CUP Form 08/01/2010

TOWN OF CHRISTIANSBURG

100 East Main Street
Christiansburg, VA 24073
Phone (540) 382-6120 Fax (540) 381-7238

Conditional Use Permit Application

Landowner: Ina M. C. Graves Agent: Shah Development, L.L.C.

Address: Address: P.O. Box 1499

Christiansburg, VA 24068

ATTN: Thom Rutledge, Project Manager

Phone: Phone: 540.239.2998

I am requesting a Conditional Use Permit to allow Residential Development in the General Business B-3 District.

on my property that is zoning classification B3 under Chapter 30: Zoning of the Christiansburg Town Code.

My property is located at 115 Fisher St., N.E.

Tax Parcel(s): 499-3-1

Fee: $500.00

I certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. I understand that Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked and/or additional Conditional Use Permits required should questions regarding conformity arise.

Signature of ~~Landowner~~ AGENT(s): , Project Manager, Shah Development, L.L.C. Date: 11.15.12

Date:

Landowner Approval Ina C. Graves Date: 11-20-12

This request was approved / disapproved by a vote of the Christiansburg Town Council on _____. Any Conditions attached shall be considered requirements of the above request.

Town Manager Date

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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COUNCIL MEMBERS
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R. CORD HALL
STEVE HUPPERT
HENRY SHOWALTER
BRADFORD J. "BRAD" STIPES
JAMES W. "JIM" VANHOOZIER

TOWN MANAGER
BARRY D. HELMS

DIRECTOR OF FINANCE/
TOWN TREASURER
VALERIE L. TWEEDIE

CLERK OF COUNCIL
MICHELE M. STIPES

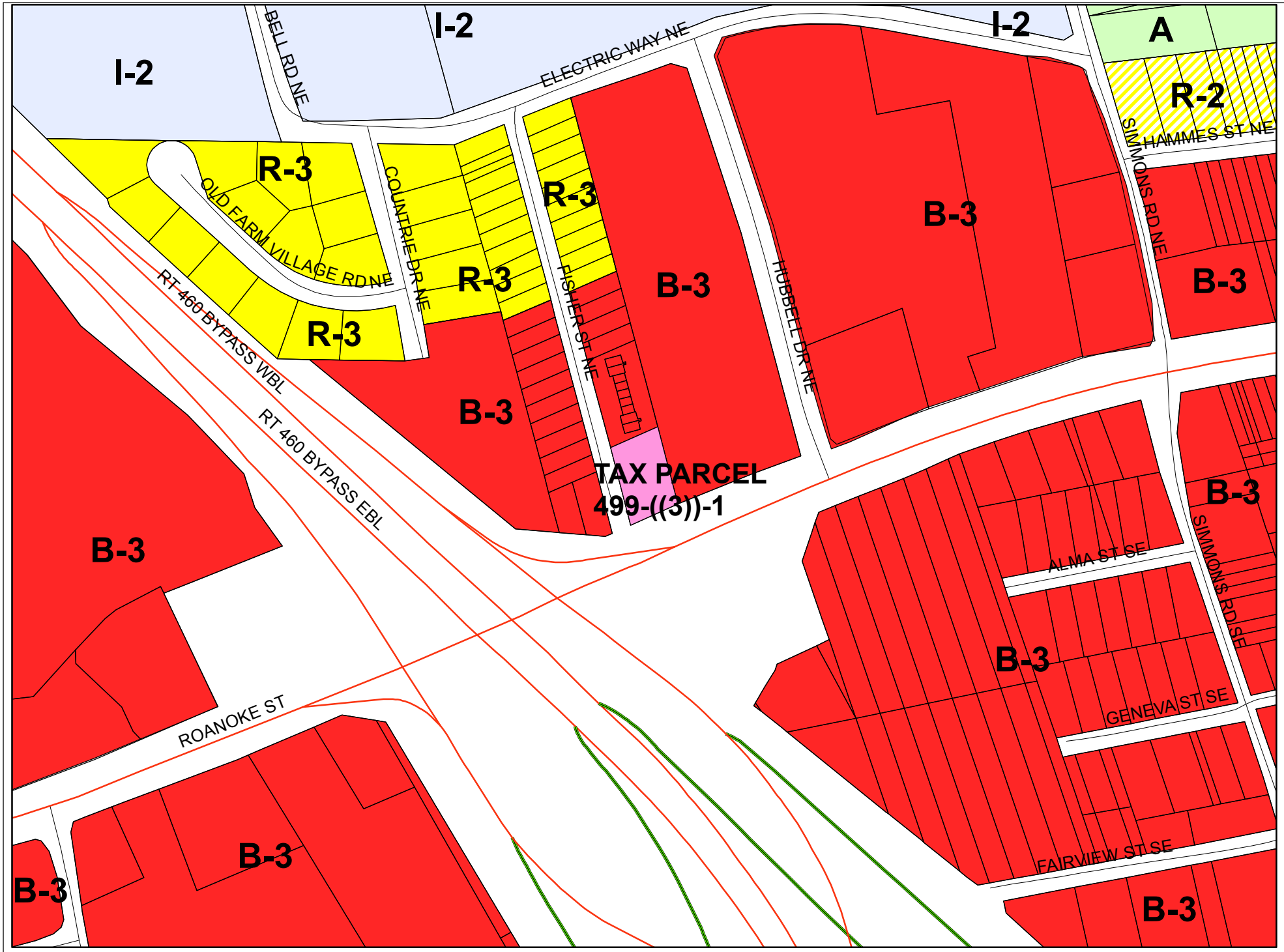
TOWN ATTORNEY
GUYNN, MEMMER &
DILLON, P.C.

Town of Christiansburg
Planning Staff Report

Planning Commission Public Hearing Date: Monday, December 10, 2012 at 7:00 p.m.
Town Council Public Hearing Date: Tuesday, January 15, 2012 at 7:30 p.m.
Application Type: Conditional Use Permit Request – Residential Use in a B-3 General Business District
Applicant: SHAH Development, L.L.C. (agent for property owner Ina M. Graves)
Location: 115 Fisher Street, N.E. (tax parcel 499 – ((3)) – 1)

The Town of Christiansburg has received a conditional use permit request by SHAH Development, L.L.C. (agent for property owner Ina M. Graves) for residential use at 115 Fisher Street, N.E. (tax parcel 499 – ((3)) – 1) in the B-3 General Business District. The property contains 0.384 acres. Under the B-3 General Business District, ten dwelling units per gross acre may be built or for multi-family dwellings; the density of development shall not exceed the ratio of twenty dwelling units per gross acre. The property will allow for 3 dwelling units or 6 townhouse units. The property is scheduled as Commercial in the Future Land Use Map of the Christiansburg Comprehensive Plan.

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 B-3 General Business. The adjoining properties contain residences, businesses, and vacant land.



CUP REQUEST: 115 FISHER STREET NE

PC: DECEMBER 10, 2012
TC: JANUARY 15, 2013

0 200 400 600
Feet

CUP REQUEST: 115 FISHER STREET NE

PC: DECEMBER 10, 2012

TC: JANUARY 15, 2013

0 100 200 300
Feet

CUP: 115 Fisher Street NE

Tax Map #	Owner(s)	Mailing Address	City, St, Zip
499- A 14	L & R BURCH PROPERTIES LLC	344 JENNELLE RD	CHRISTIANSBURG VA 24073
499- 19 A	SHAH DEVELOPMENT LLC	P O BOX 1499	CHRISTIANSBURG VA 24068
499- 3 1	GRAVES INA M	P O BOX 141	BLACKSBURG VA 24063
499- 3 18,19	MORRIS RUBY R	120 FISHER ST	CHRISTIANSBURG VA 24073
499- 3 18,19	MORRIS RUBY R	120 FISHER ST	CHRISTIANSBURG VA 24073
499- 3 16,17	IF ITS CARS INC	755 WEST MAIN ST	CHRISTIANSBURG VA 24073
529- 2 2-9,73-80	RWW36 LLC	144 OAK TREE BLVD	CHRISTIANSBURG VA 24073
529- 2 B,1A,81	GRAVES W CLINTON ESTATE	P O BOX 141	BLACKSBURG VA 24063
529- 2 B,1A,81	GRAVES W CLINTON ESTATE	P O BOX 141	BLACKSBURG VA 24063

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 SHAH Development for a Conditional Use Permit (CUP) for property located at 115 Fisher Street, N.E. (tax parcel 499 – ((3)) – 1) for residential use in the B-3 General Business District, has found following a duly advertised public hearing that the public necessity, convenience, general welfare and good zoning practices (**permit** / ~~**do not permit**~~) the issuance of a CUP to SHAH Development for a Conditional Use Permit (CUP) for property located at 115 Fisher Street, N.E. (tax parcel 499 – ((3)) – 1) for residential use 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 condition(s):

1. The development will be in substantial compliance with the attached concept drawing with the addition of a hammerhead at the south side of the property, latitude to adjust the trees as most appropriate and with the consideration of stormwater management in the green area on the west side of the property.

Dated this the 10th day of December 2012.

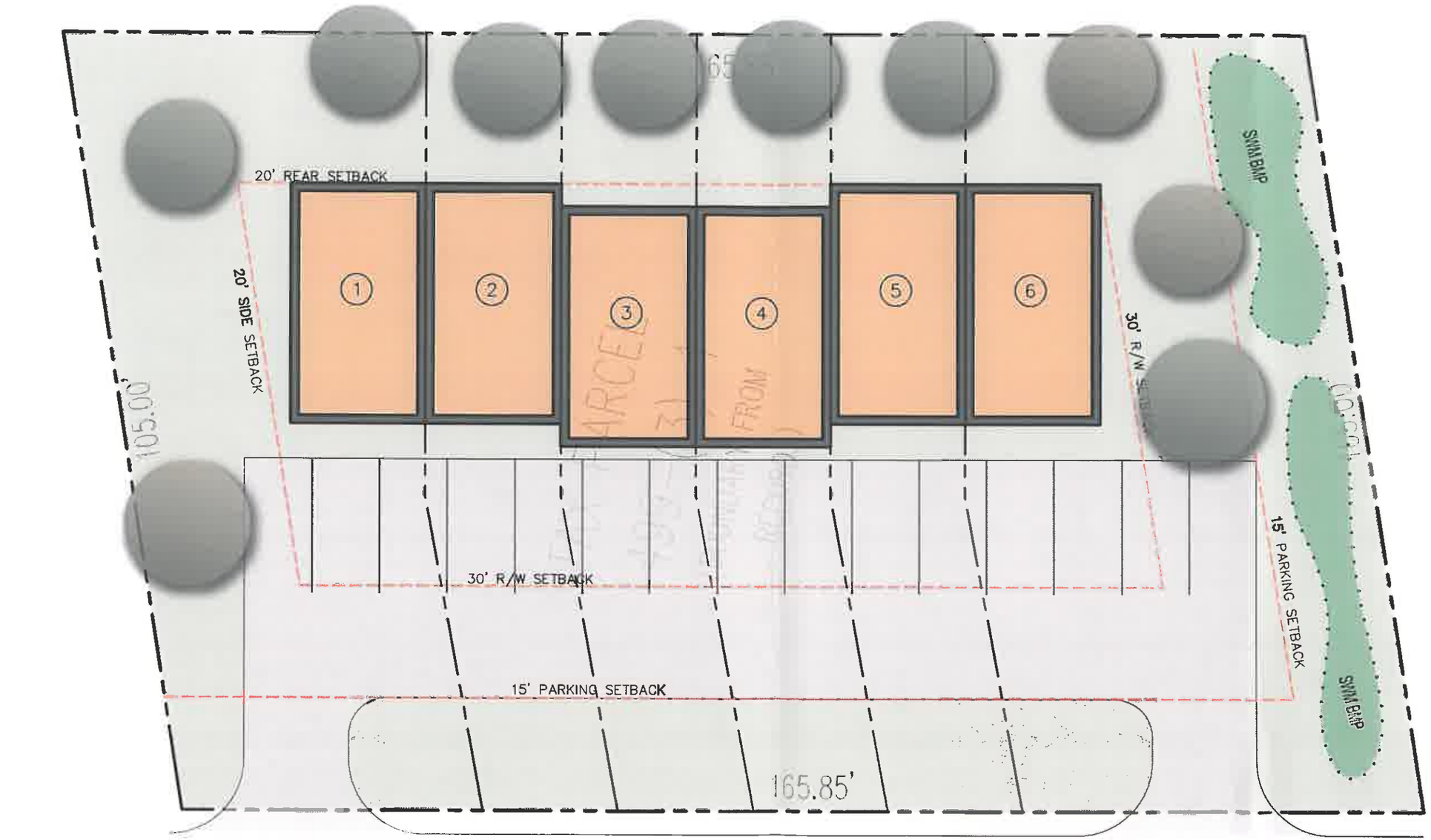
_____
Craig Moore, Chairperson
Christiansburg Planning Commission

The above Resolution was adopted on motion by Dorsett seconded by Collins 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 December 10, 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
Ann H. Carter				X
Harry Collins	X			
M. H. Dorsett, AICP	X			
Steve Huppert	X			
Craig Moore, Chairperson	X			
Ashley Parsons	X			
Joe Powers, Vice-Chairperson	X			
Jennifer D. Sowers	X			

_____
Craig Moore, Chairperson

_____
Nichole Hair, Secretary Non-voting



FISHER STREET TOWNHOMES

1260 Radford Street ◆ Christiansburg, VA 24073 ◆ Phone: (540) 381-6011 ◆ Email: info@ gayandneel.com ◆ Fax: (540) 381-2773

10 DEC 2012

VICINITY MAP

SCALE: 1" = ± 1000'

FISHER STREET TOWNHOMES

FISHER STREET TOWNHOMES

INDIVIDUAL LOT INFORMATION

LOT NUMBER	TOTAL LOT AREA	TOTAL FRONT YARD AREA	FRONT YARD GREEN SPACE	FRONT YARD GREEN SPACE %	LOT AREA GREEN SPACE REQUIRED (20% OF LOT AREA)	LOT AREA GREEN SPACE PROVIDED	LOT AREA OPEN SPACE PROVIDED	LANDSCAPING REQUIRED (=50% OF GREEN SPACE PROVIDED)	TREES REQUIRED (1 TREE PER 400 SQ. FT. OF GREEN SPACE PROVIDED)
1	4,350 SQ FT (0.1 AC)	2,042 SQ FT (0.05 AC)	742 SQ FT (0.02 AC)	36.30%	870 SQ FT (0.02 AC)	870 SQ FT (0.02 AC)	1,604 SQ FT	435 SQ FT	3
2	1,868 SQ FT (0.04 AC)	933 SQ FT (0.02 AC)	270 SQ FT (0.006 AC)	28.90%	374 SQ FT (.009 AC)	374 SQ FT (.009 AC)	255 SQ FT	187 SQ FT	1
3	1,868 SQ FT (0.04 AC)	878 SQ FT (0.02 AC)	270 SQ FT (0.006 AC)	30.80%	374 SQ FT (.009 AC)	374 SQ FT (.009 AC)	310 SQ FT	187 SQ FT	1
4	1,868 SQ FT (0.04 AC)	878 SQ FT (0.02 AC)	270 SQ FT (0.006 AC)	30.80%	374 SQ FT (.009 AC)	374 SQ FT (.009 AC)	310 SQ FT	187 SQ FT	1
5	1,868 SQ FT (0.04 AC)	933 SQ FT (0.02 AC)	270 SQ FT (0.006 AC)	28.90%	374 SQ FT (.009 AC)	374 SQ FT (.009 AC)	255 SQ FT	187 SQ FT	1
6	5,369 SQ FT (0.12 AC)	2,809 SQ FT (0.06 AC)	1,139 SQ FT (0.026 AC)	40.50%	1,074 SQ FT (0.025 AC)	1,074 SQ FT (0.025 AC)	2,049 SQ FT	537 SQ FT	3