Randy Wingfield

From: Thom Rutledge [trutledge@shelor.com]
Sent: Thursday, June 23, 2011 4:47 PM
To: Randy Wingfield
Cc: 'dhagan@shelor.com'
Subject: Proposed Amendments to Existing CUP at Cambria Crossing
Attachments: Suggested Amendments to CUP at Cambria Crossing Phase I, Lot's 33 - 46.docx; cambriacrossingproposedhomeslots33-46.pdf

Randy:

Attached you will find a copy of the proposed amendments for Cambria Crossing. The reason for this request is quite simply to offer another style of housing in our development. As I am sure you are aware, the current economy is not in the best of condition. We are in hopes that these smaller single family homes located in this premier development will give us another opportunity in this challenging real estate market. We are proposing to build detached single family houses in the area that was proposed for town homes. Basically we are taking 14 town house lots and reducing them to 11 single family home lots, thus reducing the density and traffic in this area of Phoenix Boulevard. These units will average approximately 1,600 square feet in size, with a footprint nearly identical to the adjacent town homes. However, these unit will be separated from each other by 10' of yard, which also increases our open area for this entire community. These units will be maintained by the Home Owners Association, as is every unit in Phase I of this development. This type of housing has proven to be an asset to existing home values throughout a number of Planned Developments across the country. We believe it also offers a unique, progressive and affordable housing alternative in the Christiansburg market, as there is nothing similar in the community.

In closing I would like to thank you for your time in reviewing this request. With the exception of the decreased lot size and road frontage, everything else essentially stays the same. (i.e. front, side and rear setbacks, building heights, walkways, accessory buildings, street lighting, etc.) Please do not hesitate to contact me at 239-2998 should you have any questions, comments or require additional information.