



Town of Christiansburg
Planning Commission
Monday, November 1, 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, November 15,
2021 at 7:00 p.m.

REGULAR MEETING

Planning Commission will meet in the Town Council Chambers on the 3rd floor of Christiansburg Town Hall located at 100 E. Main Street on

Monday, November 1, 2021 at 7:00 p.m.:

- 1) Pledge of Allegiance.
- 2) Public comments – 5-minute limit per citizen.
- 3) Approval of Planning Commission Minutes for October 4, 2021.
- 4) Public Hearing to consider a Conditional Use Permit request by MFF Holdings, LLC to allow Multifamily Dwelling District (R-3) uses in the General Business District (B-3) for conversion of a former daycare center to a multifamily use with seven (7) apartments on property located at 95 Patricia Lane, Tax Map No. 501-((1))-26B, Parcel ID 180188, 0.928 Acre. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 5) 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 Benjamin W. Tripp, Planning Director, by phone at (540) 382-6120 ext. 1120 or by email at btripp@christiansburg.org with any questions or if you require reasonable accommodations.

**Christiansburg Planning Commission
Minutes of October 4, 2021**

Present: Thomas Bernard
Felix Clarke Jr.
Jeananne Knies, Vice-Chairperson
Hil Johnson, Chairperson
Jessica Davis
Ashley Briggs
Mark Curtis
Jennifer D. Sowers

Absent: None

Staff/Visitors: Andrew Warren, Non-voting secretary
Dari Jenkins, staff
Jude Cochran, staff
Steve Semones, Balzer & Associates, Inc.
Jim Cowan, Attorney, Cowan Perry PC

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

Pledge of Allegiance

Chairperson Johnson led the Pledge of Allegiance

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 September 20, 2021 Meeting

Upon a motion by Commissioner Davis, seconded by Commissioner Curtis and carried, the September 20, 2021 Planning Commission meeting minutes were approved with a vote of 8 - 0.

Discussion/Action for Amendments to the Planned Commercial Development in the B-3, General Business zoning district at 2705 Market Street NE by NRV Marketplace LLC to allow multi-family residential uses, increased building height, reduced onsite greenspace, and reduced residential parking requirement on Tax Parcel 436 – ((5)) – 1. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Johnson opened the discussion regarding the additional information received regarding this application.

Mr. Warren gave a brief review of the information requested by the Commission during the September 20, 2021 meeting, and provided by Mr. Semones by letter dated September 29, 2021, including 1) a rendering of Hotel A along North Franklin street for a better perspective of the requested additional height and its impact on the commercial area; 2) details on how stormwater may be handled if Hotel A is placed in the same area as the existing stormwater pond since it functions as a regional pond; 3) a discussion of greenspace options moving forward; and 4) information concerning increased traffic and the overall transportation network based on the recent and expected growth in this area. Mr. Warren discussed the contents of the staff report such as the Engineering Department comments. Mr. Warren made the Commission aware of additional public comments that had been received.

Mr. Semones gave a brief overview of the concept renderings of the proposed development including 1) a view from Peppers Ferry, 2) a view from the corner of Peppers Ferry and 3) a view looking southbound along Franklin Rd. 17.5 updated greenspace

Vice-Chairperson Knies questioned whether the reduction of greenspace still be needed if Hotel A were not constructed. Mr. Semones stated yes, the removal of the proposed Hotel A would increase the amount of overall greenspace would be very close to 19%. He also explained that the indoor amenity areas that would certainly get them from a recreational standpoint above the 19% greenspace had not been accounted for in the total calculation. He spoke of active green roofs which could be counted in the percentage. Vice-Chairperson Knies noted her appreciation of the effort to retain the existing greenspace.

Chairperson Johnson questioned the change in direction in regarding the additional hotels and residential uses. Mr. Semones explained that the developers have seen a shift in demand of certain business models and new potential tenants are looking for properties such as the subject property. The interest is strong for an independent living project in this part of Christiansburg. Jim Cowen commented that citizens like the ability to walk to a nearby grocery store and other amenities. Mr. Semones stated the walkable communities are starting to grow popularity and specifically in this area of Peppers Ferry and North Franklin Road, noting that families of individuals occupying the independent living projects want to drop in on Mom and Dad while out shopping, etc.

Chairperson Johnson questioned how much taller the proposed 187 ft. residential structure is in relation to the Atlantic Union Bank building on the corner of Arbor Drive and Market Street. Chairperson Johnson questioned the tallest building in the Town. Staff was unsure of the tallest building, but estimated that other tall buildings in Town such as hotels off of Hampton Boulevard and Tower Road are under 100 feet.

Commissioner Bernard shared his concern of the shift from a marketplace to residential use. He shared his concern with the stormwater retention and the drainage issues with the property. Commissioner Bernard stated the building built over the stormwater retention pond is adding to the problem. Mr. Bernard shared his concern with the amount of traffic and parking, and the requested greenspace reduction.

Mr. Semones noted the three options requested by the Commission pertaining to the options for the stormwater retention pond alterations. Mr. Semones stated the project would be expensive but would be done to Town and state requirements. Mr. Bernard questioned how concerned the applicant is with the water issues regarding the building on the site and tearing up the existing asphalt.

Commissioner Briggs shared her concern with the negative visual impact of the proposed hotel along North Franklin Street.

Chairperson Johnson stated the need for the hotels is there, but the proposed location for the tall building is out of place.

Commissioner Curtis noted the citizen's concerns of the existing traffic issues. He likes the idea of increased building height but not to the extent of Hotel A, stating he would like to see more greenspace in the interior of the development.

The Commission and Mr. Semones discussed the ability to approve portions of the application and restrict some portions of the application. Mr. Warren expressed the need for the Commission to be clear and concise on the action and its conditions.

Commissioner Johnson questioned whether Hotel B would have a green roof. Mr. Semones replied that the developer would not be constructing that specific building, but it is possible that a green roof may be utilized.

Mr. Semones noted that a traffic study was performed the last time they came before the Commission. Commissioner Johnson questioned whether the additional uses would negatively affect the traffic counts. Mr. Semones said the existing road infrastructure would be adequate.

Commissioner Curtis inquired about the traffic flow. Mr. Semones provided information regarding different routes to access certain areas of the site.

Commissioner Davis shared her concern with the density and the traffic design issues in the area along Market Street. Mr. Warren noted the town has made the developer aware of citizen concerns along the private portion of Market Street, including a concern that BT had expressed with accessing the bus shelter.

The Commission reviewed the original proposal and discussed the possible conditions related to the request. The Commission discussed the density of the residential uses and agreed to limit the housing density to 20 units per acre which is consistent to the Planned Housing Development regulations in the B-3, General Business District.

The Commission discussed the proposed building height of Hotel A and agreed to not recommend Hotel A and limit the remaining structures to 70 feet tall in height except for the buildings noted in the application.

The Commission discussed the reduction of site greenspace and landscaping, agreeing to keep the required greenspace at a minimum of 19 percent. The Commission discussed the possibility of building on the stormwater pond site. Mr. Warren noted construction could occur there as long as the plan complies with the approved master plan.

The Commission discussed the reduction of parking spaces for 55 and older independent living project. Mr. Semones stated the client is requiring of the developer the 0.75 vehicles per unit in order for the project to remain feasible. Mr. Warren expressed the rationale behind the desire for a reduction of parking spaces. The Commission—through consensus—expressed support for the independent living portion of the proposal as submitted.

Upon a motion by Commissioner Briggs, seconded by Commissioner Sowers and carried, the request was approved by vote of 8 – 0, with the following conditions:

1. The maximum residential density shall be 20 units per acre.
2. Hotel A shall be removed from the overall Christiansburg Marketplace site lease plan(L02).
3. All buildings heights shall be a maximum of 70 feet with the following exceptions:
 - a. Hotel B shall not exceed 85 feet per the application
 - b. Residence B shall not exceed 85 feet in height per the application.
 - c. Residence C shall not exceed 187 feet in height per the application
 - d. Parking Deck between Residence B and C shall not exceed 85 height per the application.
4. The greenspace requirement shall be maintained at 19% for the overall development.

Chairperson Johnson closed the discussion regarding the NRV Marketplace LLC Conditional Use Permit request.

Other Business

Chairperson Johnson opened the discussion.

Commissioner Briggs noted that the Bikeway Walkway Committee will be installing a bench and ceremonial tree in honor of Will Drake along the Huckleberry Trail near the Town corporate limits.

Mr. Warren noted the desire to have additional Commissioner training opportunities, stating the next training will be in the spring.

Vice-Chairperson Kries inquired about the date for trick or treating this year. Mr. Warren noted it is not an activity that is not set by the Town. He did note the Getting Scary on the Huckleberry event happening at the Rec Center in the morning of Saturday, October 30th. This event will feature opportunities for trick or treating.

Chairperson Johnson noted the recent discussions have been great and commended the Commission on their efforts.

With no further business, Chairperson Johnson adjourned the meeting at 8:42 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: November 1, 2021
PC PUBLIC HEARING: Monday, November 1, 2021 at 7 PM
PC RECOMMENDATION: Monday, November 15, 2021 at 7 PM
*scheduled recommendation
AGENDA ITEM: Conditional Use Permit 2021-17
Hold Public Hearing to consider Conditional Use Permit request by
MFF Holdings, LLC to allow a Multifamily Dwelling

Site Characteristics:

Address: 95 Patricia Lane
Tax Parcel No. 501-((1))-26B
Current Zoning: B3 General Business District
Future Land Use: Business/Commercial
Proposed Zoning: B3 General Business District with CUP

Background

The subject property consists of a single parcel of approximately 0.93 acres, and is located on the west side of Patricia Lane, south of the intersection with Roanoke Street. It is occupied by a large single-story building that has been used as a daycare.

Summary of Request

The applicant is requesting a Conditional Use Permit (CUP) to allow the property to be converted into seven apartments. Since the property is zoned B-3 General Business, a CUP is required for multifamily uses per Section 42-336(1) of the *Christiansburg Town Code*.

Of the seven apartments, five of them are approximately 600 sqft in size, with the remaining two approximately 640 sqft and 900 sqft. Per Town Code, the minimum size of a residential unit is 600 sqft. All but the largest unit are single-bedroom.

Over the last few years, the Town has reviewed several applications for residential uses within B-3. Please find a summary of each below:

- 975 Radford Street (Approval – August 2021) – Request to construct five townhomes.
- 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.
- 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.

Per Sec.42-623 of the *Christiansburg Town Code*, the applicant will be required to submit a site plan if approved.

List of attachments included with staff report:

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



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

Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg

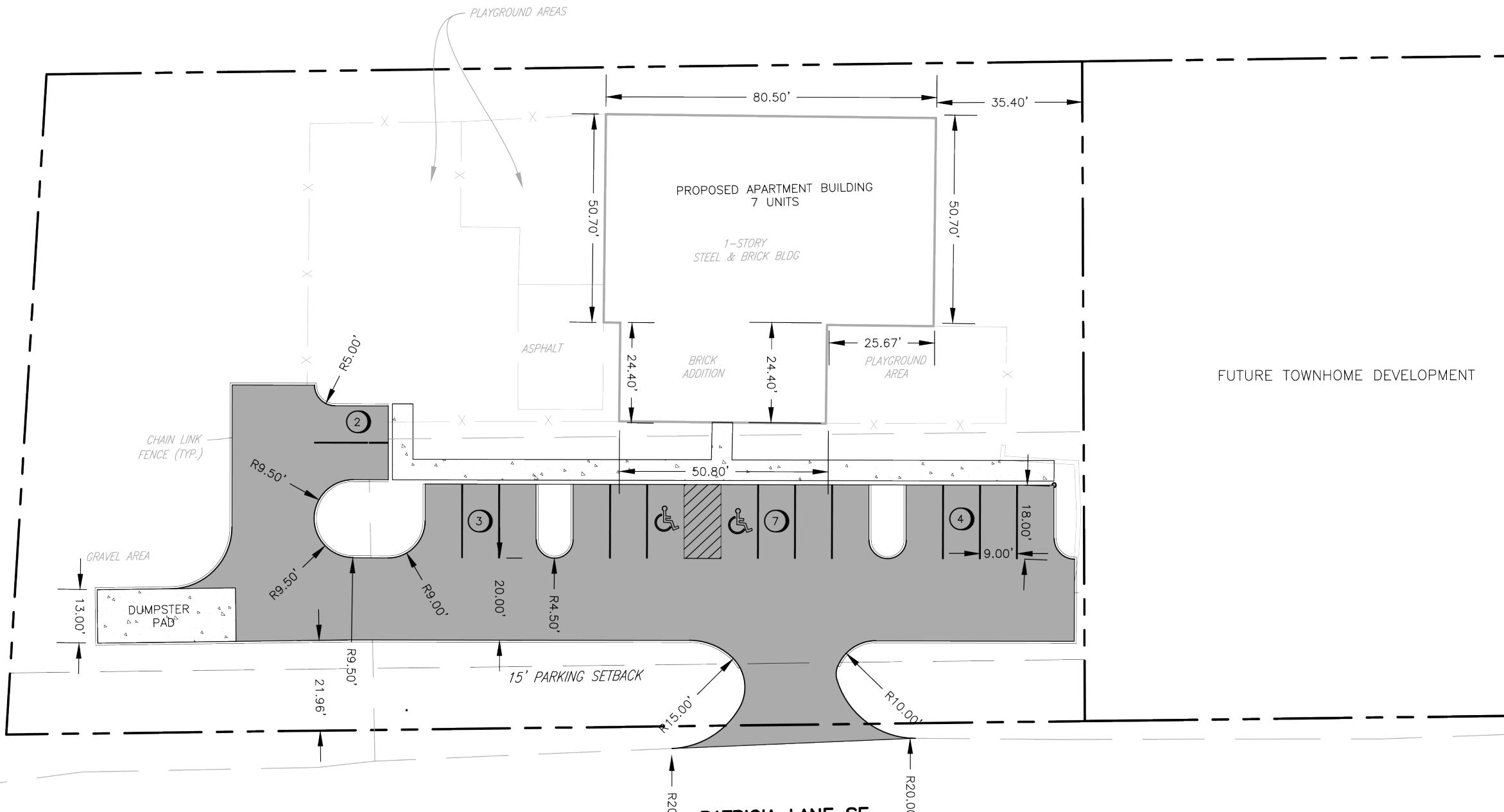
www.balzer.cc
80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290

HONEYTREE REDEVELOPMENT

PATRIALINE
TOWN OF CHRISTIANSBURG

C1

PROJECT NO 03210063.00



GENERAL NOTES

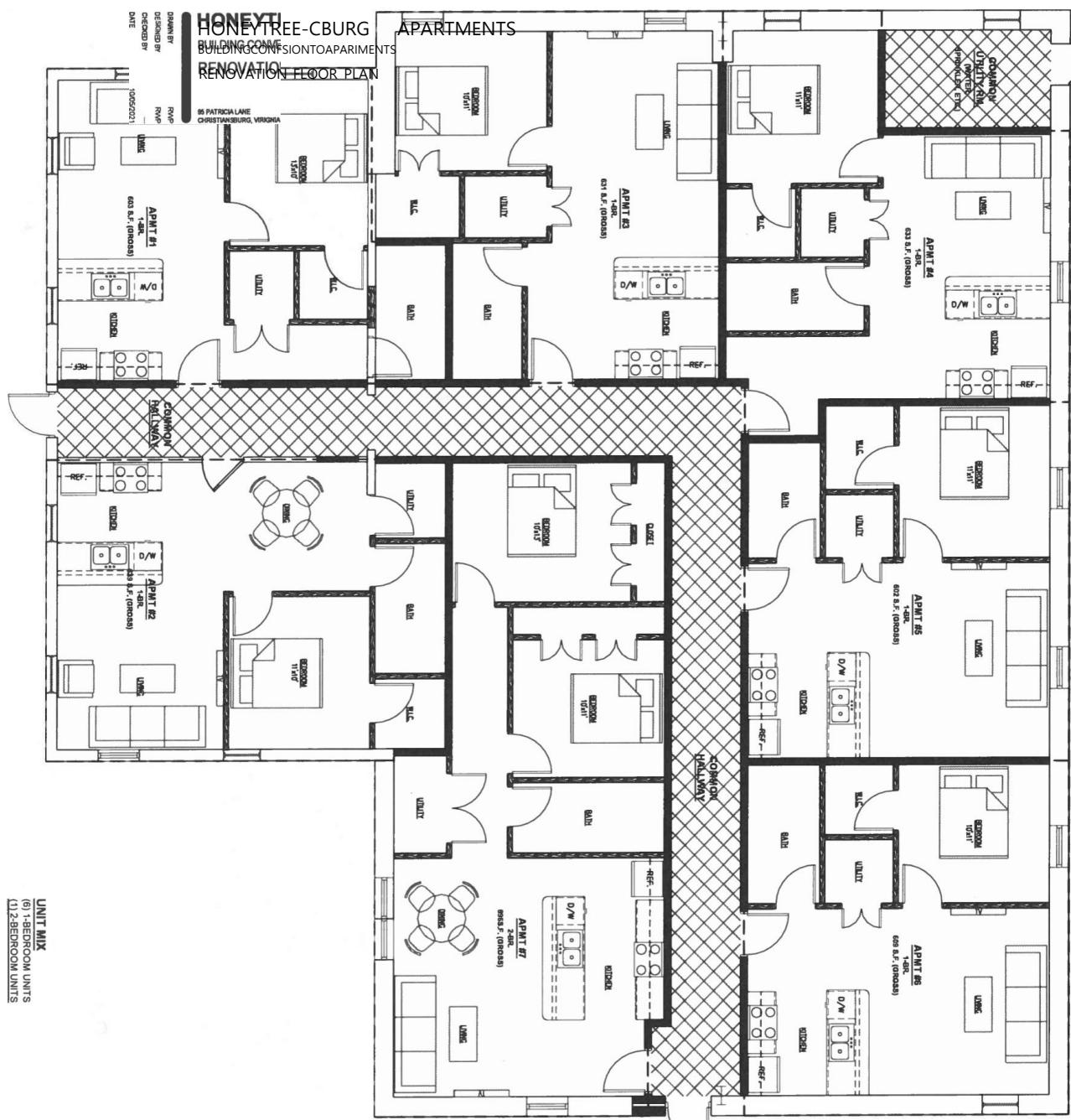
1. ZONING:	B-3	6. SETBACKS:	30' R/W 15' PARKING 20' REAR 10' SIDE
2. SITE AREA:	0.928 AC	7. PARKING:	REQUIRED: 14 - 2/UNIT PROPOSED: 16
3. TYPE OF CONSTRUCTION:	RESIDENTIAL		
4. PROPOSED UNITS:	7 APARTMENT UNITS		
5. LANDSCAPING: GREENSPACE REQUIRED:	20% FRONT YARD		

DATE 10/5/2021
SCALE 1" = 30'
REVISIONS

NAD83

30 0 30
1" = 30'

New River Valley / Staunton
Harrisonburg / Lynchburg
www.balzer.cc



PLANNERS' ARCHITECTS ENGINEERS
SURVEYORS

PRELIMINARY
NOT FOR CONSTRUCTION

UNIT MIX

PROJECT NO 021003.





Conditional Use Permit Application

Landowner: MFF Holdings, LLC

Applicant: MFF Holdings, LLC

Address: 418 First Street, S.W.

Address: 418 First Street, S.W.

Roanoke, Virginia 24011

Roanoke, Virginia 24011

Phone: 540-580-4606

Phone: 540-580-4606

I am requesting a Conditional Use Permit to allow a change in use from a child daycare center to

multiple family dwellings as shown on the Concept Plan on my
property that is zoning classification under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 95 Patricia Lane, Christiansburg, VA 24073

501-1 26B

Tax Parcel(s): _____

Parcel Number(s): _____

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 arise.

Signature of Landowner(s):

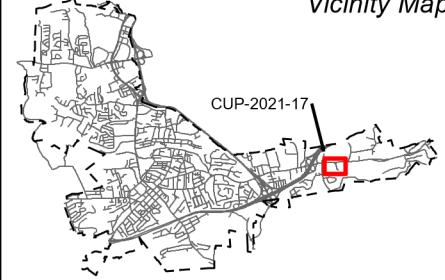
MFF Holdings, LLC

By: _____

Date: 10/5/21

Date: _____

Vicinity Map



CUP-2021-17

ROANOKE ST

SUBJECT
PROPERTY
501-((1))-26B

PATRICIA LN SE



N



 CUP Request

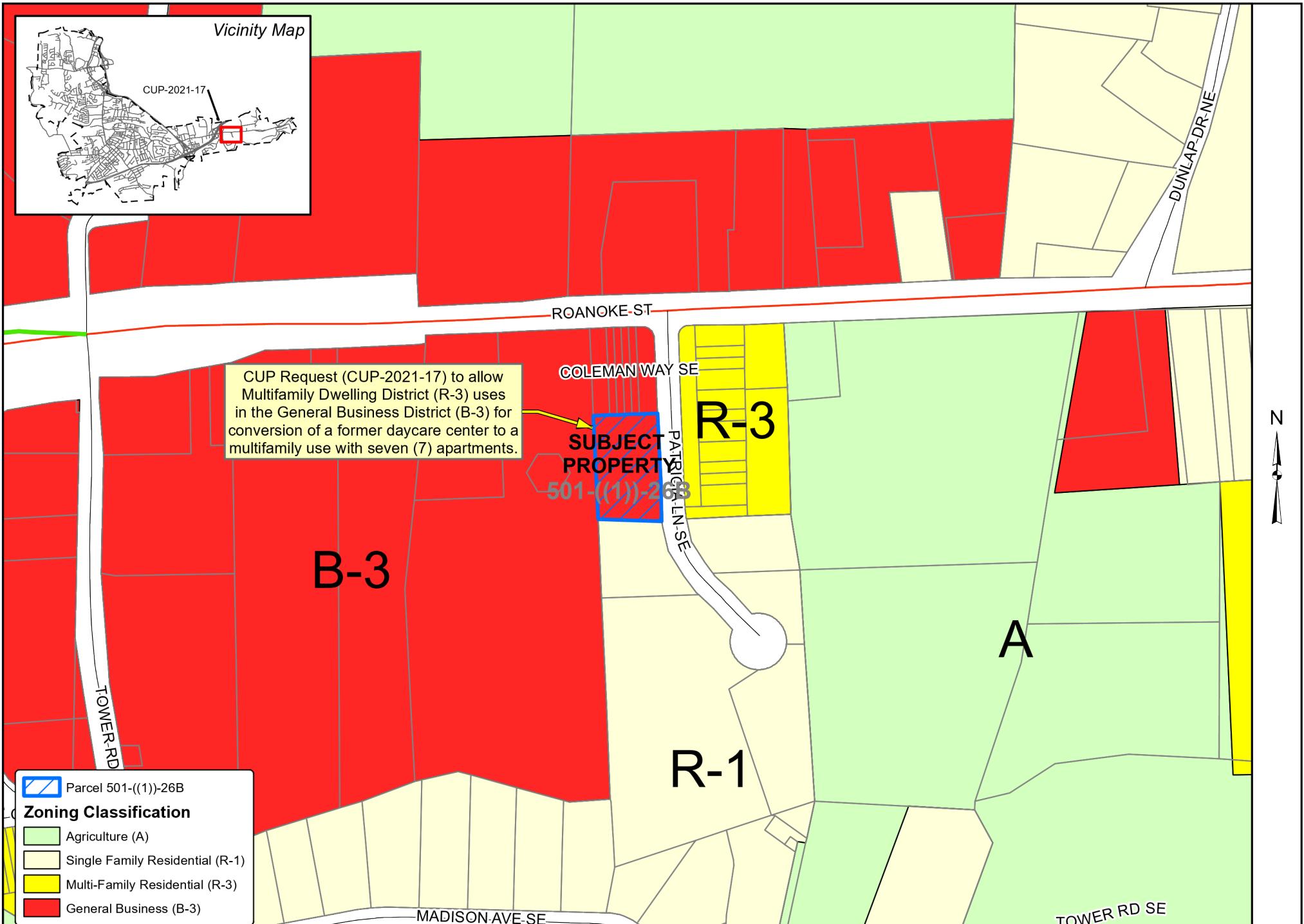
CUP REQUEST: CUP-2021-17 - 95 PATRICIA LN SE

Planning Commission Public Hearing: November 1, 2021

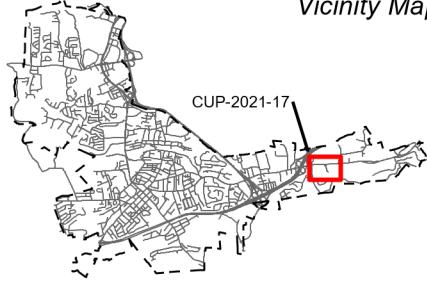
Town Council Public Hearing: December 14, 2021

0 100 200 300 400 500 600
Feet





Vicinity Map



CUP-2021-17

Business/Commercial

ROANOKE-ST

COLEMAN WAY SE

SUBJECT PROPERTY

501-K(1)-263

PATRICIA LN SE

N

TOWER RD SE

Residential

TOWER RD SE

MADISON AVE SE



CUP REQUEST: CUP-2021-17 - 95 PATRICIA LN SE

Planning Commission Public Hearing: November 1, 2021

Town Council Public Hearing: December 14, 2021

0 150 300 600 900
Feet

- CUP Request
- Future Land Use
- Residential
- Business/Commercial