Resolution of the
Town of Christiansburg
Planning Commission

Conditional Use Permit Application

WHEREAS the Christiansburg Planning Commission, acting upon a request by the Christiansburg Town Council to study a request made by Balzer and Associates, Inc. (agent for property owner RWW36, LLC) for a planned housing development at the end of Farmview Road, N.E. (tax parcels 436 – ((A)) – 37, 38, 39, 40, and 41 and a portion of 436 – ((A)) – 35 and 36) in the B-3 General Business District, has found following a duly advertised Joint Public Hearing with Council that the public necessity, convenience, general welfare and good zoning practices (**permit / ~~do not permit~~**) the issuance of a Conditional Use Permit (CUP) to Balzer and Associates, Inc. (agent for property owner RWW36, LLC) for a planned housing development at the end of Farmview Road, N.E. (tax parcels 436 – ((A)) – 37, 38, 39, 40, and 41 and a portion of 436 – ((A)) – 35 and 36) in the B-3 General Business District.

THEREFORE be it resolved that the Christiansburg Planning Commission (**recommends / ~~does not recommend~~**) that the Christiansburg Town Council approve the Conditional Use Permit with the following conditions:

1. The presented "General Conditions of the Proposed Mega Builders Multi-Family Development" as revised January 27, 2012 shall be considered as conditions of approval.
2. The development shall be in general conformity with the presented "Exhibit A – Site Rendering" and "Mega Builders Overall Plan" and "Mega Builders Conceptual Masterplan" drawings as revised February 7, 2012.
3. The development shall provide a cul-de-sac at the end of Farmview Road, N.E..
4. The development shall provide a bus shelter for a future bus stop if deemed appropriate by the Town.
5. The development shall provide a second public ingress/egress access easement or public street including trail or sidewalk directly connecting to Laurel Street, Welcome Street, Sycamore Street, or Peppers Ferry Road prior to the issuance of the Certificate of Occupancy for the 200th unit or five years from the issuance of the first Building Permit, whichever occurs first.
6. Farmview Road, N.E. shall be upgraded to N. Franklin Street to the Town Engineer's satisfaction including installation of sidewalks on one side of the street.
7. The developer shall provide a trail connection to the remainder of either tax parcel 436 – ((A)) – 35 or 36 at a location to be approved by Town staff.
8. Costs associated with water and sewer main upgrades are to be borne by the developer.
9. The development shall be limited to a maximum of 615 bedrooms.
10. Stop signs shall be required at the intersection of Farmview Road and Sunset Drive if deemed appropriate by the Town Street Committee and Town Engineer.
11. A second lane shall be required at Farmview Road, N.E. onto N. Franklin Street if deemed appropriate by the Town Street Committee and Town Engineer.
12. There shall be a minimum of three feet greenspace between the curb line or sidewalk if the sidewalk is placed on the Wheatland side (southern side of Farmview Road).

13. The approval shall be subject to a revised traffic study prepared by a Virginia Professional Engineer including Peak Hour turning movement counts (TMC) performed for AM, Midday, and PM peaks at the intersection of Farmview Road and N. Franklin Street; future build out year of the development accounting for background traffic growth, at a rate determined by VDOT historical traffic counts or VDOT/Town planning data; site trip generation volumes to anticipated future year no-build volumes; and future year site development traffic analyzed using Highway Capacity Software or Synchro, to determine impacts to the existing traffic signal with the following Measures of Effectiveness (MOEs) to be evaluated: movement and intersection delay, Level of Service (LOS), queues, to determine capacity constraints related to development, and to identify mitigation solutions. Approval of the Conditional Use Permit shall be subject to the site plan addressing recommended improvements of the revised traffic study to the satisfaction of the Town Engineer.

Dated this the 13th day of February 2012.

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Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Powers seconded by Dorsett at a meeting of the Planning Commission following the posting of a public hearing notice upon the property and a duly advertised public hearing on the above request on January 9, 2012. Upon a call for an aye and nay vote on the foregoing resolution, the Commission members present throughout all deliberations on the foregoing and voting or abstaining, stood as indicated opposite their names as follows:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Barry Akers				X
Mark M. Caldwell, III	X			
Ann H. Carter	X			
M. H. Dorsett, AICP	X			
Steve Huppert	X			
Craig Moore, Chairperson	X			
Joe Powers, Vice-Chairperson	X			
Jennifer D. Sowers				X

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Craig Moore, Chairperson

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Randy Wingfield, Secretary Non-voting