

Shady Ridge Business Park Rezoning

Located in:

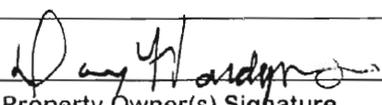
Montgomery County, Virginia

Project Number: 1463.4

Date: November 1, 2016



Application to Planning Commission and Board of Supervisors

Application For: (check appropriate boxes) <input type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Rezoning & Special Use Permit <input type="checkbox"/> Special Use Permit	
Owner/Applicant Information: (Use current mailing/contact information for <u>all</u> property owners. An additional sheet may be attached for multiple owners.)	
Property Owner: <u>Twin Creeks Mobile Home Estates, Inc.</u>	Agent: <u>Gay and Neel, Inc.</u>
Address: <u>1339 Rock Road</u> <u>Christiansburg, VA 24073</u>	Address: <u>1260 Radford Street</u> <u>Christiansburg, VA 24073</u>
Phone 1: <u>(540) 639-0378</u>	Phone 1: <u>(540) 381-6011</u>
Phone 2: _____	Phone 2: _____
Email: _____	Email: <u>tsproul@gayandneel.com</u>
Location of Property/ Site Address: <u>Rock Road</u>	
Legal Record of Property: Total Area: <u>23.78</u> Acres Magisterial District <u>Riner</u>	
Parcel ID: <u>019380</u> Tax Parcel Number(s): <u>090-(A)-5</u>	
Rezoning Details: Current Zoning District: <u>RM-1</u> Requested Zoning District: <u>M-L</u>	
Desired Use(s): <u>Contractor Storage Yard</u>	
Special Use Permit: Current Zoning District <u>RM-1</u> Total Area/Acres: <u>23.78</u>	
Desired Use(s): <u>Contractor Storage Yard</u>	
Comprehensive Plan Designation: <u>High Density Residential</u>	
Traffic Impact Analysis Required: <input type="checkbox"/> Yes (payment enclosed) <input checked="" type="checkbox"/> No	
<i>I certify that the information supplied on this application and on the attachments provided (maps or other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of Montgomery County and State of Virginia to enter the above property for the purposes of processing and reviewing the above application.</i>	
 Property Owner(s) Signature	 Agent's Signature
Date <u>11-2-16</u>	Date <u>11/2/16</u>

Date Received: _____

FOR OFFICE USE ONLY

Application Number: RE-2016-14571

Traffic Impact Analysis and Payment Received: Yes No Date Submitted to VDOT: _____

Shady Ridge Business Park Rezoning Narrative

Comprehensive Plan Justification Statement

The following submittal is a rezoning application for Tax Parcel 90-(A)-5 (Parcel ID 019380) located at Rock Road, Christiansburg, Virginia. The Owner, Twin Creeks Mobile Home Estates Inc., wishes to rezone the existing parcel from RM-1, Multi-Family Residential, to M-L, Manufacturing Light, in order to develop a contractor storage yard and office / garage building.

The Comprehensive Plan Policy Map designation is “High Density Residential” for this parcel. The comprehensive plan does indicate that “commercial and industrial development” as well as “development in village areas” are high-priority items for county residents. Additionally, the Plum Creek village plan calls specifically for Light Manufacturing (PCV 4.12), stating “Encourage village scale light manufacturing, which creates local jobs”.

Additional Rezoning Requirements

A contractor storage yard has been developed less than half a mile down the street on Rock Road within the past decade. No critical features are listed on the parcel, and it has ready access to transportation and water / sewer infrastructure on Rock Road. As the site can connect to Rte 177 and Rte 11 via Rock Road, any increase in traffic should not have an impact on surrounding neighborhoods.

No effect is anticipated on the groundwater supply or the structural capacity of the soils. The property could be used for high-density residential and under its current zoning. Nonetheless, a contractor storage yard will encourage economic development in the area by providing employment opportunities and enlarging the tax base. The rezoning should have no effect, positive or negative, on the future of agriculture, industry or business in future growth.

The way the site lays, the storage yard will be tucked away from the road, surrounded by woods with limited visibility from neighboring properties. As the site has already been “rough graded” and has existing entrances onto Rock Road, very little impact will be noticed by the neighbors. The main difference is that during work hours the site will be in use as opposed to vacant.

Additional Special Use Permit Requirements

- The storage yard will be mostly composed of gravel with a small building. Proper fire safety precautions will be taken with any equipment in storage and in designing the building.
- The site will not generate excessive noise, most of which will come from truck traffic.
- There should be no concerns due to light due to the vast amount of existing tree canopy shielding this property from others. Additionally, storage yards do not require much light.
- Minimal signage and lighting will be required and can easily comply with the requirements of the County’s Ordinance.

- A Contractor Storage Yard should blend well with the existing adjacent residential uses as the only noticeable impact by neighbors will be seeing trucks pull in and out of the site. Since the site is tucked mostly out of sight, very little activity will be noticed by neighbors.
- See Concept Plan for building location on site. Building composition is being determined by the Owner at this time.
- Much existing landscaping exists on the site, on all 4 sides of the storage yard area, and is to be preserved during construction.
- The proposed development would begin within the next year, once site plans are approved. The duration would be as long as economically viable.
- The proposed SUP will neither preserve nor destroy any significant features.
- The proposed SUP will not contribute to the welfare or convenience of the public as this is a private use and will not be noticed by most.
- The use will generate some additional truck traffic, but will be well served by the existing transportation infrastructure on Rock Road, Rte 11, and Rte 177.
- The proposed SUP should be served adequately by the existing public services.
- No effect is anticipated on groundwater supply.
- No effect is anticipated on the structural capacity of the soils.
- The proposed use will have no detrimental effect on orderly and safe road development and transportation.
- The proposed use should have no detrimental environmental effects.
- The proposed use would provide desirable employment and enlarge the tax base by taking a vacant lot and making it productive.
- The proposed use should have no effect on the needs of agriculture industry, and business in future growth.
- The proposed use will have no effect in enhancing affordable shelter opportunities.
- The storage yard will be outdoors in the location shown on the Concept Plan.
- Much of the site will remain undisturbed, but there is no officially designated open space.
- No major floodplains exist on-site. There are some steep slopes beyond the storage yard, but they are stable.
- Site does not contain any existing non-conforming uses or structures; it is vacant.
- Site does not contain any fuel or fuel storage.
- See concept plan for structure location; no anticipated accessory uses or structures.
- Only one use is proposed on site.
- Site will likely operate during typical business hours.
- Location of parking spaces is shown on the concept plan. Screening is for the entire yard.
- Entrances will be gated (type of gate TBD), see concept plan.
- Number of employees is unknown at this time. Site is anticipated to have minimal staffing on site.
- All known infrastructure is currently shown on the concept plan.
- The site is sufficiently large and we do not anticipate the use would generate any odors that would get beyond the site boundaries.

- The proposed use should have a negligible impact on existing neighborhood and school areas, both during and after construction.

Evidence of Water Supply and Sewage Disposal

Site is served by public water and sewer.

Transportation Impact

No transportation impacts are anticipated as the site is already served by two existing entrances to Rock Road.

NOTES:

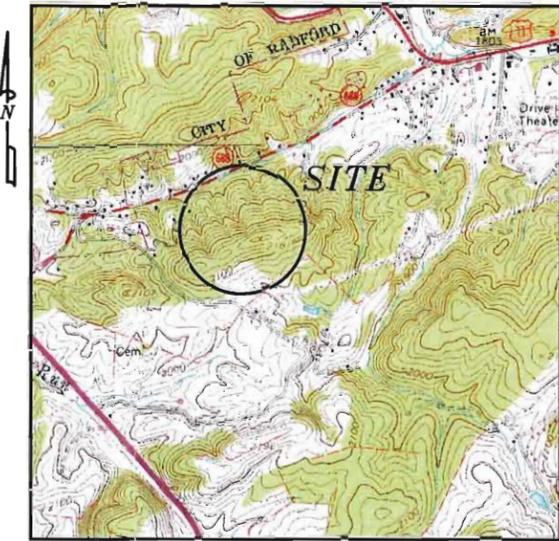
1. USE: CONTRACTOR STORAGE WITH OUTSIDE STORAGE
2. PARKING:
 REQUIRED: 5 SPACES (600 SF OFFICE; ONE GARAGE BAY)
 PROVIDED: 5 SPACES
 ADA REQUIRED: 1 SPACES
 ADA PROVIDED: 1 SPACES

TAX PARCEL NO.
 90-(A)-12
 TARASIDS LTD.
 PARTNERSHIP II
 D.B. 1099 PG. 125
 ZONED: A-1
 USE: RESIDENTIAL

APPROX. PROPERTY LINE S68°10'12"W
 769.47'

TAX PARCEL NO.
 90-(A)-6D
 MARK C. HOOVER
 INST. NO. 2003007651
 P.C. 15 PG. 40B
 ZONED: A-1
 USE: RESIDENTIAL

TAX PARCEL NO.
 90-(A)-5
 TWIN CREEKS MOBILE
 HOME ESTATES INC.
 INST. NO 2005003139
 D.B. 2005 PG. 3134
 ZONED: RM-1
 USE: VACANT
 AREA: 23.78 AC

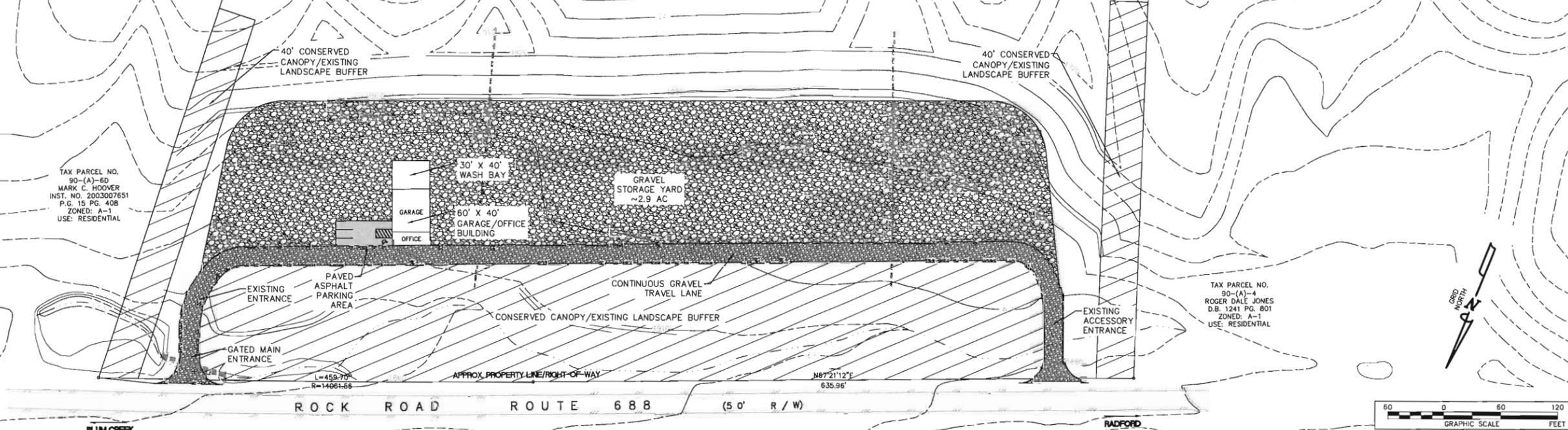


VICINITY MAP:
 SCALE: 1"=1000'

TAX PARCEL NO.
 90-(A)-3
 ROGER DALE JONES
 D.B. 312 PG. 608
 ZONED: A-1
 USE: RESIDENTIAL

TAX PARCEL NO.
 90-(A)-6D
 MARK C. HOOVER
 INST. NO. 2003007651
 P.C. 15 PG. 40B
 ZONED: A-1
 USE: RESIDENTIAL

TAX PARCEL NO.
 90-(A)-4
 ROGER DALE JONES
 D.B. 1241 PG. 801
 ZONED: A-1
 USE: RESIDENTIAL



GAY AND NEEL, INC.
 ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING

1260 Radford Street
 Christiansburg, Virginia 24073

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 Web: www.gayandneel.com

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SHADY RIDGE BUSINESS PARK

MONTGOMERY COUNTY, VIRGINIA

PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

PIC	JOHN T. NEEL, PE
PM	THOMAS E. SPROUL, PE
DESIGN	JESSICA J. ISHIHARA

ISSUE DATE

10/14/2016

GNI JOB NO.

1463.4

SHEET TITLE

PRELIMINARY SITE LAYOUT

SHEET NUMBER

1 OF 1

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