



# 5201 Tango Lane

## PROFFER STATEMENT

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APRIL 30, 2015

Proffer Statement for the *Rezoning Application for Tax Parcel 060-1-A* (the “Property”) from RM-1 to R-3 (Compact) in the Montgomery County Zoning Ordinance.

Pursuant to Section 10-54(i) of the Montgomery County Zoning Ordinance, the Owner hereby voluntarily proffers that the property which is the subject of this Rezoning Application will be developed in accordance with the following conditions, if and only if, approval is granted, and the property is rezoned as requested. The Applicant, the Owners, their Successors and Assigns, voluntarily proffer the following conditions for the property as follows:

1. **Conceptual Layout**  
The Property shall be developed in substantial conformance with the conceptual plan prepared by Gay & Neel, dated April 30, 2015 (the “Concept Development Plan”).
2. **Density**  
A maximum density of no more than 5.0 units per acre will be permitted.
3. **Utilities**  
Site shall be served by Montgomery County Public Service Authority public water and sanitary sewer.
4. **Site Plan**  
A detailed site plan subdivision plan in conformance with zoning ordinance requirements shall be submitted and approved by the zoning administrator and all other necessary local and state agencies prior to issuance of building permits for this development.
5. **Trash Receptacles**  
No individual trash receptacles shall be stored where visible from public Rights-of-Way. Community dumpsters will be provided and screened on all four sides.
6. **Property Management**  
A property management company and/or homeowner’s association shall maintain all grounds, including but not limited to grass areas, recreational areas, parking and paved areas, walking trails and stormwater management area.
7. **Screening**  
A double row of screening trees shall be installed along the two adjacent residential property lines. Trees shall be staggered and no more than 25% of the trees on site will be one species.
8. **Road Improvements**  
Road improvements and turn lanes will be designed per VDOT requirements. Additionally, a hammerhead turnaround easement will be provided at the proposed entrance connection to Old Route 460 (present Route 603) until such time as turnaround improvements to Route 603 may be negotiated with Montgomery County and the Virginia Department of Transportation. Note that curb and gutter shall be installed to allow for reduction in lot width. All roads shall be private per Montgomery County standards.
9. **Landscaping**  
Proposed buffer yard shall be in conformance with the requirements of the zoning ordinance and shall be installed prior to the issuance of a certificate of occupancy. Buffer shall not impede sight distance at the proposed or existing entrances. Landscaping along the Route 11/460 right-of-way frontage shall be in-keeping with the Route 11/460 Corridor plan and include hardy ornamental tree species, such as Crepe Myrtles, arranged in irregular groupings and supplemented by groupings of low evergreen shrubs. No more than 25% of the trees on site will be one species.

10. **Trail Connectivity**  
Prior to the completion of the first eight units, a minimum 8' wide asphalt walking trail will be constructed along three sides of the site and will ultimately connect to a 5' wide concrete sidewalk on the fourth side to provide a continuous walking loop around the perimeter of the site. At such time as the proposed trail network outlined in the VITL plan is constructed and reaches the site, at least one additional 8' wide asphalt trail connection will be constructed to connect to the VITL trail network to the site's internal trail network.
11. **Recreational Areas**  
Prior to the completion of the first eight units, a minimum 2,500 square foot tot lot will be constructed with a minimum of a swing-set, slide, and jungle-gym type playground equipment as well as two park benches for recreation use.
12. **Construction Phasing**  
Mass grading of the site will be completed prior to any construction of proposed units. Sanitary sewer, waterlines, and storm drain system infrastructure will be constructed and installed as necessary for each building.
13. **Architectural Design**  
A mixture of brick, stone and vinyl siding materials shall be utilized in the construction of the homes to provide a diverse look between the units.
14. **Fire Hydrants**  
A minimum of four fire hydrants will be installed on the site for fire suppression. Hydrants will be installed prior to the completion and sale of adjacent units to ensure compliance with state and local fire code requirements.
15. **Bus Shelter**  
A minimum 5' x 10' bus shelter constructed of durable, architecturally sound materials that will withstand continual exposure to the elements shall be provided at one of the proposed site entrances with the specific location to be determined at a later date.

I (we) hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission.

**Applicant**

\_\_\_\_\_  
David Hagan, \_\_\_\_\_ DATE

**Commonwealth of Virginia  
County of Montgomery**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015 by \_\_\_\_\_ of Montgomery County.

\_\_\_\_\_  
NOTARY PUBLIC

My commission expires \_\_\_\_\_.

# Elliston Lafayette Elementary School Rezoning Narrative

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## Comprehensive Plan Justification Statement

The following submittal is a rezoning application for Tax Parcels 060-1 A (Parcel ID 070690) located at 5201 Tango Lane, Christiansburg, Virginia. The Owner, SHAH Development LLC, wishes to rezone the existing parcel from RM-1, Multi-Family Residential, to R-3, Residential District, in order to develop a small subdivision with a total of 38 single-family lots. The Comprehensive Plan designation is “Single Family” which is in-keeping with the proposed residential land use desired for the Residential Development.

This development will utilize the base zoning districts R-3 (Compact) for the single-family lots and the compact development option. The following revisions to each base zoning district are being requested as a part of this rezoning:

- Minimum area required to create R-3 district (2 acre of total contiguous land)
- Minimum lot size (5,000 square feet)
- Minimum of 5 dwellings per acre
- Minimum lot width (60')
- Minimum green space (25%)
- Lot access from a hard-surfaced VDOT road
- Maximum impervious coverage (50%)
- Minimum yards
  - Front: 10'
  - Side 10'
  - Rear 25'
- Maximum building height (35')
- Availability of water and sewer (Confirmed the previously existing elementary school was served by public water and sanitary sewer per Montgomery County PSA)

## Additional Rezoning Requirements

The proposed zoning district classification will be consistent with both the Comprehensive Plan and the Future Land Use Map for this area, and none of the proposed changes will adversely affect the additional rezoning requirements listed.

## Utility Analysis

The Elliston-Lafayette Regional Wastewater Treatment Facility will receive settled sewage flows via a 4 inch gravity sewer from the site. The PSA has indicated that the conveyance and treatment plant have adequate capacity for the proposed development. Septic tanks with will be with outlet filters will be required at each of the proposed unit as the plant accepts settled sewage only. The 2013 DEQ permit

information for this plant indicates that the design flow is 0.250 MGD and is currently operating at an average flow of 0.069 MGD.

The anticipated fees are as follows. A water and sewer credit will be issued for the abandonment of the existing 2 inch water service and the existing

Item	Per Connection	# Connections	Fee
5/8 " Water Connection Fee	\$725.00	38	\$27,550.00
5/8 " Sewer Connection Fee	\$725.00	38	\$27,550.00
5/8 " Water Faculty Fee	\$2,500.00	38	\$95,000.00
5/8 " Sewer Faculty Fee	\$3,000.00	38	\$114,000.00
2 " Water Connection Fee Credit	\$20,000.00	-1	-\$20,000.00
2 " Sewer Connection Fee Credit	\$24,000.00	-1	-\$24,000.00
<b>Total</b>			<b>\$220,100.00</b>

The PSA has indicated that the existing water system is adequate for the proposed domestic daily supply volume. PSA hydrant testing indicates that fire flow rates and residual pressures are marginal in the area. Domestic peak flow design requirements was 110 gpm for the original proposed 64 unit development and the hydrant test results (performed in 2013) indicated that this demand could be met with an acceptable system residual pressure. Therefore, the revised development of only 38 lots will easily meet the residual pressure. The agent will provide system modeling and analysis and coordinate with the Emergency Services Coordinator for fire flow service and with the PSA for peak service flow conditions. Sewer service required fees are included in the combined water and sewer fee estimate above.



**COMMONWEALTH of VIRGINIA**

**DEPARTMENT OF TRANSPORTATION**

**PO BOX 3071**

**SALEM, VA 24153-0560**

**GREGORY A. WHIRLEY  
COMMISSIONER**

August 28, 2013

Mr. John T. Neel, P.E.  
Gay and Neel, Inc.  
1260 Radford Street  
Christiansburg, VA 24073

**RE: Elliston/Lafayette School Site  
Route 11/460, Roanoke Road  
Montgomery County  
Concept Plan**

Dear Mr. Neel:

We have reviewed the concept plan you have submitted for the above referenced site. The right in / right out entrance will be allowed as a second entrance to site provided development plans are in conformance with the concept plan and narrative contained in the accompanying letter dated August 14, 2013.

If you have any questions please do not hesitate to call me. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Douglas E. Burton".

Douglas E. Burton, P.E.  
NRV Area Land Use Engineer

Cc: Mr. Steve Sandy, Montgomery County



VICINITY MAP  
SCALE: 1"=2000'

**GENERAL NOTES:**

- OWNER/DEVELOPER: SHAH DEVELOPMENT, LLC  
P.O. BOX 1499  
CHRISTIANSBURG, VA 24068
- PROJECT LOCATION: 5201 TANGO LANE  
ELLISTON, VA, 24087
- TAX PARCEL NUMBER: 60-1-A
- CURRENT ZONING DISTRICT: RM-1, MULTI-FAMILY RESIDENTIAL  
SETBACKS:  
FRONT= 25'  
SIDE STREET= 20'  
SIDE= 25'  
REAR= 30'
- PROPOSED ZONING DISTRICT: R-3, RESIDENTIAL (COMPACT OPTION)  
SINGLE FAMILY DWELLING AREA R-3:  
TOTAL AREA= 8,566 AC. (373,147.72 S.F.)  
MINIMUM LOT SIZE= 5,000 S.F.  
MINIMUM WIDTH AT SETBACK= 60'  
MINIMUM FRONT YARD= 10'  
MINIMUM SIDE YARD= 10'  
MINIMUM REAR YARD= 25'  
SINGLE FAMILY LOTS SHALL CONFORM TO ALL OTHER R-3 STANDARDS AT A MINIMUM.
- LEGAL REFERENCE: D.B. 2011 PG. 0072169, P.B. 0002 PG. 0005
- BOUNDARY AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. NO BOUNDARY SURVEY WAS PERFORMED AS A PART OF THIS PROJECT.
- TAX PARCEL 60-1-A AREA: 8.017 AC. (349,220.52 S.F.)  
ACQUIRED VDOT AREA: 0.549 AC. (23,927.20 S.F.)  
TOTAL PARCEL AREA: 8.566 AC. (373,147.72 S.F.)  
PROPOSED BUILDING USE(S): SINGLE FAMILY RESIDENTIAL  
TOTAL UNITS: 37  
PROPOSED BUILDING HEIGHT: LESS THAN 35 FEET  
PROPOSED BUILDING AREA: 53,280 S.F. (15.26%)  
PROPOSED LOT COVERAGE (% IMP): 127,825.72 S.F. (36.60%)  
GREEN SPACE: 221,394.81 S.F. (63.40%)  
OPEN SPACE REQUIRED: 93,286.93 S.F. (25% OF TOTAL AREA)  
OPEN SPACE PROVIDED: 96,827.87 S.F.
- LOT ARRANGEMENTS ARE CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR CHANGES WHILE CONFORMING R-3 COMPACT STANDARDS.

PROPOSED OPEN SPACE



**GAY AND NEEL, INC.**  
ENGINEERING ARCHITECTURE SURVEYING

1260 Radford Street  
Christiansburg, Virginia 24073

Phone: (540) 381-6011  
Fax: (540) 381-2773  
Email: info@gayandneel.com  
Web: www.gayandneel.com

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ELLISTON-LAFAYETTE  
SITE DEVELOPMENT PLAN

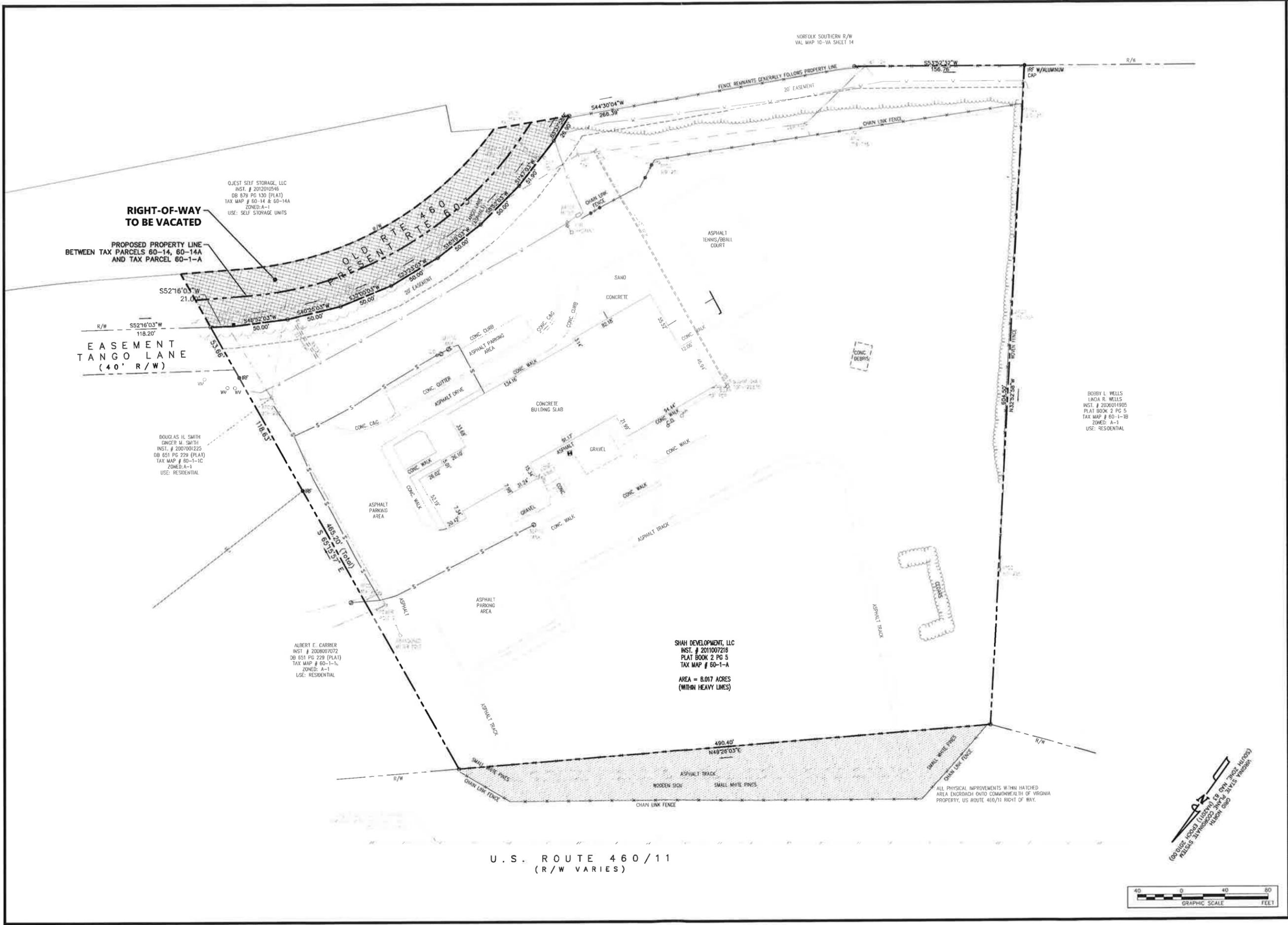
PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PRC	JOHN T. NEEL, PE
PRM	MATTHEW P. TOMLINSON, PE
DESIGN	MBL, CBB
ISSUE DATE	
08/07/2015	
GNI JOB NO.	
2440.0	
SHEET TITLE	
PRELIMINARY SITE PLAN R-3 COMPACT	
SHEET NUMBER	
C2-00	

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**GAY AND NEEL, INC.**  
 ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING

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**ELLISTON-LAFAYETTE SITE  
 DEVELOPMENT PLAN**

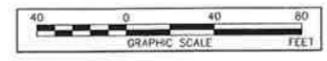
ELLISTON, VIRGINIA

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	MBL

ISSUE DATE	04/16/2015
GNI JOB NO.	2440.0
SHEET TITLE	EXHIBIT RIGHT-OF-WAY VACATION
SHEET NUMBER	C1-01



U.S. ROUTE 460/11  
 (R/W VARIES)

ALL PHYSICAL IMPROVEMENTS WITHIN HATCHED AREA ENCR OACH ONTO COMMONWEALTH OF VIRGINIA PROPERTY, US ROUTE 460/11 RIGHT OF WAY.

