

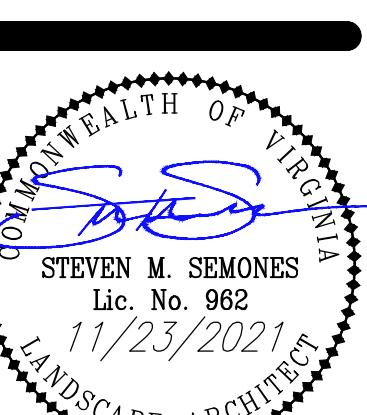


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CLIFTON TOWN CENTER - PHASE I

OVERALL MASTER PLAN

RIVER MAGISTERIAL DISTRICT, MONTGOMERY COUNTY
TOWN OF CHRISTIANSBURG, VIRGINIA 24073

I. GENERAL SUBDIVISION PROFFERS AND CONDITIONS

Proffered Conditions as approved with the rezoning as granted by Christiansburg Town Council on November 12, 2019:

- The property shall be developed in general conformance with the application and master plan submitted dated August 20, 2019 and revised November 7, 2019.
- Traffic Impact Analysis will be performed and provided to the Town of Christiansburg for approval prior to the issuance of site plan approval for the first phase of the development. The scope of the analysis will be determined by Town of Christiansburg staff. Construction traffic shall be prohibited from entering the site from Stafford Drive.
- Any traffic or road improvements that are warranted per the results of the Traffic Impact Analysis that are directly attributable to the Clifton Town Center project will be provided and constructed by the developer at no cost to the Town of Christiansburg.

II. SITE DEVELOPMENT REGULATIONS

Parent Parcel Perimeter Setbacks and Yards

- Peppers Ferry Road - The minimum building setback against Peppers Ferry Road shall be twenty (20) feet.
- Quin W. Stuart Boulevard - The minimum building setback against Quin W. Stuart Boulevard shall be fifteen (15) feet.
- Stafford Drive - The minimum building setback against Stafford Drive shall be twenty (20) feet.
- Parking Setback - The minimum parking setback against any property line shall be fifteen (15) feet.

Setbacks, Frontage, Lot Depth, and Area (Townhomes only)

- Minimum Setbacks for Townhomes are as follows:
 - Front Setbacks: Ten (10) feet
 - Side Setbacks: five (5) feet
 - Rear Setbacks: Ten (10) feet
- The maximum lot width shall be twenty (20) feet and be maintained, at a minimum, for the entire depth of the lot.
- Minimum lot depth shall be fifty-six (56) feet.
- Although the above dimensions indicate required minimums, no lot shall have less than 1,120 square feet in total lot area.
- Front porches and stoops and rear decks and patios (covered or uncovered) may extend into the front and rear setbacks.

Setbacks (Standalone Apartments only)

- Minimum building setback for apartments from interior lot lines and interior right of ways shall be ten (10) feet.
- Minimum setbacks for apartment parking lots from interior lot lines and interior right of ways shall be ten (10) feet.
- No apartment building shall be located closer than ten (10) feet from a private drive, access road, or open common parking area.

Setbacks (Commercial and Mixed-Use Buildings)

- No building setbacks shall be required adjacent to any interior lot lines or common area space.
- No minimum building separation shall be required beyond what is regulated by the Building Code.
- No parking lot setbacks shall be required adjacent to any interior lot lines.

Height

- Buildings may be erected up to seventy (70) feet in height above the main finished floor elevation with no additional setback required, except that no accessory building within twenty (20) feet of any lot line shall be more than thirty-five (35) feet in height.
- All accessory buildings shall be less than the main building in height.

Accessory Buildings

- The minimum setback for accessory buildings, regardless of height is five (5) feet from any adjoining rear or exterior side property line and a minimum of ten (10) feet from any side street right of way line, except:
 - Accessory buildings shall not be constructed inside of, or on any portion of, any easement.
 - The front facade of any accessory structure shall be set back a minimum of ten (10) feet from the rear of the principle structure.

Density

- The maximum density for the overall development shall be eighteen (18) units per acre.

Driveways (Townhomes only)

- Driveways shall enter from private alleys as shown on the Master Plan.
- Parking spaces for two (2) vehicles will be provided in garages.

Parking

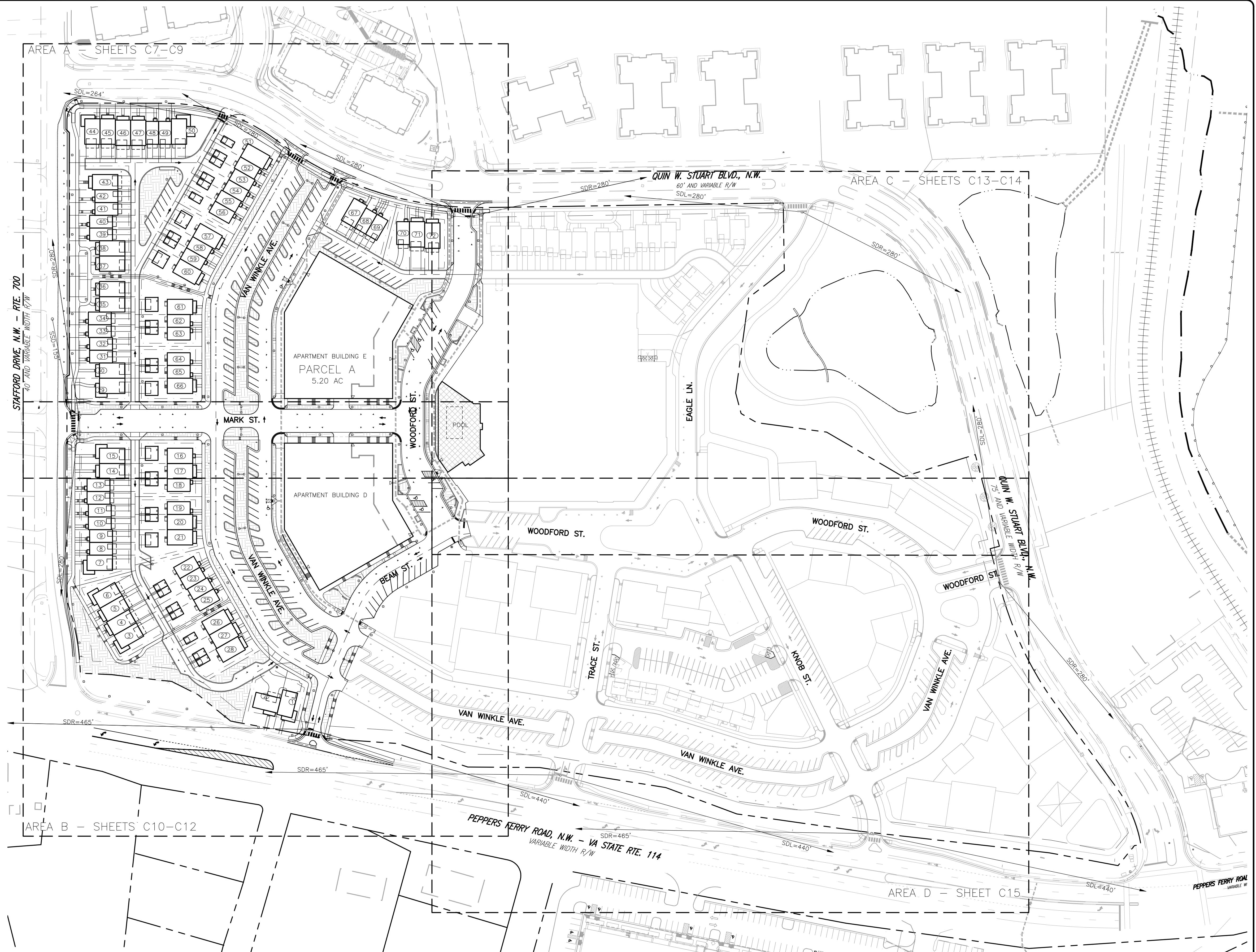
- Townhomes shall be parked at a ratio of two (2) spaces per unit and may be provided in garages. It is planned for the townhomes to be "self-parked". Any guest or overflow parking in those areas may be coordinated with an overall parking management plan.
- All other uses proposed (residential and commercial) shall participate in a cross parking agreement and the overall parking requirement shall be calculated across the entire development site. Individual out parcels shall not be required to meet their parking requirements solely on their own site.
- Parking shall be required to be provided using the site plan stage as required by code. The applicant may request a twenty-five (25%) percent reduction in the Planned Commercial Development regulations will be utilized. The applicant reserves the right to further reduce the parking requirements below the stated twenty (20%) percent if Town Code is modified in the future to allow such a reduction.
- Garages/covered parking may be provided for the apartment and/or commercial uses.
- The applicant hereby reserves the right to construct a podium parking facility within the project site should the parking standards and proposed uses so determine the need.

Occupancy

- The proposed B-3 district and Planned Commercial Development shall have a maximum occupancy requirement for townhome and apartment dwellings, the maximum. The maximum dwelling unit occupancy shall be a family, plus two (2) unrelated individuals; or no more than four (4) unrelated persons.

Miscellaneous Provisions

- Driveways shall be designed and constructed in accordance with the Town of Christiansburg Zoning Ordinance.
- Sidewalks will be provided along all proposed public streets as required by the Town Code or as approved by Town Council. All principle structures shall be provided with a minimum three (3) feet wide walkway connected the the street right-of-way, or alternatively, to the driveway.
- No minimum front yard greenspace or landscape area shall be required for each individual townhome lot.
- Rear property fencing between townhome units shall not be required.
- There shall be no limit to the number of apartment units per building.



LEGEND

NON-RECREATIONAL OPENSPACE



RECREATIONAL OPENSPACE
(NONE PROPOSED IN PH I)



ACCESSIBLE ROUTE



80 0 80 160 240

1" = 80'

TOWN OF CHRISTIANSBURG APPROVAL BLOCK

PLANNING DIRECTOR

DATE

ENGINEERING DIRECTOR

DATE

C3
PROJECT NO. 2420071.00