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.

OFFICE OF: Planning Director March 8, 2012

RWW36, LLC
Attn: Roger Woody
144 Oak Tree Boulevard
Christiansburg, VA 24073

Dear Roger:

Enclosed you will find a copy of the Town Code amendment request and ordinance, which were approved by Town Council at its February 21, 2012 meeting. Attached to the Code amendment request you will find a copy of the Christiansburg Planning Commission's resolution to Town Council, which resulted in a tie and no recommendation.

Also, enclosed you will find a copy of the Conditional Use Permit request, which was approved by Town Council at its February 21, 2012 meeting. Attached to the CUP request you will find a copy of the Christiansburg Planning Commission's resolution to Town Council recommending approval of the request. These conditions were amended by Town Council as follows:

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 first unit.
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.

The Council adopted conditions under which the permit was granted are to be considered a part of the permit. Should you have any questions please contact me at (540) 382-6120 x 119.

Sincerely yours,

Randy Wingfield

Randy Wingfield
Planning Director/Zoning Administrator

cc: Balzer & Associates, Inc., attn: Steve Semones, 448 Peppers Ferry Road, N.W., Christiansburg, VA 24073