125 feet.

(Code 1972, § 30-54; Code 1992, § 30-54; Ord. of 11-20-1987, § (a))

Sec. 42-164. - Planned housing developments.

- (a) Within an R-3 Multiple-Family Residential District, as a conditional use or in conjunction with an application for conditional zoning for R-3 Residential, and in order to encourage improved housing design, variety in housing types and best use of topography, a site plan shall be submitted for a planned housing development, together with a subdivision plan, if required by this chapter or chapter 40, and such other descriptive material or proffers as may be necessary to fully determine the development, even though such development does not comply in all respects to the dimensional requirements of the R-3 District, provided:
 - (1) One or more major features of the development, such as unusual natural features, yard spaces, open spaces and building types and arrangements, are such as to justify application of this section rather than a conventional application of the other regulations of the R-3 District.
 - (2) Materials submitted, drawings, descriptions, proffers and the like are sufficiently detailed to ensure compliance with the intent of this section.
 - (3) The project itself, or a larger project of which it is a part, is of sufficient size in the location proposed as to permit development of an internal environment, which, if different from designs otherwise permitted in the R-3 District, will not adversely affect existing and future development in the surrounding area.
 - (4) The overall dwelling unit density shall not exceed 20 dwelling units per gross acre.
 - (5) The development is designed to promote harmonious relationships with surrounding adjacent and nearby developed properties, and, to this end, may employ such design techniques as may be appropriate to a particular case, including use of building types, orientation and spacing and setback of buildings, careful use of topography, maintenance of natural vegetation, location of recreation areas, open spaces and parking areas, grading, landscaping and screening.
 - (6) Provision satisfactory to the planning commission and approved by the town attorney shall be made to ensure that nonpublic areas for the common use and employment of occupants, but not in individual

ownership by such occupants, shall be maintained in a satisfactory manner without expense to the general taxpayer.

- (b) Procedures and general standards for approval of an application under this section shall be the same as those for a conditional use permit or for conditional zoning as described in article I, as the case may require.

(Code 1972, § 30-57; Code 1992, § 30-57; Ord. No. 2012-10, § 30-57, 11-20-2012; Ord. No. 2015-2, 9-8-2015)

Vicinity Map

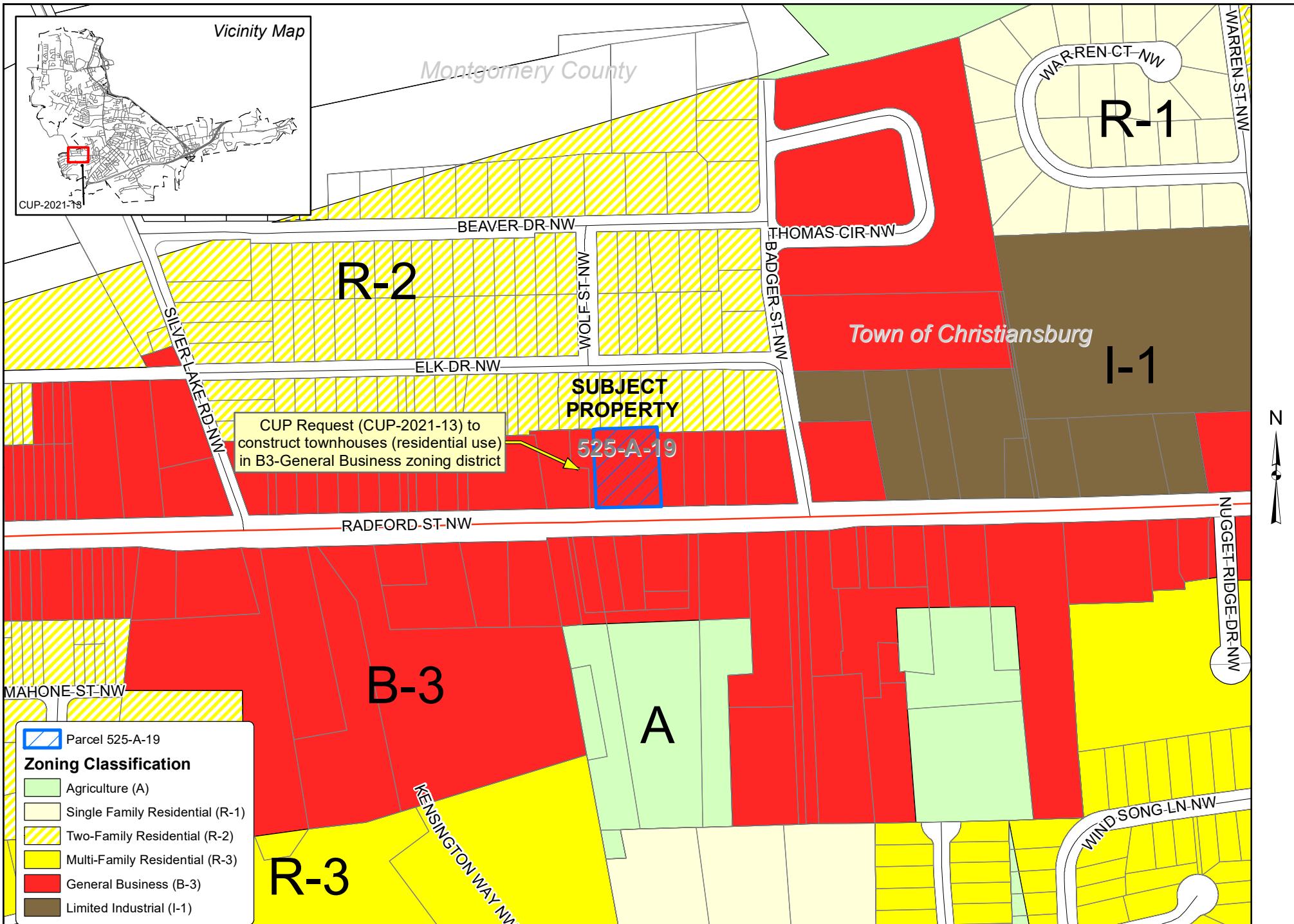


CUP REQUEST: CUP-2021-13 - 975 RADFORD ST NW

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