PROFFER STATEMENT FOR THE APPLICATION
TO REZONE TAX PARCEL 529-A-25C
FROM R-2 To B-3

DATE: April 9, 2012

Pursuant to Virginia Code Ann. § 15.2-2298, and Section 30-11(b) of the Town of Christiansburg Zoning Ordinance, the owner voluntarily proffers that the property that is the subject of this Rezoning Application will be developed in accordance with the following conditions, if and only if, approval of the rezoning ordinance, and the property is zoned B-3. The Applicant, the owners, their successors and assigns, voluntarily proffer for the property as follows:

1) The following permitted uses as listed in 30-100 shall only be allowed on the subject parcel:

   - Single Family Dwellings
   - Two-Family Dwellings
   - Townhouses
   - Multiple-Family Dwellings
   - Major and Minor Home Occupations with a CUP
   - Planned Housing Development

2) A maximum of nine residential dwelling units shall be constructed on the subject parcel.

The undersigned hereby warrants that all of the owners of a legal interest in the subject property have signed this proffer statement, that they have full authority to bind the property to these conditions, and that the proffers are entered into voluntarily.

4-9-12

Radford & Radford Properties, LLC Date

COMMONWEALTH OF VIRGINIA)
) To-wit:
COUNTY OF MONTGOMERY)

The foregoing instrument was acknowledged before me this 9 day of April, 2012, by James W. Radford, Jr., on behalf of Radford & Radford Properties, LLC.

Notary Public

My commission expires: Feb. 28, 2013

SARAH C. WEIR
Notary Public
Commonwealth of Virginia
232428
My Commission Expires Feb 28, 2013

ZONING REGULATIONS FOR TAX PARCEL 529-A-25C

PLANNED HOUSING DEVELOPMENT STANDARDS

1. Permitted Uses

   1) Within the subject parcel, structures to be erected or land to be used shall be one or more of the following:

      (A) Single-Family Dwellings
      (B) Two Family Dwellings
      (C) Townhouses
      (D) Multiple-Family Dwellings
      (E) Major and Minor Home Occupations with CUP
      (F) Planned Housing Development

DEVELOPMENT STANDARDS

1. Area And Density

   (A) The minimum lot area for a Townhouse shall be 1,800 square feet.

2. Setback & Yards

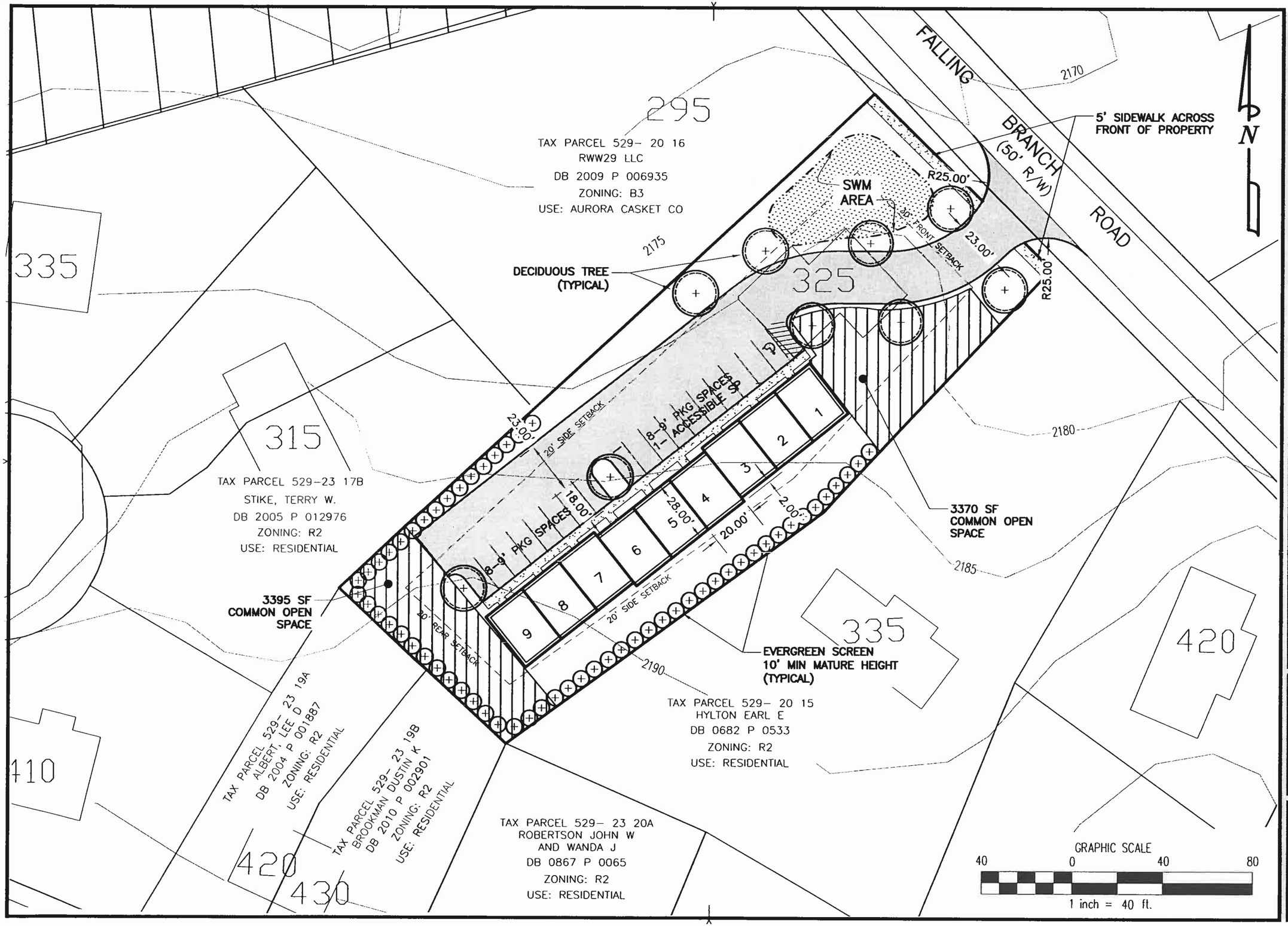
   (A) Minimum setback from any street Right-of-Way shall be thirty feet.
   (B) Minimum side yard shall be twenty feet.
   (C) Minimum rear yard shall be twenty feet.
   (D) The distance between the façade of a building and a drive aisle or common parking area shall be no less than eight feet.
   (E) The facades of individual units within a group structure shall be varied in materials or design so that no more than three abutting units will have the same front building line. Variation in front building line shall be at least two feet.

3. Height

   Buildings may be erected up to 35 feet in height from street grade or lot grade at the front facade whichever is greater.

GENERAL PROVISIONS

1) Unless otherwise indicated or modified by this document and/or related materials associated with this ordinance, reference shall be made to Chapter 26, *Subdivisions* and Chapter 30, *Zoning*: Article I (In General); Article IV (Single Family District); Article V (Two Family District), Article VI (Multiple Family District), Article XIX (Provisions for Appeal), Article XX (Townhouses), and Article XXII (Miscellaneous Provisions) of the Town of Christiansburg Code where applicable.



GAY AND NEEL, INC.
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SURVEYING
1260 Radford Street
Christiansburg, Virginia 24073
Phone: (540) 381-6011 Fax: (540) 381-2773
Email: info@gayandneel.com

Sketch Showing 9 Apartment Units on Tax Parcel 529-(A)-25C

Town of Christiansburg
Shawsville Magisterial District
Montgomery County, Virginia

REVISED:

DESIGNED/CALC.:	KDC
CHECKED:	
DRAWN:	LHS
SCALE:	1"=40'
DATE:	03/26/12
JOB NO.	2335.0
SHEET	1 OF 1

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TOWNHOME FRONT ELEVATIONS

SIDE ELEVATION

SIDE AND REAR ELEVATION

REAR ELEVATION

REAR DECK EXAMPLE

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Elevation Examples of 9 Apartment Units on Tax Parcel 529-(A)-25C

Town of Christiansburg
Shawsville Magisterial District
Montgomery County, Virginia

REVISED:

DESIGNED/CALC.:	KDC
CHECKED:	
DRAWN:	LHS
SCALE:	NONE
DATE:	04/09/12
JOB NO.	2335.0
SHEET	1 OF 1