MONTGOMERY COUNTY
PLANNING COMMISSION
755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

MEMORANDUM

TO: Bill Brown, Chair
Montgomery Co. Board of Supervisors

FROM: Robert Miller, Chair
Montgomery Co. Planning Commission

DATE: September 17, 2015

SUBJ: A request by **SHAH Development, LLC (Agent: Gay and Neel, Inc.)** to rezone approximately 8.01 acres from Multiple Family Residential (RM-1) to Residential (R-3) Compact, with proffered conditions, to allow 38 single family residential dwelling units. The property is the former Elliston Lafayette Elementary School property located at 5201 Tango Lane; identified as Tax Parcel Nos. 060-1-A, (Account Nos. 070690) in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further described as Mixed Use within the Elliston/Lafayette Village Plan.

During our meeting on September 9th the Planning Commission held a public hearing on the applicant's request for rezoning 8.01 acres from Residential Multi-Family (RM1) to Residential (R-3) Compact, to allow a 38 lot single family residential subdivision. Commissioners felt the proposed use was consistent with the Montgomery County 2025 Comprehensive Plan as well as the Elliston Lafayette Village Plan, and that the proposed rezoning meets the goals and objectives of the future land use for this area.

There were no speakers from the public during the hearing.

Commission members discussed the proposed trail easements and connections, possible abandonment of a portion of Old Route 460 including the proposed turn around/cul-de-sac for buses, and parking area for the proposed dwellings.

Upon a motion, duly seconded and carried by a 7-0 vote (Miller and Katz absent), the Planning Commission voted to recommend approval of the application to the Board of Supervisors with the following proffered conditions:

1. ***Conceptual Layout***
   The Property shall be developed in substantial conformance with the conceptual plan prepared by Gay & Neel, dated September 10, 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 single 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 VDOT approved turnaround 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. A cul-de-sac is the preferred geometry for the turnaround, if practical. 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 internal to the road network providing connectivity to the recreation area and will ultimately connect to a 5' wide concrete sidewalk on the road network as shown on the concept plan. At such time as the proposed trail network outlined in the VITL plan is constructed and reaches the site, the project will provide an easement across the site to allow the VITL trail network to traverse the site generally parallel with old route 460 and connect to the site's sidewalk.

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 homes 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.

Enclosures: Updated Proffer Statement
Staff Analysis with Associated Materials

5201 Tango Lane
PROFFER STATEMENT

SEPTEMBER 10, 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 September 10, 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.

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   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.

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   A single 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 VDOT approved turnaround 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. A cul-de-sac is the preferred geometry for the turnaround if practical. 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.

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Prior to the completion of the first eight units, a minimum 8' wide asphalt walking trail will be constructed internal to the road network providing connectivity to the recreation area and will ultimately connect to a 5' wide concrete sidewalk on the road network as shown on the concept plan. At such time as the proposed trail network outlined in the VITL plan is constructed and reaches the site, the project will provide an easement across the site to allow the VITL trail network to traverse the site generally parallel with old route 460 and connect to the site's sidewalk.

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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 homes 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 _____.

MONTGOMERY COUNTY DEPARTMENT OF PLANNING & GIS SERVICES

PLANNING

GIS & MAPPING

755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

MEMORANDUM

TO: Planning Commission

FROM: Brea Hopkins, Development Planner

DATE: August 26, 2015 for September 9, 2015 Public Hearing

RE: **Staff Analysis (RZ-2013-11194)**

A request by SHAH Development, LLC (Agent: Gay and Neel, Inc.) to rezone approximately 8.01 acres from Multiple Family Residential (RM-1) to Residential (R-3) Compact, with possible proffered conditions, to allow 38 single family residential dwelling units. The property is the former Elliston Lafayette Elementary School property located at 5201 Tango Lane; identified as Tax Parcel Nos. 060-1-A, (Account Nos. 070690) in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further described as Mixed Use within the Elliston/Lafayette Village Plan.

I. NATURE OF REQUEST

The applicant is requesting rezoning of approximately 8 acres from Residential Multi-family (RM-1) to Residential (R-3) with possible proffered conditions, to allow a subdivision with up to 38 single-family residential dwellings.

II. LOCATION

The property is located south west of the intersection of Roanoke Road (Rte.11/460) and North Fork Road (Rte. 603) and is identified as Tax Parcel No. 060-1-A (Acct # 070690) in the Shawsville Magisterial District (District C). The property is known as the former Elliston-Lafayette Elementary School site. Hale's Mobile Home Park is located across Old Roanoke Road and the railroad tracks. The area surrounding this property is zoned Agriculture (A-1) with a few lots zoned Residential (R2) and General Business (GB). See attached zoning map.

III. BACKGROUND

This property was the former site of the Elliston-Lafayette Elementary school and was sold by the County at auction in July 2013. On October 28, 2013, the Board of Supervisors approved rezoning the property to Multi-family Residential (RM-1) to allow the construction of up to 64 townhomes with proffered conditions. Since that time, the applicant has revised proposed development plans based on current market conditions.

IV. IMPACTS

The impacts associated with rezoning this property to allow the construction of up to 38 single family dwellings are discussed below.

Transportation

The owner has proposed the installation of a right in/right out access onto Roanoke Road (Rte 11/460) and a secondary entrance onto Old Route 460 (Rte. 603). Tango Lane (SR 9815) is not being proposed to serve this property and is currently in the process of being abandoned as a state route. Comments from VDOT were not available as of the date of this report; however, comments from the prior rezoning have been enclosed.

The internal streets are proposed to be privately owned/maintained by a homeowner's association or property management company. Per section 10-26(8)(c) private streets are permitted with approval by the Boards of Supervisors and shall be constructed in accordance with the minimum standards required by VDOT.

Infrastructure

The property is currently in the Montgomery County PSA water and sewer service area. PSA has confirmed that the letter from Mr. Bob Fronk, PSA Director, dated September 9, 2013 (see attached), stating public water and sanitary sewer can be provided by the PSA is still applicable to the development. Public water exists along Tango Lane and can be extended to serve the development via water line extension. Public sewer can be provided to the property by a sewer main extension.

The PSA letter also points out that since this property discharges to the Elliston-Lafayette Regional Wastewater Collection and Treatment system installation of a septic tank for each residential unit would be required.

Schools

Montgomery County Public Schools submitted a comment letter dated August 24, 2015 concerning the potential impact that this proposed development would have on the county school system. This letter has been attached to this report.

The letter indicates that children from residential dwellings in this proposed development would attend Eastern Montgomery Elementary School, Shawsville Middle School and Eastern Montgomery High School. Eastern Montgomery Elementary has a capacity of 600 students and has a current enrollment of 506 students. Shawsville Middle School has a capacity of 240 students and a current enrollment of 214 students. Eastern Montgomery High School has a capacity of 561 students and has a current enrollment of 296 students. According to the letter, the project could potentially add 21 children to the school system or approximately 2 students in every grade level upon full build-out.

The letter further states school buses will not operate on private roads and consideration should be given to bus turn around/safety when designing/constructing any proposed public roads or turn around locations. Given the roads internal to the subdivision are private, the owner has proffered to provide a bus shelter for students utilizing the school bus service.

Emergency Services

Montgomery County Emergency Services Director, Neal Turner, reviewed the concept plan and has advised via email that he has no concerns with the proposed development plan; however, would like to have a water flow study prior to final site plan approval to ensure adequate fire flow for all hydrants. The owner has proposed the installation of two (2) new fire hydrants and the relocation of an existing fire hydrant on the property to comply with subdivision requirements.

Mr. Turner also noted that the proposed loop drive instead of single lanes has greatly improved fire apparatus access.

V. COMPREHENSIVE PLAN

The subject property is in an area designated as Village Expansion on the future policy map of the comprehensive plan and further designated as Mixed Use in the Elliston Lafayette Village Plan. This property is also included in the Lafayette Route 11/460 Corridor Plan and the Village Transportation Links Plan (VITL) adopted by the Board of Supervisors.

Mixed Use

The Elliston & Lafayette Village Plan Land Use map shows this property to be located within an area designated as Mixed Use. The mixed use development allows for industrial, commercial and/or residential development based on the features and infrastructure available to the property.

The following Land Use Policies are specified within the Elliston & Lafayette Village Plan and should be considered during the review of this rezoning application.

ELV 1.2 Village and Village Expansion Land Use Designations.
"Establish preferred development patterns for the Villages of Elliston and Lafayette and the Elliston-Lafayette Expansion area in order to 1)focus growth where it can be supported by infrastructure improvements; 2)maintain existing community character by promoting the use, redevelopment, and revitalization of existing historic districts and areas of development, and promoting the use of traditional neighborhood design (TND) approaches which stress pedestrian orientation, mixed use...".

ELV 8.0 Housing
Encourage the development of a broad range of housing options to provide choice and opportunity to households with a variety of income levels.

ELV 11.0 Transportation
Encourage the development of interconnected and intraconnected street, bikeway, and walkway networks in new subdivisions. New developments should provide multiple connections to the existing road network and should limit the use of cul-de-sacs within new developments.

Lafayette Route 11/460 Corridor Plan and Village Transportation Links (VITL) Plan

The Lafayette Route 11/460 Corridor Plan designates this property as a portion of the scenic eastern gateway to the county. It further states "New development projected for the corridor should not be hidden from view but should be appropriately visually framed with wide front building setbacks and formal landscaping along the corridor". The "landscaping concept" for this area should include ornamental tree species in irregular groupings, supplemented by low evergreen shrubs. It further

states “New building should be compatibly designed with the scenic rural quality of the surrounding area..”.

In regards to transportation recommendations, the Route 11/460 Corridor Plan suggests consolidated entrances for parcels fronting the route. In addition, the VITL plan outlines a proposed pedestrian/bikeway trail that connects the two Villages and Roanoke County. A portion of the proposed trail network borders this property along Old Route 460 (Rt. 603 currently) and across the bridge to Hale’s Mobile Home Park where the trail continues along Old Route 460.

Comprehensive Plan Summary

As proposed, this development does qualify for consideration of rezoning from Residential Multiple Family (RM-1) to Residential (R-3) Compact development.

VI. ANALYSIS

The subject parcel qualifies for rezoning to Residential (R-3) based on the submittal requirements of the zoning ordinance. Based on the concept plan the owner intends to subdivide the property to sell individual lots. By revising the development plan to single family residential versus townhomes, the proposed zoning change will present a less significant change in land use.

Proffers have been received that address most issues surrounding the development such as:

- The private roads throughout the development will not be accessible by public school buses therefore; the owner has proffered to provide a bus shelter to ensure the safety of the school children.

- The owner has indicated the desire to request the abandonment of Route 603 adjacent to the property which would allow for the installation of a t-turnaround or cul-de-sac to accommodate the school buses. It should be noted an easement would be necessary to accommodate the proposed trail system outlined in the VITL plan. As of the date of this report proffers have not been received relating to these issues.

- The applicant has sidewalks, tot-lot, and walking path on the concept plan. The sidewalk would provide connectivity to the proposed trail network outlined in the VITL plan. It has been proffered that these amenities would be maintained by a home owner’s association or property management company.

- Given the proposed development consists of single family residential dwellings, the ordinance does not require a landscaped buffer yard; however, the applicant has proffered a single row of screening trees along the adjoining residential property lines.

VII. STAFF RECOMMENDATION

Based on the proffers submitted, reduced density, and conformity with the Elliston Lafayette Village Plan; staff preliminary recommends approval of the proposed rezoning of approximately 8 acres from Residential Multi-family to Residential (R-3) Compact with the following proffered conditions:

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 single 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.

Enclosures:
Aerial Map
Zoning Map
Letter from Montgomery County Schools dated August 24, 2015
Letter from Montgomery County PSA, dated September 9, 2013
BOS Ordinance Approving RM-1 Rezoning Dated October 28, 2013
Application Materials

Map Prepared by Montgomery County, Va
Planning and GIS Services, 05/01/2015

SHAH Development Rezoning Request

0 50 100 200 300 400
Feet

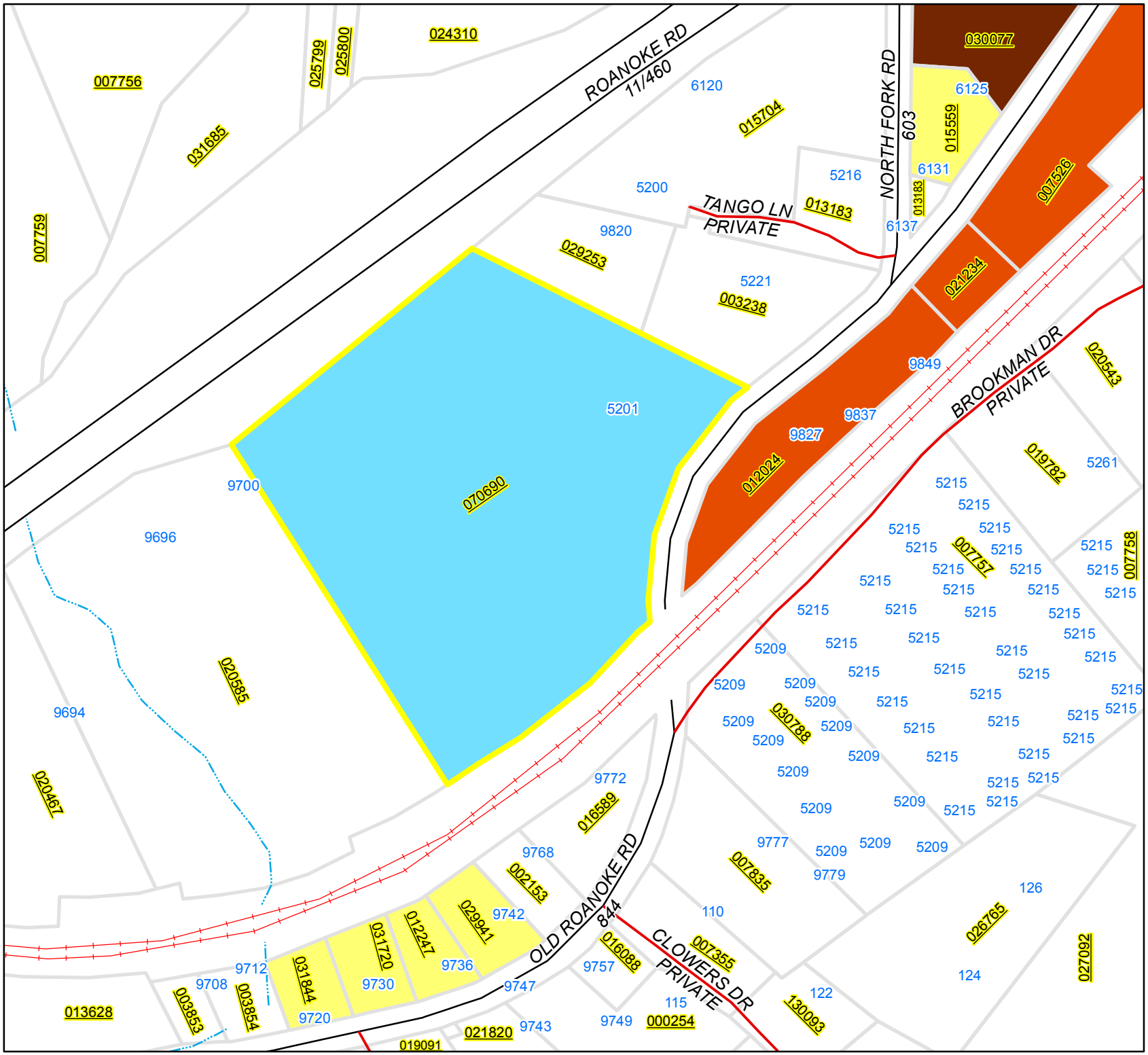
N W E S

SHAH Development Request for Rezoning RM-1 to R-3 Compact

Parcel ID 070690

Legend

- Subject Parcel (070690)
- Tax Parcels
- A1 - Agriculture
- GB - General Business
- R2 - Residential
- R3 - Residential
- RM1 - Multi-Family Residential



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Feet

Map Prepared by Montgomery County, Va Planning and GIS Services, 05/01/2015

Rec'd 8/28/15

Montgomery County
Public Schools

Facilities & Planning Department

August 24, 2015

Ms. Brea Hopkins
Development Planner
Montgomery County Planning & GIS Services
755 Roanoke Street, Suite 2A
Christiansburg, VA 24073

Re: Rezoning Request by SHAH Development from
Agriculture (A-1) to Multiple Family Residential (RM-1)
5201 Tango Lane, Elliston, VA

Dear Ms. Hopkins:

I am writing in response to the recent revised SHAH Development rezoning request at the former Elliston-Lafayette Elementary School property.

Children from homes in this area attend Eastern Montgomery Elementary School, Shawsville Middle School, and Eastern Montgomery High School. Eastern Montgomery Elementary School has a capacity of 600 students and a current enrollment of 506. Shawsville Middle School has a capacity of 240 students and a current enrollment of 214. Eastern Montgomery High School has a capacity of a 561 students and a current enrollment of 296. Our planning consultant advises us that on average across the country, new family dwelling units have the potential to add .6 children each to the school system. Thirty-five (35) additional units in this development could potentially add 21 students to our school system, or approximately 2 students in every grade level. Please consider the impact of this development in conjunction with other recent rezoning approvals that potentially add students to the schools.

1175 Cambria Street, NE | Christiansburg, Virginia 24073 | PHONE: 540-382-5141 | FAX: 540-381-6118

Montgomery County
Public Schools

Facilities & Planning Department

If the rezoning request is approved, please ensure that any new public roads servicing this development can accommodate large school buses. Please ensure that there are safe and adequate roads and student waiting areas for school bus operations. We do not operate school buses on private roads. Reversing a school bus for a turn-around is not ideal, please account for this when considering the proposed VDOT standard turn-around.

Thank you for this opportunity to comment on the proposed developments.

Sincerely,

Daniel A. Berenato
Director

DAB/jsw

cc: Brenda Blackburn
John Staten
Rebecca Mummau

1175 Cambria Street, NE | Christiansburg, Virginia 24073 | PHONE: 540-382-5141 | FAX: 540-381-6118

MONTGOMERY COUNTY PUBLIC SERVICE AUTHORITY

Government Center
Suite 2I
755 Roanoke Street
Christiansburg, VA 24073-3185

William H. Brown, Chairman
Christopher A. Tuck, Vice-Chair
Mary W. Biggs, Secretary-Treasurer
Gary D. Creed, Member
Matthew R. Gabriele, Member
Annette S. Perkins, Member
James D. Politis, Member

Robert C. Fronk, PE
PSA Director

RECEIVED
SEP 09 2013
BY:

September 9, 2013

Mr. John Burke
Gay and Neel, Inc.
Via email: jburke@gayandneel.com

RE: Availability No. 13-41
Proposed 64-Unit Townhome Development
Tango Lane
Tax Map No. 060- 1 A
Parcel ID 070690
Water/Sewer

Dear Mr. Burke:

Public water and sanitary sewer may be made available to this to this proposed 64-unit residential townhome development at the end of Tango Lane, Tax Map No. 060- 1 A. Public water and sanitary sewer were previously provided to this property by a 2" water meter service. The previous 2" service transferred with this property and will provide a credit of 8 residential water and sewer facility fees.

Public water service would require a minimum eight-inch water main extension to a point adjacent to all units of this proposed development from the existing eight-inch water main located along Tango Lane adjacent to this property. The hydraulic grade line of the water system is 1426 feet MSL. The fire hydrant (CE1255) at the end of Tango Lane had a static pressure of 55 pounds per square inch (psi) and flow of 750 gallon per minute with a residual pressure of 18 psi. The water facility fee would be $2,500.00, the connection fee would reduce to the meter cost of $225.00 and the water service inspection fee is $25.00 for total water connection fee of $2,750.00 per each residential unit.

Public sanitary sewer service would require a sewer main extension to a point adjacent to all units of this proposed development from the four-inch sewer line located adjacent to this property. ***Please be advised that this property would discharge to the Elliston-Lafayette Regional Wastewater Collection and Treatment System which requires the installation of a septic tank for each residential unit at the owner's expense. The owner would also be required to execute a User Agreement prior to discharging to this system.*** The sewer facility fee would be $3,000.00 and the sewer service inspection fee is $25.00 for total sewer connection fee of $3,025.00 per each residential unit.

The water and sewer facilities must be designed to PSA standards by an engineer and approved by the PSA prior to construction. The owner would be responsible for the cost of the water and sewer line extensions, any necessary water system appurtenances, septic tanks, road crossings, public easements, highway permits, and any other associated requirements. These designs should be incorporated into the site development plans for this development and submitted to the PSA for review. Payment of twenty-five percent of the water and sewer facility fees for all units of the development would be required prior to approval of the site plan.

Also be advised that this development must also meet all Montgomery County Planning Department requirements. The availability of water and sanitary sewer facilities does not by itself authorize the development of this property.

Please be advised that all PSA water and sewer systems have a fixed number of available connections. Connections are reserved by payment of facility and connection fees, provided service is currently available to the subject property.

This letter and stated conditions are only valid to September 1, 2014.

If you should have questions or need additional clarification of the above information, please call me at 381-1997.

Sincerely,

Robert C. Fronk, PE
PSA Director

AT AN ADJOURNED MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MONTGOMERY, VIRGINIA HELD ON THE 28th DAY OF OCTOBER, 2013 AT 6:00 P.M. IN THE BOARD CHAMBERS, MONTGOMERY COUNTY GOVERNMENT CENTER, 755 ROANOKE STREET, CHRISTIANSBURG, VIRGINIA:

ORD-FY-14-14
AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 8.01 ACRES FROM AGRICULTURAL (A1) TO MULTIPLE FAMILY RESIDENTIAL (RM-1), IN THE SHAWSVILLE MAGISTERIAL DISTRICT (DISTRICT C) LOCATED AT 5201 TANGO LANE SHAH DEVELOPMENT, LLC

On a motion by Gary D. Creed, seconded by Christopher A. Tuck and carried unanimously,

BE IT ORDAINED, By the Board of Supervisors of Montgomery County, Virginia that the Board of Supervisors hereby finds that the proposed rezoning, is in compliance with the Comprehensive Plan and meets the requirement for public necessity, convenience, general welfare and good zoning practice and therefore approves the request to rezone approximately 8.01 acres from Agricultural (A1) to Multiple Family Residential (RM-1), to allow 64 residential dwelling units with the following proffered conditions:

1. *Conceptual Layout* The Property shall be developed in substantial conformance with the conceptual plan prepared by Gay & Neel, dated October 16, 2013 (the "Concept Development Plan").

2. *Density* A maximum density of no more than 8.0 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.

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, the existing asphalt basketball court will be rehabilitated, resurfaced, and maintained for active recreation space. Additionally, 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.

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 townhomes 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 14' 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.

The subject parcel is located at 5201 Tango lane and identified as Tax Parcel No. 060-1-A, (Account No. 070690) in the Shawsville Magisterial District (District C).

The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further described as Mixed Use within the Elliston/Lafayette Village Plan.

This action was commenced upon the application of SHAH Development, LLC (Agent: Gay and Neel, Inc.).

This ordinance shall take effect upon adoption.

The vote on the forgoing ordinance was as follows:

AYE	NAY	ABSENT
Annette S. Perkins	None	James D. Politis
Mary W. Biggs		
Christopher A. Tuck		
Matthew R. Gabriele		
Gary D. Creed		
William H. Brown		

ATTEST: F. Craig Meadows
F. Craig Meadows
County Administrator

Application to Planning Commission and Board of Supervisors

Application For: (check appropriate boxes)

☑ Rezoning ☐ Rezoning & Special Use Permit ☐ Special Use Permit

Owner/Applicant Information: (Use current mailing/contact information for all property owners. An additional sheet may be attached for multiple owners.)

Property Owner: Shah Development, LLC	**Agent:** Gay and Neel, Inc.
Address: P.O. Box 1499	**Address:** 1260 Radford Street
Christiansburg, VA 24068	Christiansburg, VA 24073
Phone 1: (540) 239-2998	**Phone 1:** (540) 381-6011
Phone 2: (540) 260-9952	**Phone 2:** (540) 381-2773 (fax)
Email: trutledge@shelor.com	**Email:** tguthrie@gayandneel.com

Location of Property/ Site Address: 5201 Tango Lane, Christiansburg, VA

Legal Record of Property: Total Area: 8.01 **Acres** **Magisterial District** _____

Parcel ID: 070690 **Tax Parcel Number(s):** 060-1 A

Rezoning Details: Current Zoning District: RM-1 **Requested Zoning District:** R-3 (Compact)

Desired Use(s): Single Family Residential

Special Use Permit: Current Zoning District _____ **Total Area/Acres:** _____

Desired Use(s): _____

Comprehensive Plan Designation: Planned Light Industrial/Commercial

Traffic Impact Analysis Required: ☐ **Yes** (payment enclosed) ☑ **No**

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.

Property Owner(s) Signature — Date: 08.07.15

Agent's Signature — Date: 8/7/15

FOR OFFICE USE ONLY

Date Received: 8/7/2015 **Application Number:** RZ-2015-12937

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

Elliston Lafayette Elementary School Rezoning Narrative

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
Total			**$220,100.00**

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:

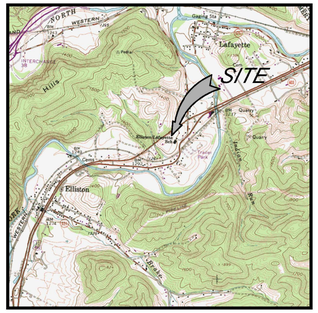
We have reviewed the concept plan you have submitted for the above referenced site. The right in / right out entrance will be allowed as a second entrance to site provided development plans are in conformance with the concept plan and narrative contained in the accompanying letter dated August 14, 2013.

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

Sincerely,

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

Cc: Mr. Steve Sandy, Montgomery County



VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES:

1. OWNER/DEVELOPER: SHAH DEVELOPMENT, LLC
   P.O. BOX 1499
   CHRISTIANSBURG, VA 24068

   PROJECT LOCATION: 5201 TANGO LANE
   ELLISTON, VA, 24087

2. TAX PARCEL NUMBER: 60-1-A

3. 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.

4. LEGAL REFERENCE: D.B. 2011 PG. 0072169, P.B. 0002 PG. 0005

5. BOUNDARY AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. NO BOUNDARY SURVEY WAS PERFORMED AS A PART OF THIS PROJECT.

6. 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.

7. 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 ◆ LANDSCAPE 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

ELLISTON, VIRGINIA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

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

ISSUE DATE: 09/10/2015

GNI JOB NO.: 2440.0

SHEET TITLE: PRELIMINARY SITE PLAN R-3 COMPACT

SHEET NUMBER: C2-00

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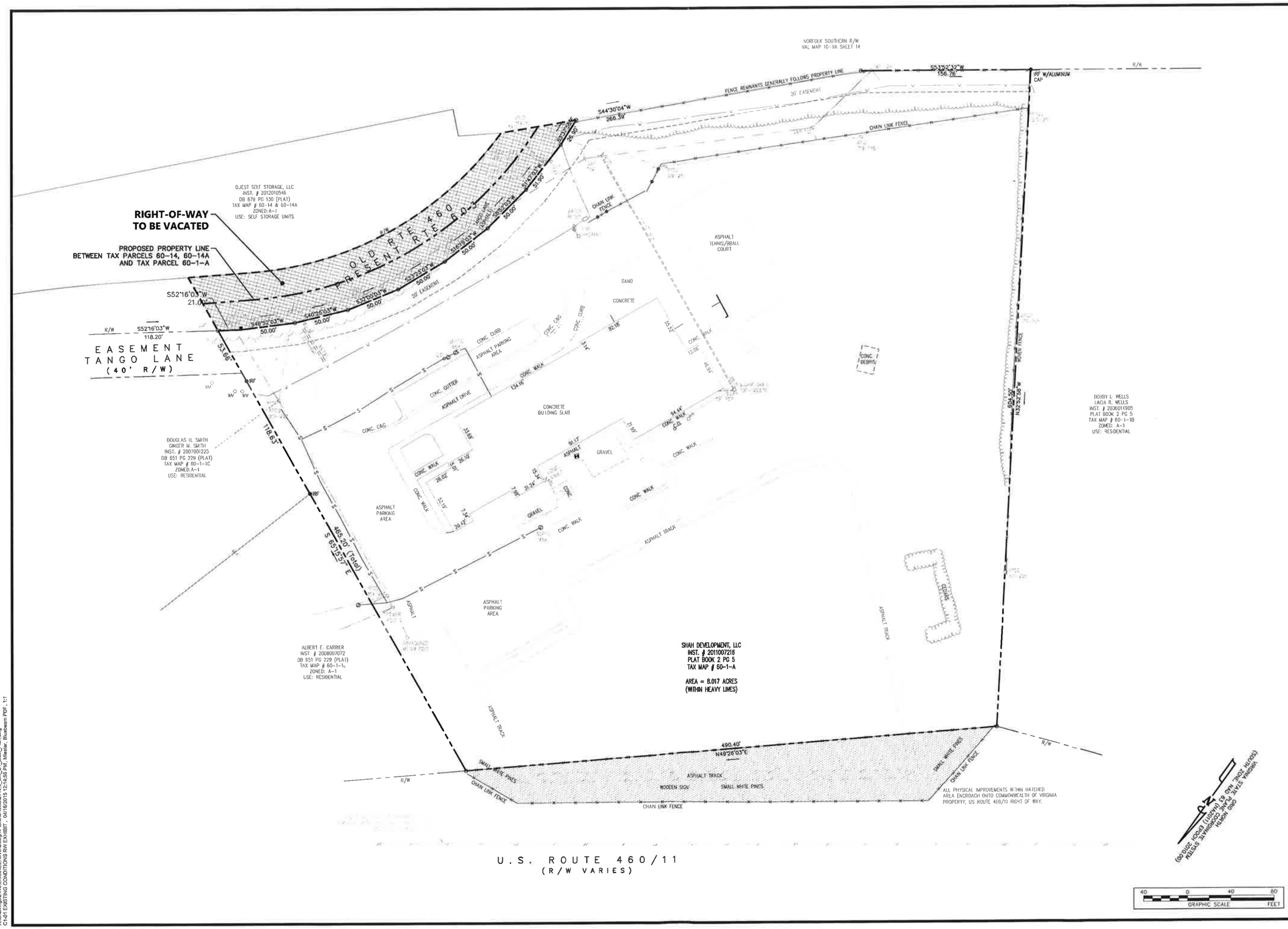

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ELLISTON-LAFAYETTE SITE DEVELOPMENT PLAN

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

NAD 83/2011 EPOCH 2010.00
VIRGINIA STATE PLANE COORDINATE SYSTEM
(SOUTH ZONE, NAD 83 (NA2011) EPOCH 2010.00)

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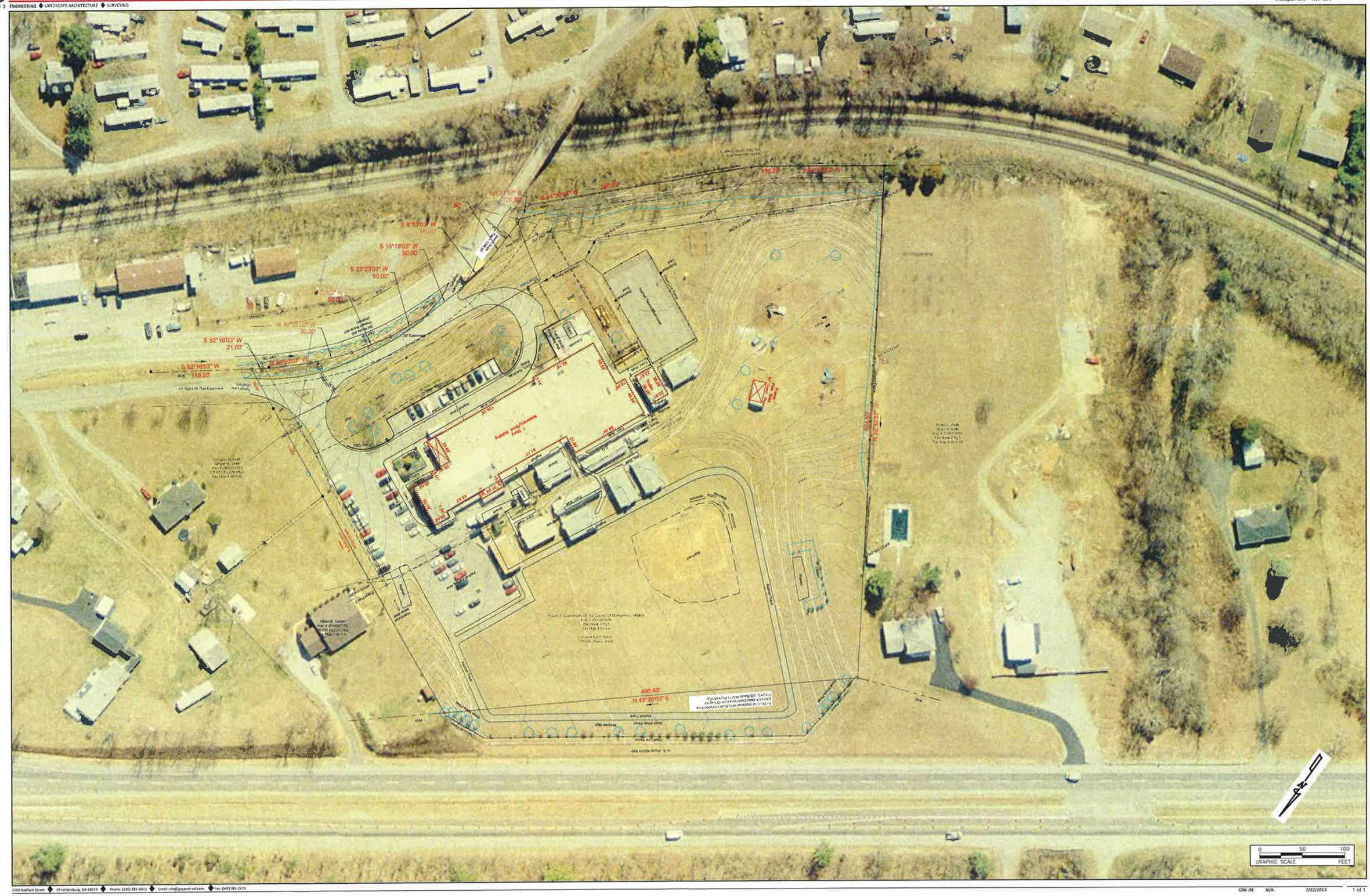
S 52°16'03" W
21.00'
S 52°16'03" W
118.20'
S 23°23'03" W
50.00'
S 16°19'03" W
50.00'
S 8°52'03" W
50.00'
S 47°03" W
S 41°20'04" W
S 40°25'00" W
50.00'
S 46°52'03" W
N 22°52'57" W
N 49°26'03" E
490.40'
Existing Wall/Location
Lamp
Board Of Supervisors Of The County Of Montgomery, Virginia
Allen E. Garner
Inst. # 200001778
Douglas H. Smith
Glenn M. Smith
Inst. # 200001933
D.B. 651 Pg. 229 (Plat)
Tax Map # 60-1-1C
Bobby L. Wells
Linda K. Wells
Inst. # 200001495
Plat Book 2 Pg. 5
Tax Map # 60-1-1B
Drainage Easement
Sanitary Sewer Easement
Utility Easement
Sidewalk
Curb
Gutter
Asphalt Trail
Concrete Walk
Chain Link Fence
Wooden Fence
Wire Fence
Guard Rail
Edge Of Pavement
Edge Of Gravel
Overhead Utility
Underground Utility
Water Line
Sewer Line
Gas Line
Fire Hydrant
Water Valve
Sewer Manhole
Storm Drain
Light Pole
Tree
Shrub
Bush
Stump
Grass
Gravel
Asphalt
Concrete
Brick
Stone
Mulch
Water
Wetland
Flood Zone
Contour
Spot Elevation
Benchmark
Property Line
Setback
Easement
Right Of Way
Centerline
Baseline
Survey Point
Control Point
Monument
Pin
Rebar
Pipe
Cap
Stake
Flag
Marker
Post
Sign
Mailbox
Bollard
Guardrail
Fence
Wall
Retaining Wall
Curb Inlet
Grate Inlet
Yard Inlet
Catch Basin
Manhole
Cleanout
Downspout
Footer Drain
Sump Pump
Air Conditioner
Generator
Propane Tank
Fuel Tank
Septic Tank
Drainfield
Well
Cistern
Pool
Deck
Porch
Patio
Walk
Driveway
Parking Space
Handicap Space
Loading Zone
Bus Zone
Crosswalk
Stop Bar
Yield Line
Lane Line
Centerline
Edge Line
Fog Line
Rumble Strip
Speed Limit
Stop Sign
Yield Sign
Street Sign
Traffic Signal
Pedestrian Signal
Crosswalk Signal
Light Pole
Utility Pole
Guy Wire
Anchor
Transformer
Meter
Junction Box
Pull Box
Conduit
Duct
Cable
Wire
Fiber Optic
Telephone
Electric
Gas
Water
Sewer
Storm
Drainage
Flow
Direction
Slope
Grade
Elevation
Contour
Spot Elevation
Benchmark
Control Point
Survey Point
Monument
Pin
Rebar
Pipe
Cap
Stake
Flag
Marker
Post
Sign
Mailbox
Bollard
Guardrail
Fence
Wall
Retaining Wall
Curb Inlet
Grate Inlet
Yard Inlet
Catch Basin
Manhole
Cleanout
Downspout
Footer Drain
Sump Pump
Air Conditioner
Generator
Propane Tank
Fuel Tank
Septic Tank
Drainfield
Well
Cistern
Pool
Deck
Porch
Patio
Walk
Driveway
Parking Space
Handicap Space
Loading Zone
Bus Zone
Crosswalk
Stop Bar
Yield Line
Lane Line
Centerline
Edge Line
Fog Line
Rumble Strip
Speed Limit
Stop Sign
Yield Sign
Street Sign
Traffic Signal
Pedestrian Signal
Crosswalk Signal
Light Pole
Utility Pole
Guy Wire
Anchor
Transformer
Meter
Junction Box
Pull Box
Conduit
Duct
Cable
Wire
Fiber Optic
Telephone
Electric
Gas
Water
Sewer
Storm
Drainage
Flow
Direction
Slope
Grade
Elevation
0 50 100
GRAPHIC SCALE FEET