

I. GENERAL SUBDIVISION PROFFERS AND CONDITIONS

Proffered Conditions as approved with the rezoning as granted by Christiansburg Town Council on August 26, 2014:

- 1. The property shall be developed in substantial conformance with the masterplan submitted dated June 10, 2014 and revised July 22, 2014.
2. The property proposed for R-1 Zoning will only be utilized for single-family detached residential use.
3. Construction traffic shall be strictly prohibited from utilizing any private roads in the Villas at Peppers Ferry.

Proffered Conditions as approved with the rezoning as granted by Christiansburg Town Council on May 9, 2017:

- 1. The property shall be developed in substantial conformance with the application and masterplan submitted dated March 3, 2017 and revised April 24, 2017.
2. The property proposed for R-3 Zoning will only be utilized for Townhome attached residential use and open space.
3. Construction traffic shall be strictly prohibited from utilizing any private roads in the Villas at Peppers Ferry.

General Conditions of the proposed Station Homes Planned Residential Development:

- 1. The presented "Site Development Regulations of the Proposed Station Homes Planned Residential Development" prepared by the Balzer and Associates, Inc. dated June 10, 2014, shall be considered as conditions of approval.
2. The development shall be in general conformity with the presented "Station Homes Planned Housing Master Plan" drawings dated June 10, 2014 and revised July 17, 2014.
3. The applicant shall install an 8' wide, paved walking trail with a 2' wide vegetative buffer along "Road A", on the "Station Homes Planned Housing Master Plan" drawings dated June 10, 2014 and revised July 17, 2014, adjoining the Villas of Peppers Ferry.
4. The developer shall install sidewalks along one side of the streets within the development. The sidewalks shall be divided from the street with a 3' foot strip of grass. The sidewalks shall be located in front of the outside lots of the streets. These lots are lots 1-22, 39-48, and 67-76, as shown on the "Station Homes Planned Housing Master Plan", dated June 10, 2014 and revised July 17, 2014.
5. The developer shall install street lighting of similar design to what exists along Quin W. Stuart Blvd.
6. The developer shall install active recreation within the development, such as a pocket park, after 50% of the lots have received a Certificate of Occupancy.
7. The developer shall install vegetative screening along portions of Road A that are adjacent to existing residential units located in the Villas of Peppers Ferry. A maximum of 70% evergreen trees or shrubs will be used in each screening location.
8. The development shall comply with all applicable stormwater regulations.

II. SITE DEVELOPMENT REGULATIONS REQUIREMENTS OF LOT TYPE R-1 PLANNED HOUSING DEVELOPMENT

Requirements for All Lots

Height: Buildings may be erected up to thirty five (35) feet in height above the main finished floor elevation except that no accessory building within twenty (20) feet of any lot line shall be more than one story high. All accessory buildings shall be less than the main building in height.

Density: The proposed R-1 District and Planned Housing Development shall have a maximum density requirement of three (3) units per acre.

Occupancy: The proposed R-1 District and Planned Housing Development shall have a maximum occupancy requirement for single family dwellings as stated in Section 42-155 of the Christiansburg Zoning Ordinance. The maximum dwelling unit occupancy shall be a family and up to two (2) unrelated individuals per unit.

Accessory Buildings

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

Miscellaneous Provisions

- A. Driveways will be designed and constructed in accordance with the Town of Christiansburg Zoning Ordinance.
B. Sidewalks will be provided along all proposed public streets as required by Town Code. All principle structures shall be provided with a minimum three feet wide walkway connected to the street right-of-way, or alternatively, to the driveway.

Requirements for Type A Lots

Setbacks and Yards

- A. Front Setback - The minimum front yard setback shall be twenty (20) feet from any street right-of-way.
B. Side Yards - The minimum side yard shall be ten (10) feet with a minimum total of the side yards being ten (10) feet. No building, or part of a building, shall be constructed within an easement.
C. Rear Yard - The minimum rear yard setback shall be twenty-five (25) feet.
D. Front Porches and Stoops - Front porches and stoops (excluding steps) may extend a maximum of ten (10) feet from the primary front building facade, and a maximum of eight feet into the minimum front setback. The primary front building facade is that portion of the exterior walls, located on the front street side, which encloses spaces interior to a dwelling.
a. "Front Porch" shall be defined as a constructed exterior surface, covered or uncovered, attached to a front street side of a dwelling, at the front door, that is not enclosed by walls on at least two sides.
Rear decks (excluding steps) may extend a maximum of ten (10) feet from the primary front building facade, and a maximum of eight feet into the minimum rear setback.
Rear privacy fencing between units shall not be required.

Frontage, Lot Depth, and Area

- A. The minimum lot width measured at the right-of-way shall be seventy five (75) feet and be maintained, at a minimum, for the entire depth of the lot. Lots that front on a curve radius less than or equal to 225' shall be a minimum of 75 feet wide at the 20 foot minimum setback line, and may be less than 75 feet wide at the street line, but no less than thirty (30) feet.
B. Minimum lot depth shall be one hundred (100) feet.
C. Although the above dimensions indicate required minimums, no R-1 Planned type lot shall have a lot configuration which would create a lot with less than 6,000 square feet in total lot area.

Corner Lots

- The following provisions shall apply to corner lots:
A. Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.
B. The side yard on the side facing the side street shall be twenty (20) feet or more for both main and accessory buildings with a total combined side yard of thirty (30) feet for the main building.
a. Each corner lot shall have a minimum width, at the setback line and the street line measured to the PI of a radius, where a radius exists, of seventy (70) feet.
C. Driveway may enter the lot from the side street.

Requirements for Type B Lots

Setbacks and Yards

- A. Front Setback - The minimum front yard setback shall be twenty (20) feet from any street right-of-way.
B. Side Yards - The minimum side yard shall be seven and one half (7.5) feet with a minimum total of the side yards being fifteen (15) feet. No building, or part of a building, shall be constructed within an easement.
C. Rear Yard - The minimum rear yard setback shall be twenty-five (25) feet.
D. Front Porches and Stoops - Front porches and stoops (excluding steps) may extend a maximum of ten (10) feet from the primary front building facade, and a maximum of eight feet into the minimum front setback. The primary front building facade is that portion of the exterior walls, located on the front street side, which encloses spaces interior to a dwelling.
a. "Front Porch" shall be defined as a constructed exterior surface, covered or uncovered, attached to a front street side of a dwelling, at the front door, that is not enclosed by walls on at least two sides.
Rear decks (excluding steps) may extend a maximum of ten (10) feet from the primary front building facade, and a maximum of eight feet into the minimum rear setback.
Rear privacy fencing between units shall not be required.

Frontage, Lot Depth, and Area

- A. The minimum lot width measured at the right-of-way shall be sixty (60) feet and be maintained, at a minimum, for the entire depth of the lot. Lots that front on a curve radius less than or equal to 225' shall be a minimum of 60 feet wide at the 20 foot minimum setback line, and may be less than 60 feet wide at the street line, but no less than thirty (30) feet.
B. Minimum lot depth shall be one hundred (100) feet.
C. Although the above dimensions indicate required minimums, no R-1 Planned type lot shall have a lot configuration which would create a lot with less than 6,000 square feet in total lot area.

Corner Lots

- The following provisions shall apply to corner lots:
A. Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.
B. The side yard on the side facing the side street shall be twenty (20) feet or more for both main and accessory buildings with a total combined side yard of twenty seven and one half (27.5) feet for the main building.
a. Each corner lot shall have a minimum width, at the setback line and the street line measured to the PI of a radius, where a radius exists, of seventy (70) feet.
C. Driveway may enter the lot from the side street.

REQUIREMENTS LOT TYPE R-3 PLANNED HOUSING DEVELOPMENT

TYPE C LOTS - Townhomes

C-1 Designated Lots

Setbacks and Yards

- A. Front Setback - The minimum front yard setback from Washington Avenue right of way shall be twenty (20) feet.
B. Side Yards - The minimum side yard shall be seven and one half (7.5) feet with a minimum total of the side yards being fifteen (15) feet. No building, or part of a building, shall be constructed within an easement.
C. Rear Yard - The minimum rear yard setback shall be twenty (20) feet.
D. Front Porches, Stoops and Decks - Front porches and stoops (excluding steps) may extend a maximum of ten (10) feet from the primary front building facade, and a maximum of eight feet into the minimum front setback. The primary front building facade is that portion of the exterior walls, located on the front street side, which encloses spaces interior to a dwelling.
1) "Front Porch" shall be defined as a constructed exterior surface, covered or uncovered, attached to a front street side of a dwelling, at the front door, that is not enclosed by walls on at least two sides.
Rear decks (excluding steps) may extend a maximum of ten (10) feet from the primary front building facade, and a maximum of eight feet into the minimum rear setback.
Rear privacy fencing between units shall not be required.

Frontage, Lot Depth, and Area

- A. The minimum lot width measured at the right-of-way shall be thirty-two (32) feet and be maintained, at a minimum, for the entire depth of the lot. Lots that front on a curve radius less than or equal to 225' shall be a minimum of 20 feet wide at the right of way line.
B. Minimum lot depth shall be ninety (90) feet.
C. Although the above dimensions indicate required minimums, no R-3 Planned type lot shall have a lot configuration which would create a lot with less than 3,000 square feet in total lot area.

Corner Lots

- The following provisions shall apply to corner lots:
A. Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.
B. The side yard on the side facing John Adams Drive shall be twenty-five (25) feet.

Driveways

- A. Driveway may enter the lot from Washington Street.
B. Parking space for two vehicles will be provided via the driveway, garage or a combination of the two.

C-2 Designated Lots

Setbacks and Yards

- A. Front Setback - The minimum front yard setback from Washington Avenue right of way and designated open space shall be ten (10) feet.
B. Side Yards - The minimum side yard shall be five (5) feet with a minimum total of the side yards being ten (10) feet. No building, or part of a building, shall be constructed within an easement.
C. Rear Yard - The minimum rear yard setback shall be ten (10) feet.
D. Front Porches, Stoops and Decks - Front porches and stoops (excluding steps) may extend a maximum of five (5) feet from the primary front building facade, and a maximum of two feet into the minimum front setback. The primary front building facade is that portion of the exterior walls, located on the front street side, which encloses spaces interior to a dwelling.
1) "Front Porch" shall be defined as a constructed exterior surface, covered or uncovered, attached to a front street side of a dwelling, at the front door, that is not enclosed by walls on at least two sides.
Rear decks (excluding steps) may extend a maximum of ten (10) feet from the primary rear building facade, and a maximum of eight feet into the minimum rear setback.
Rear privacy fencing between units shall not be required.

Frontage, Lot Depth, and Area

- A. The minimum lot width measured at the right-of-way shall be twenty (20) feet and be maintained, at a minimum, for the entire depth of the lot.
B. Minimum lot depth shall be sixty (60) feet.
C. Although the above dimensions indicate required minimums, no R-3 Planned type lot shall have a lot configuration which would create a lot with less than 1,200 square feet in total lot area.

Corner Lots

- The following provisions shall apply to corner lots:
A. Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.
B. The side yard on the side facing John Adams Drive shall be twenty (20) feet.

Driveways

- A. Driveway shall enter from private alleys as shown on the Masterplan.
B. Parking space for two vehicles will be provided via the driveway, garage or a combination of the two.

C-3 Designated Lots

Setbacks and Yards

- A. Front Setback - The minimum front yard setback shall be ten (10) feet.
B. Side Yards - The minimum side yard facing John Adams Drive shall be twenty (20) feet. All other side yards shall be five (5) feet with a minimum total of the side yards being ten (10) feet. No building, or part of a building, shall be constructed within an easement.
C. Rear Yard - The minimum rear yard setback shall be ten (10) feet.
D. Front Porches, Stoops, and Decks - Front porches and stoops (excluding steps) may extend a maximum of five (5) feet from the primary front building facade, and a maximum of five feet into the minimum front setback. The primary front building facade is that portion of the exterior walls, located on the front street side, which encloses spaces interior to a dwelling.
1) "Front Porch" shall be defined as a constructed exterior surface, covered or uncovered, attached to a front street side of a dwelling, at the front door, that is not enclosed by walls on at least two sides.
Rear decks (excluding steps) may extend a maximum of ten (10) feet from the primary rear building facade, and a maximum of eight feet into the minimum rear setback.
Rear privacy fencing between units shall not be required.

Frontage, Lot Depth, and Area

- A. The minimum lot width shall be twenty-two (22) feet and be maintained, at a minimum, for the entire depth of the lot.
B. Minimum lot depth shall be fifty-five (55) feet.
C. Although the above dimensions indicate required minimums, no R-3 Planned type lot shall have a lot configuration which would create a lot with less than 1,250 square feet in total lot area.

Corner Lots

- The following provisions shall apply to corner lots:
A. Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.

Driveways

- A. Driveway shall enter from private alleys as shown on the Masterplan.
B. Parking space for two vehicles will be provided via the driveway, garage or a combination of the two.

TYPE C-1, C-2 & C-3 LOTS - Townhomes

Height

Buildings may be erected up to forty (40) feet in height above the main finished floor elevation except that no accessory building within twenty (20) feet of any lot line shall be more than one story high. All accessory buildings shall be less than the main building in height.

Density

The proposed R-3 District and Planned Housing Development shall have a maximum density requirement of eleven (11) units per acre.

Occupancy

The proposed R-3 District and Planned Housing Development shall have a maximum occupancy requirement for townhome dwellings as stated in Section 42-155 of the Christiansburg Zoning Ordinance. The maximum dwelling unit occupancy shall be a family and up to two (2) unrelated individuals per unit.

Accessory Buildings

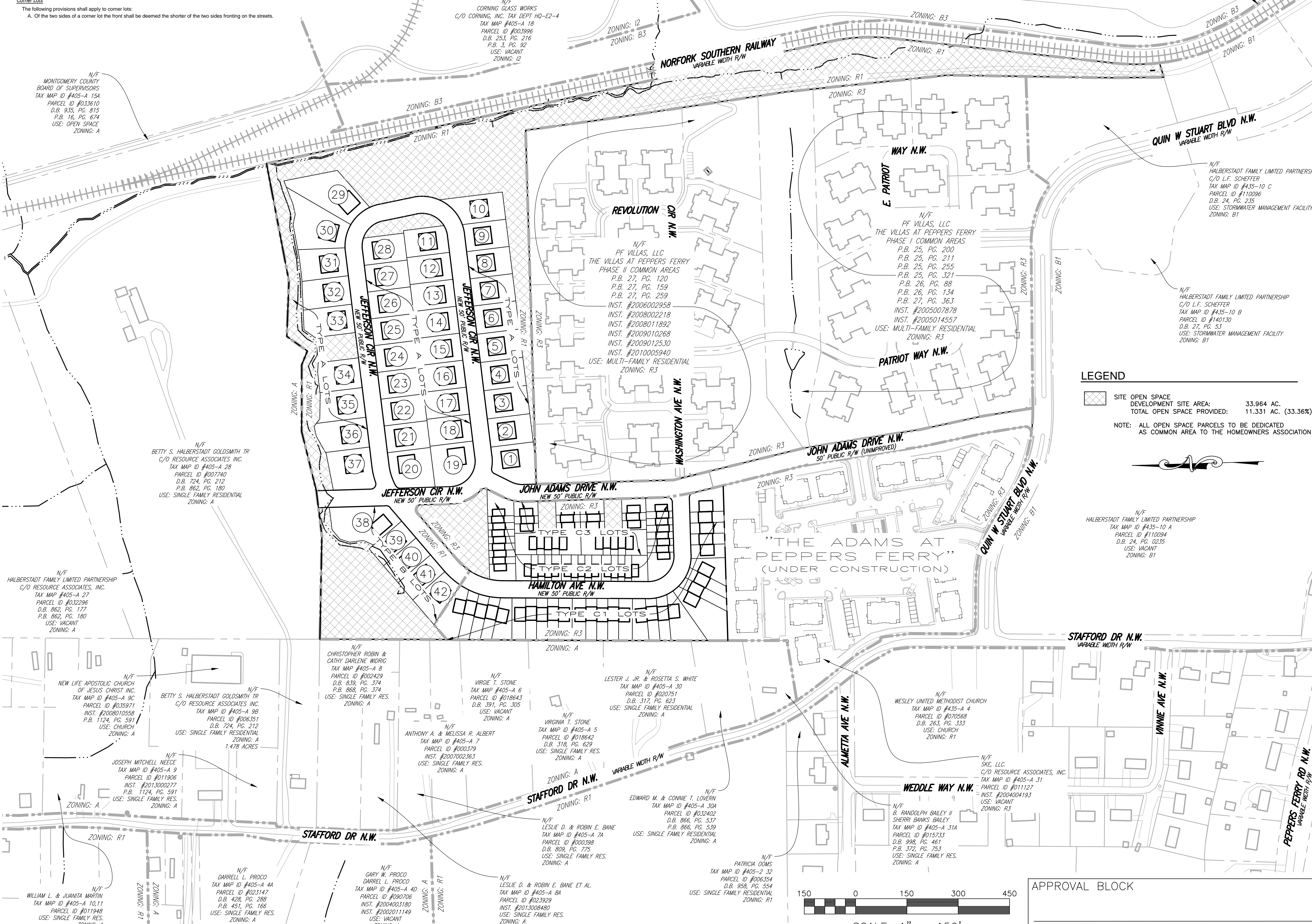
- A. The minimum setback for accessory buildings, regardless of height, is five feet from any adjoining rear or interior side property line and a minimum of 20 feet from any side street right-of-way line, except:
a. Accessory buildings shall not be constructed inside of, or on any portion of, any easement.
b. The front facade of any accessory structure shall be set back a minimum of ten feet from the rear of the principle structure.

Miscellaneous Provisions

- A. Driveways will be designed and constructed in accordance with the Town of Christiansburg Zoning Ordinance.
B. Sidewalks will be provided along all proposed public streets as required by Town Code or as approved by Town Council. All principle structures shall be provided with a minimum three feet wide walkway connected to the street right-of-way, or alternatively, to the driveway.
C. No minimum front yard greenspace or landscape area shall be required for each individual townhome lot.

Corner Lots

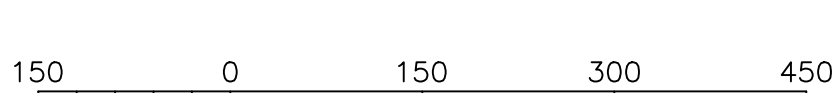
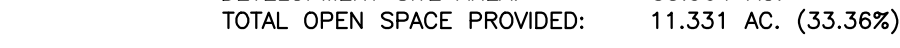
- The following provisions shall apply to corner lots:
A. Of the two sides of a corner lot the front shall be deemed the shorter of the two sides fronting on the streets.



LEGEND

- Site Open Space: 33,964 AC.
Development Site Area: 11,331 AC. (33.36%)
Total Open Space Provided: 11,331 AC. (33.36%)

NOTE: ALL OPEN SPACE PARCELS TO BE DEDICATED AS COMMON AREA TO THE HOMEOWNERS ASSOCIATION



SCALE: 1" = 150'

APPROVAL BLOCK

RANDY WINGFIELD, TOWN MANAGER

DATE



www.balzer.cc

New River Valley
Richmond
Roanoke
Staunton
Harrisonburg

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
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ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

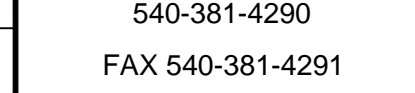
Balzer and Associates, Inc.

448 Peppers Ferry Road, NW

Christiansburg, VA 24073

540-381-4290

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CLIFTON PLANNED RESIDENTIAL DEVELOPMENT MASTER PLAN

RINER MAGISTERIAL DISTRICT TOWN OF CHRISTIANBURG, VIRGINIA

DRAWN BY JRT

DESIGNED BY JRT

CHECKED BY SMS

DATE 4/6/15

SCALE 1" = 150'

REVISIONS: 7/29/15, 11/3/15, 7/8/16, 9/15/16, 11/8/16, 7/5/17

SHEET NO. C2

JOB NO. 24150001.00