Town of Christiansburg, Virginia 24073

100 East Main Street ~ Telephone 540-382-6128 ~ Engineering Fax 540-381-7238

ESTABLISHED
NOVEMBER 10, 1792

INCORPORATED
JANUARY 7, 1833

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TOWN ATTORNEY
GUYNN, MEMMER &
DILLON, P.C.

Town of Christiansburg
Planning Staff Report

Public Hearing Date: Tuesday, July 5, 2011
Application Type: Conditional Use Permit amendment
Applicant: Cambria Crossing, L.L.C.
Location: eastern side of Phoenix Boulevard (tax parcels 465 – ((38)) – 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46)

The Town of Christiansburg has received a Conditional Use Permit amendment request by Cambria Crossing, L.L.C. for property on the eastern side of Phoenix Boulevard (tax parcels 465 – ((38)) – 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, and 46) for a planned housing development in the MU-1 Mixed Use: Residential - Limited Business District. The public hearing is set for July 15, 2011.

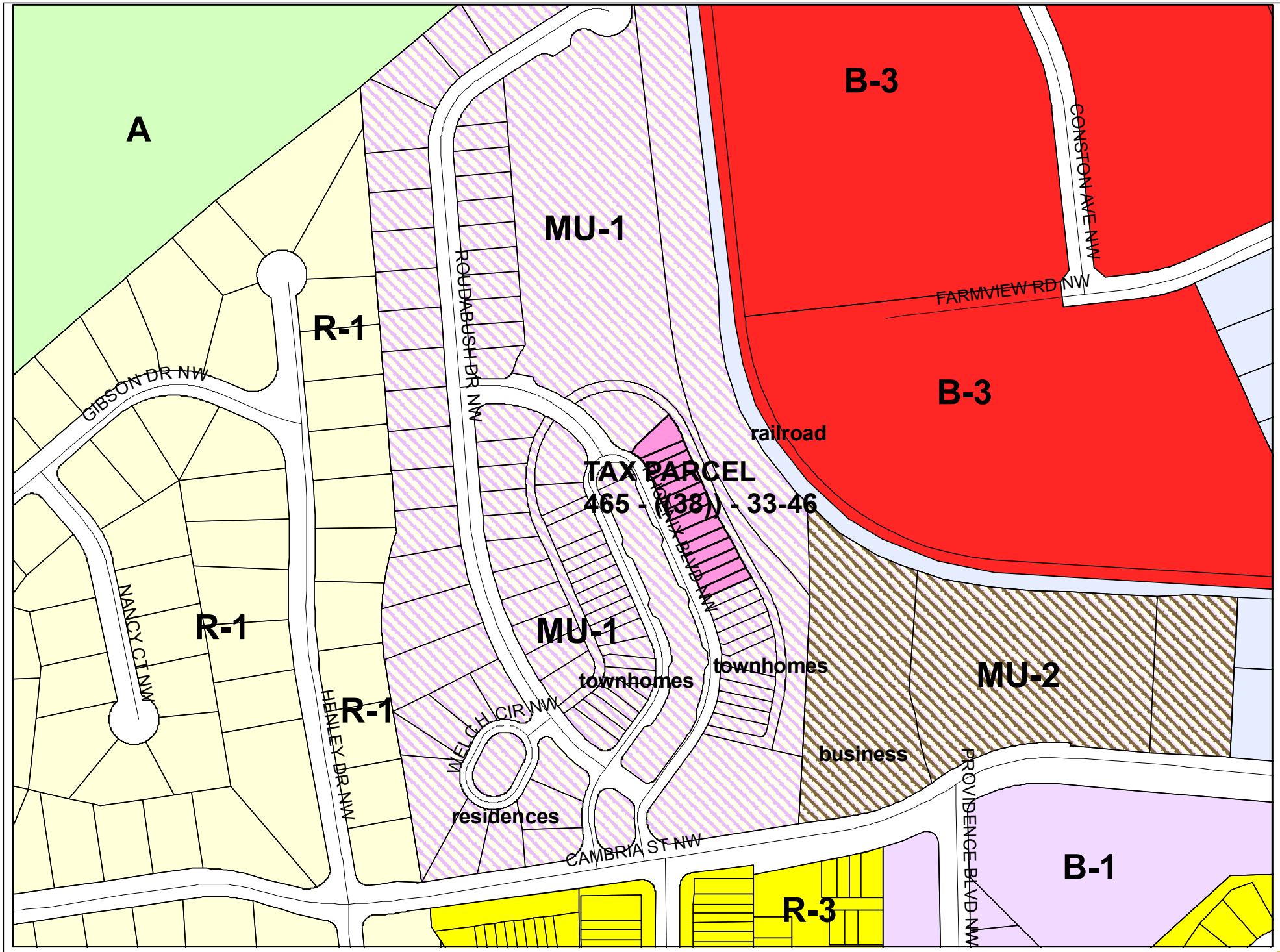
The property does not lie within the 100-Year and 500-Year Flood Hazard Areas. The property does not lie within a Historic District. The adjoining properties are zoned MU-1 Mixed Use: Residential-Limited Business. The adjoining properties contain common area for Cambria Crossing and townhomes.

PHOENIX BLVD NW - CAMBRIA CROSSING

CUP AMENDMENT

JULY 5, 2011

0 100 200 300
Feet



PHOENIX BLVD NW - CAMBRIA CROSSING

CUP AMENDMENT REQUEST

JULY 5, 2011

0 200 400 600

Feet

CUP AMENDMENT: PHOENIX BLVD NW - CAMBRIA CROSSING

TAX MAP #	OWNER (S)		MAILING ADDRESS	CITY, ST, ZIP
435- A 2A,1	WILSON TRUMAN E ESTATE		300 PEPPERS FERRY RD NW	CHRISTIANSBURG VA 24073
435- A 3,2	WILSON TRUMAN E ESTATE		300 PEPPERS FERRY RD NW	CHRISTIANSBURG VA 24073
435- 8 13	BLEVINS JANICE L		285 HENLEY DR NW	CHRISTIANSBURG VA 24073
435- 15 74	MARSHALL DAVID L SR		3118 HAPPY HOLLOW RD	BLACKSBURG VA 24060
435- 8 12	LUCERO WARREN SCOTT	LUCERO JAMIE LYNN COWELL	280 HENLEY DR	CHRISTIANSBURG VA 24073
435- 15 77	ACKERMAN JOHN C		3251 HAPPY HOLLOW RD	BLACKSBURG VA 24060
435- 8 11	WILSON SHERWOOD G	BARRETT-WILSON LESLIE S	260 HENLEY DR	CHRISTIANSBURG VA 24073
465- 10 10	CLOE JAMES H	CLOE JEANNIE W	240 HENLEY DR	CHRISTIANSBURG VA 24073
465- 10 9	HRDLICKA 1992 REV TRUST		220 HENLEY DR	CHRISTIANSBURG VA 24073
465- 10 8	WARD LARRY BLAKE	WARD SANDRA KAYE	180 HENLEY DR NW	CHRISTIANSBURG VA 24073
465- 10 7	OLIVER KENNETH WAYNE JR LE	MATTHEW M HAUSCHILDT TR ETAL	140 GIBSON DR	CHRISTIANSBURG VA 24073
465- 10 6	PARTON JAMES E JR		140 HENLEY DR	CHRISTIANSBURG VA 24073
465- 10 5	RICHARDSON FREDDIE LEE	RICHARDSON SANDRA T	120 HENLEY DR	CHRISTIANSBURG VA 24073
466- A 2	GARY LAWSON LLC		406 CAMBRIA ST	CHRISTIANSBURG VA 24073
465- 38 50	ANDREWS TONYA L		165 PHOENIX BLVD NW	CHRISTIANSBURG VA 24073
465- 38 51	DAME KELLY A		155 PHOENIX BLVD	CHRISTIANSBURG VA 24073
465- 38 52	SHELOR MONICA R		145 PHOENIX BLVD	CHRISTIANSBURG VA 24073
465- 10 4	CANTERBURY R ALLEN	CANTERBURY MICHELE H	80 HENLEY DR	CHRISTIANSBURG VA 24073
465- 38 8	MIRABELLA DENNIS	MIRABELLA GERALDINE L	15 WELCH CIR	CHRISTIANSBURG VA 24073
465- 38 14	ROWLAND MATTHEW D	ROWLAND LAUREN M	90 PHOENIX BLVD	CHRISTIANSBURG VA 24073
465- 38 13	AGEE CHARLES E JR	AGEE GLORIA G	80 PHOENIX BLVD	CHRISTIANSBURG VA 24073
465- 38 55	CONNOR NOAH DAVID JR		114 PHOENIZ BLVD NW	CHRISTIANSBURG VA 24073
465- 38 7	PETRILLO ANTHONY S		25 WELCH CIR NW	CHRISTIANSBURG VA 24073
465- 38 11	DOWDY MARSHALL C	DOWDY RUTH B	60 PHOENIX BLVD	CHRISTIANSBURG VA 24073
465- 10 3	MOORE SCOTT M	MOORE KRISA A	60 HENLEY DR	CHRISTIANSBURG VA 24073
465- 38 10	HARMON BARRY D		2435 ROANOKE ST	CHRISTIANSBURG VA 24073
465- 38 57	CRAFT ARCHIE W	CRAFT SUSAN E	1255 KINGS MTN RD	TUSCALOOSA AL 35406
465- 38 1	HARVEY CARROLL B	HARVEY BARBARA T	30 PHOENIX BLVD	CHRISTIANSBURG VA 24073
465- 10 2	CANADA WILLIAM S	CANADA LORIE B	40 HENLEY DR NW	CHRISTIANSBURG VA 24073
465- 38 2	SKLAR ALAN H	SKLAR PHYLLIS K	20 PHOENIX BLVD	CHRISTIANSBURG VA 24073
466- 27 A	KENSON INC		RR 2 BOX 77C	BLUEFIELD WV 24701
465- 38 5	FRANKLIN LANCE		45 WELCH CIR	CHRISTIANSBURG VA 24073
465- 10 1	HARLAN ERIC J		20 HENLEY DR	CHRISTIANSBURG VA 24073
465- 38 3	GORDON CHARLES E		10 PHOENIX BLVD	CHRISTIANSBURG VA 24073
465- 34 17	ROBELOT REED ANDERSON		1654 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 34 14	SMITH BRANDY L		1660 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 3 A	HENLEY PLACE HOMEOWNERS ASSN		COMMON AREA	
466- 6 1A	WOODY ROGER W	WOODY BARBARA J	1285 TRANQUILITY VIA	CHRISTIANSBURG VA 24073
465- 3 1	BURNETTE CHARLES A		420 CANTERBURY CT	CHRISTIANSBURG VA 24073
465- 3 A	HENLEY PLACE HOMEOWNERS ASSN		COMMON AREA	
465- 2 A	HENLEY PLACE HOMEOWNERS ASSN		COMMON AREA	
465- 3 2	NEWHOUSE DAVID RAY II	NEWHOUSE AMANDA J	1695 YORK DR	CHRISTIANSBURG VA 24073
465- 3 3	BURNETTE CHARLES A		420 CANTERBURY CT	CHRISTIANSBURG VA 24073
465- 17 1	MORGAN STEVEN D	MORGAN CAROLYN N	2000 KINGS LYNN RD	MIDLOTHIAN VA 23113
465- 34 19	SHAW ANTHONY J		1650 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073

CUP AMENDMENT: PHOENIX BLVD NW - CAMBRIA CROSSING

TAX MAP #	OWNER (S)		MAILING ADDRESS	CITY, ST, ZIP
465- 34 20	FLAHERTY MICHAEL J		1648 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 3 4	BURNETTE CHARLES A		420 CANTERBURY CT	CHRISTIANSBURG VA 24073
465- 34 13	TRAINOR TRAVIS B	TRAINOR MECHELLE R	1646 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
466- 6 6	RWW36 LLC		144 OAK TREE BLVD	CHRISTIANSBURG VA 24073
465- 34 12	KAUHANE BRIANNA ROBINSON	KAUHANE KEITH WILLIAM TOWNSEND	1644 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
466- 11 A	OAK TREE TOWNHOMES HOMEOWN	ASSOCIATION INC	COMMON AREA	
465- 34 11	LINKOUS JEFFREY T		1642 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 34 10	EVA RICHARD T	EVA BILLY JOHN	115 WENN DR	CHRISTIANSBURG VA 24073
466- 19 1	DURBIN DAVID	DAVIS HEATHER	1622 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
466- 19 3	FOSTER DANIEL J		100 CEDAR BLUFF DR	CHRISTIANSBURG VA 24073
466- 19 4	CASTRO JAMES	CASTRO STACIE C	1628 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 34 5	SUTPHIN ROBIN ANN		1630 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 34 6	YANCEY STEVEN	YANCEY DEBORAH A	1688 TURNER CREEK RD	CALLAWAY VA 24067
465- 34 7	THOMPSON JASON E	THOMPSON DANA M	P O BOX 1334	PROVO UT 84603 1334
465- 3 9	PINARD VICKI D		1667 YORK DR	CHRISTIANSBURG VA 24073
465- 3 10	BURNETTE CHARLES A		420 CANTERBURY CT	CHRISTIANSBURG VA 24073
465- 3 12	CRINER MATTHEW D	CRINER JAMIE LYNN	1655 YORK DR	CHRISTIANSBURG VA 24073
465- 32 7	HODGE DONALD R		P O BOX 321	BLACKSBURG VA 24063
465- 32 8	WEST STANLEY D	WEST PATRICIA K	120 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
465- 3 13	FRYE BRYAN M		1651 YORK DR	CHRISTIANSBURG VA 24073
466- 9 6	TRENT JULIE MATHERLY		1620 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 3 14	JOHNSON AMY REBECCA		1647 YORK DR	CHRISTIANSBURG VA 24073
465- 3 15	SCOTT RHONDA F		1643 YORK DR	CHRISTIANSBURG VA 24073
466- 9 5	SIMMONS BONNIE M		1610 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 7 16	HOPKINS RONALD W	HOPKINS CONDE P	603 DUNCAN ST	ASHLAND VA 23005
465- 32 18	JOYCE HANNAH JO		135 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
465- 32 17	GIBSON ERIN PAIGE		145 HUNTERS RDG	CHRISTIANSBURG VA 24073
465- 32 16	PARKS SERENA K	PARKS SERENA L	155 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
465- 32 15	AGBLEVOR FOSTER A		450 MAJESTIC DR	CHRISTIANSBURG VA 24073
465- 32 14	MCCUTCHEON ROBERT B	MCCUTCHEON BETTY GAYLE	175 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
466- 9 4	GILBERT JAMES J	GILBERT SHARON E	1600 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 7 17	BANKS KATHY P		1639 YORK DR	CHRISTIANSBURG VA 24073
466- 11 5	MARTIN HAZEL VIRGINIA		1675 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 7 18	FLUGRATH MARION	HESSE MILDRED	1637 YORK DR	CHRISTIANSBURG VA 24073
466- 11 6	FOLEY PATRICK D		1665 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 7 19	GROESBECK REBECCA		1635 YORK DR	CHRISTIANSBURG VA 24073
466- 11 7	WARSTLER LISA B		1655 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 7 20	FELLERS THOMAS J	WILSON ASHLEY K	1633 YORK DR	CHRISTIANSBURG VA 24073
465- 7 21	MARTIN GRACE L	MARTIN CLAUDE B	6620 SHERRY RD	ROANOKE VA 24019
466- 11 8	KIPPS GARY D		1645 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 7 22	DALEY WILLIAM A JR		1629 YORK DR	CHRISTIANSBURG VA 24073
466- 9 3	KANNEY DOUGLAS W	KANNEY PENNELOPE F	1590 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 32 19	KURDZIOLEK WESLEY L	KURDZIOLEK MARGARET A	2017 CALIFORNIA ST APT 6B	MOUNTAIN VIEW CA 94040 1992
466- 11 9	HILL BILLY J		1635 PROVIDENCE BLVD	CHRISTIANSBURG VA 24073
465- 32 20	JOHNSON ANE T		1411 WALNUT ST APT 1207	PHILADELPHIA PA 19102 3109
465- 29 A	HUNTERS RIDGE TOWNHOME ASSN	C/O SHARON GILBERT	COMMON AREA	

CUP AMENDMENT: PHOENIX BLVD NW - CAMBRIA CROSSING

TAX MAP #	OWNER (S)		MAILING ADDRESS	CITY, ST, ZIP
465- 32 26	MAYCOCK JERRY R	MAYCOCK CATHERINE M	4817 KEAGY RD	ROANOKE VA 24018
465- 32 25	ABDELNOUR ROB		240 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
465- 32 24	PETTRY CRYSTAL MICHELLE		250 HUNTERS RIDGE LN	CHRISTIANSBURG VA 24073
465- 4 12B	ALFANO JOHN M		206 CAMBRIDGE DR	DALEVILLE VA 24083