

**CONDITIONAL REZONING APPLICATION
FOR**

KIPPS FARMS, LLC

WESTHILL SUBDIVISION

**TAX PARCEL #052-A124
TAX PARCEL #052-A125, 126
TAX PARCEL #052-A128, 130
TAX PARCEL #052-A129**

**September 3, 2019
Revised: November 18, 2019**

**PREPARED FOR:
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WESTHILL SUBDIVISION
COMPREHENSIVE PLAN JUSTIFICATION

Property and Project Description

The properties described in the Rezoning application are currently zoned Agriculture A1. There are multiple parcels requested for rezoning in this application. They are designated as follows:

- 1) Tax Map ID# 052- A 130, 128 & Parcel ID# 019364
Existing Acreage: 26.710 acres
Proposed Acreage for Rezoning: 26.710 Acres
Proposed Use: Single Family Detached and Townhome
Existing Zoning Designation: A1 -Agriculture
Proposed Zoning Designation: PUD-RES -Planned Unit Development Residential

- 2) Tax Map ID# 052- A 125, 126 & Parcel ID# 012091
Existing Acreage: 24.255 acres
Proposed Acreage for Rezoning: 24.255 Acres
Proposed Use: Single Family Detached and Townhome
Existing Zoning Designation: A1 -Agriculture
Proposed Zoning Designation: PUD-RES -Planned Unit Development Residential

- 3) Tax Map ID# 052- A 124 & Parcel ID# 011177
Existing Acreage: 53.900 acres
Proposed Acreage for Rezoning: 53.900 Acres
Proposed Use: Single Family Detached and Townhome
Existing Zoning Designation: A1 -Agriculture
Proposed Zoning Designation: PUD-RES -Planned Unit Development Residential

- 4) Tax Map ID# 052- A 129 & Parcel ID# 020291
Existing Acreage: 3.00 acres
Proposed Acreage for Rezoning: 3.00 Acres
Proposed Use: Single Family Detached and Townhome
Existing Zoning Designation: A1 -Agriculture
Proposed Zoning Designation: PUD-RES -Planned Unit Development Residential

The requested zoning change to PUD-RES Planned Unit Development Residential would allow for a future land use that is in keeping with the Montgomery County Comprehensive Plan which designates this area as Village Expansion. According to the Comprehensive Plan, *“Village Expansion Areas are intended to provide an alternative to scattered rural residential development and to provide an opportunity to enhance the vitality of existing villages by providing for compatible expansions of residential and employment uses. Village Expansion Areas are adjacent to existing villages where appropriate new development can be accommodated while retaining the viability and character of the historic village core. These are natural expansion areas for the Villages*

that may potentially be served by future public sewer and water extensions. Development in Village Expansion Areas should be designed to tie into the existing street network serving the village it is adjacent to and to complement and augment the historic character and development pattern of the existing village. A mix of appropriately scaled residential, non-residential and community uses are anticipated in Village Expansion Areas.” The Village Expansion areas, along with Urban Expansion Areas and the Village Areas, are where the Comprehensive Plan anticipates the future growth of the unincorporated portions of the County.

The project is designed as a master planned development with a mix of four different housing types, community clubhouse and amenity area, extensive sidewalk infrastructure, new road improvements, and a multi-use trail. The unit types have been designed to provide housing product that is in high demand in Montgomery County, and appeal to a wide range of buyers. All units will be subdivided and will be “for sale” product. The expected timeline for total buildout of the property is 5-8 years. It is planned that the property will be developed and constructed in multiple stages based on overall consumer/buyer demand. It is anticipated that all four different housing types will be provided in the initial construction plan set submitted to Montgomery County. The overall conceptual masterplan is shown on Sheet Z2 included with this application and narrative. More detailed drawings of each housing section are also included in the application.

The first housing type proposed are Townhomes. The majority of the townhomes will be located on the northern portion of the property and adjacent to the future Northstar Church development. They will primarily be 3-bedroom units and will be provided with a 1 or 2 car garage. These units are arranged in blocks of no more than 5 units and are all accessed from private alleys. These private alleys limit the curb cuts onto the new public roads and allow the units to have rear loaded garages. This takes the garage doors and cars out of sight from the main roads and allows the units to be situated closer to the roads. With units addressing the street and streetscape, it creates a more walkable and interactive community. These townhomes are situated to either front the streets as described above or to front on an open green area. These green areas provide opportunities for more community gathering areas in each of the townhome pods.

The second housing type are the Villa Units. The Villas are attached units and are also defined as a townhouse by the County code. However, these units are larger in footprint and provide a different living experience. The Villas will be primarily 3-bedroom units and a first-floor master bedroom will be available thus providing for single level living for residents who so desire that option. They will also have the option for a 1 or 2 car garage. The Villas will have individual driveways that are accessed directly off the proposed public roads. The Villas will be located near the center of the property just west of the clubhouse area and adjacent to Prices Fork Road.

The third housing type is Single Family Detached – Type A Lots. These units will be on individual subdivided lots of greater than 9,000 square feet and a minimum of 80’ in width. Multiple house styles, footprints, and options will be available to buyers in the

single-family section. Most of the homes will be built to suit so the future buyers can truly make the house their own. These homes will be mix of 3 and 4 bedroom and will also be provided with garages as desired by the purchaser.

The fourth housing type is Single Family Detached – Type B Lots. These units will be on individual subdivided lots of greater than 7,200 square feet and a minimum of 60’ in width. Multiple house styles, footprints, and options will be available to buyers of these lots as well and will be at a different price point than the Type A lots. As stated above, these homes will also be built to suit so the future buyers can truly make the house their own. These homes will be mix of 3 and 4 bedroom and will also be provided with garages as desired by the purchaser.

The single-family home section of the project is located on the back acreage and is situated adjacent to the surrounding Montgomery Farms subdivision. It was important to the applicant to provide a similar housing type next to Montgomery Farms to avoid any perceived lifestyle conflicts.

This project has not only been designed in keeping with the current Comprehensive Plan and Prices Fork Village Plan but has reviewed all available public documents on the Prices Fork Village Plan update that is currently being finalized. Many of the goals in that updated Village Plan are incorporated into this proposal.

The elements that directly conform to the issues stated in the **Montgomery County 2025 Comprehensive Plan** are the following:

- 1) **PLU 1.6** – The development is located within an area designated Village Expansion.
- 2) **PLU 1.6.4.b** – The development will have a range of housing types.
- 3) **PLU 1.6.4.e** – The development will preserve critical open space and natural features.
- 4) **PLU 1.6.5a & PLU 1.7.5a,e** – The development will have public utilities and will provide stormwater management for the new development.
- 5) **PLU 1.6.5c & PLU 1.7.5d**– The new roads within the development will provide a new connection to Prices Fork Road from Montgomery Farms and will have sidewalks along both sides of the new streets.
- 6) **PLU 1.7.4.c** – The development is proposing extensive open space and pedestrian connections throughout the subdivision. Setbacks create an inviting streetscape and parking for the higher density Townhomes is off the rear loaded alleys.
- 7) **PLU 2.1.1** – The development is located within an area designated Village Expansion.
- 8) **PLU 2.1.2** – The development will be served by public water and sewer.
- 9) **PLU 2.1.3** – The road access point is shown from Prices Fork along with the associated improvements and determined by the accompanying traffic study.
- 10) **PLU 2.1.4** – The concept plan shows the location of all roads, sidewalks, trails and open spaces.
- 11) **PLU 2.1.5**– The development will provide multiple access points to adjacent parcels.
- 12) **PLU 2.1.6** – The development will have open space, and pedestrian access.
- 13) **PLU 2.1.7** – The development will have buffers along all uses with lower intensities.
- 14) **ENV 1.5** – The development will utilize BMP’s to protect water quality.

- 15) **ENV 3.2.4** – The development will minimize any negative effect on water quality.
- 16) **ENV 3.2.6** – Several areas of natural landscaping are planned to be preserved. These areas are primarily located along the western edge of the property where environmental sensitive areas may exist. Any existing vegetation along exterior property lines may also be preserved if grading activities allow.
- 17) **ENV 3.2.7** – The development will protect main water sources and riparian areas.
- 18) **ENV 5.6** – The development will provide for stormwater management and is located in an area where public water and sewer service exists.
- 19) **ENV 6.5** – The proposed development will maintain existing drainage patterns for stormwater management.
- 20) **ENV 7.0** – The proposed development will maintain water quality and protect downstream properties with stormwater management techniques.
- 21) **HSG 1.3.3** – The development provides interconnectivity of roads and sidewalk infrastructure.
- 22) **PRC 2.1.4** Open spaces and playground areas will be provided in the development to serve the residents.
- 23) **PRC 2.3** – The development is proposing a trail connection from the development just west of proposed Road D to Prices Fork Elementary School. A trail easement is also shown through the middle of the property that could accommodate a future trail section should a larger corridor trail be proposed on either side of the property in the future.
- 24) **TRN 1.3.1** – Very few cul-de-sacs are proposed in the overall development.
- 25) **TRN 1.3.2** – Streets are designed provide connectivity within the subdivision, to the existing Montgomery Farms subdivision and to undeveloped adjacent parcels.
- 26) **TRN 1.3.3** – All public streets and right of ways will be designed and constructed to VDOT standards.
- 27) **TRN 1.3.5** – Sidewalks will be provided on both sides of the public roads.
- 28) **UTL 4.1.2** – The project could allow for regional stormwater management facility with coordination with Montgomery County.

The elements that directly conform to the issues stated in the Montgomery County 2025 Comprehensive Plan for the **Prices Fork Village Area** are the following:

PFV 1.1.2 Compatibility is Fundamental. *The density, type and character of new development must be compatible with the existing village, the vision of the village's future, and be generally consistent with the Land Use Plan Map. New development must be compatible with the traditional forms and architectural character of the village.*

The proposed project will provide development that is consistent with the Land Use Plan. The architecture will be responsible and respectful of the traditional village character. The general architectural style of the Village Area is varied. While older, more stately farmhouses dot the viewshed from Prices Fork Road, single level, primarily masonry ranch style homes from the 1960's and 70's are also prevalent along the road. Subdivisions in the Village such as Montgomery Farms, Sterling Manor, and Phillips Acres also have varied styles of homes. The architectural style of the Stateson Homes product is similar to many homes in Prices Fork that have a farmhouse, craftsman, and colonial appearance. Front porches, sustainable building materials, and high-quality construction also play into the overall design and feel of the area.

PFV 1.1.4 A Variety of Housing Types Should be Built. *The County will encourage a variety of housing types, costs and net densities, in order to provide high quality housing for a range of ages and income levels. Most housing will be single-family detached units, but may include accessory units, small single-family detached dwellings, and apartments on the second-floor levels of employment or civic buildings, and housing for elderly citizens.*

The project is proposing four different housing types that will be attractive for multiple buyer types. These types will vary in home size, lot size, and price.

PFV 1.1.6 Proffers Are Expected to Mitigate Impacts. *Any rezoning to a higher intensity of land use, particularly residential land uses, will be expected to provide proffers of land, infrastructure and/or funding to offset the impacts of the development, particularly on capital facilities such as roads, parks, schools and public safety.*

The proposed proffers will help mitigate impacts and concerns.

PFV 1.1.7 Incorporate Universal Design Features. *A portion of dwelling units within any given residential project should feature "universal design" in order to provide for all age groups and to allow people to "age in place" within the village.*

The Villa units provide a master bedroom on the main floor which helps allow aging in place.

PFV 1.3.2 Areas with Higher Net Densities. *Areas with higher net densities should be dispersed throughout the planning area as shown conceptually on the Land Use Plan Map. Each such area should be small and compact so as to form a focal point for a particular neighborhood or development, and should be designed to reinforce the traditional, grid street network.*

The overall density of the project will be 3.86 units per acre. The proposed masterplan currently shows a total of 416 dwelling units which would be 3.86 units per acre. Lot configurations and numbers may vary slightly based on final engineering design including road grading, stormwater management and sanitary sewer design. Final density will be determined during the site plan stage but no more than 3.86 units per acres will be allowed.

PFV 1.3.3 Streetscape Features on Major Streets. *Streetscape improvements in these areas should include curb and gutter, sidewalks, on-street parking with curb bump-outs, pedestrian crosswalks at intersections, parking behind buildings and in alleys, building heights of two stories above the front street level, small front building setbacks, traditional street lights and street furniture, pocket parks and public greens or squares defined by adjacent building facades.*

Extensive landscaping is planned along Prices Fork Road.

PFV 1.3.4 Streetscape Features on Minor Streets. *Streetscape improvements should include walking paths, street trees and parking behind buildings.*

Landscaping will be provided throughout the development and along the subdivision's internal road network. Sidewalks will be provided on both sides of the proposed public roads. Future trail locations have also been shown on the master plan.

PFV 1.3.5 Street and Walking Connections. *New development should provide street and pedestrian path connections within the site and to adjacent properties, including "stub" connections to the property line of sites that are planned but not yet rezoned or developed.*

The property will have sidewalks connecting all onsite uses and open spaces. Road stubs are shown throughout the development. Future trail or sidewalk connections to adjacent properties will be determined during the site plan process.

PFV 1.5.1 Preserve Views. Except in the Historic Core, as development occurs along the corridor, site new buildings away from the existing roadway so that they are at a low enough elevation to preserve the views of the surrounding farms, forests and mountains.

The development along Prices Fork Road is planned to sit at a lower elevation than the road itself. There is also a large buffer area between the first residential units and the Prices Fork right of way. This area is planned to be landscaped and potentially be graded for some additional topographic separation such as berms. This should provide a softening affect to overall Prices Fork Road streetscape with still maintaining southern views.

PFV 1.5.2 Avoid Reverse-Frontage Development. New development adjacent to Prices Fork Road should front a new parallel street so that the fronts of new buildings (rather than the rear) face toward Prices Fork Road.

Based on the distance away from Prices Fork Road to the first residential units (102'-160'), the architectural treatment of the homes and the landscaping proposed, no negative visual impact is anticipated from the orientation of the residential units adjacent to Prices Fork Road. Architectural features are also proffered to provide a more traditional "front" look to the units along Prices Fork Road.

PFV 1.5.3 Manage Access. Develop and implement an access management plan along Prices Fork Road to limit the number of access points on the road, consistent with the land use and design policies for this corridor.

One main access point into the subdivision from Prices Fork is proposed. This location is close to the center of the overall road frontage. Per the submitted traffic analysis, a roundabout is proposed at this intersection of Prices Fork Road and proposed Road A.

PFV 1.5.4 Encourage Connectivity. Encourage interparcel connections between all sites along Prices Fork Road for both vehicles and pedestrians, including making new connections to existing neighborhoods that need better and safer access, such as Montgomery Farms.

This project provides the vehicular and pedestrian access to Montgomery Farms stated in this goal. Future connections to other adjacent parcels are also planned for with this development.

PFV 6.6 Promote Regional Stormwater Management. The County will create guidelines and regulations for coordinating stormwater management facilities on a regional and sub-regional basis rather than site by site.

At the time of redevelopment and site plan preparation, the applicant will engage the County on options, either onsite or offsite, that may mutually benefit the applicant and the Village regarding regional stormwater management.

PFV 9.1 Greenway Park and Trail System. Support the development a county-wide greenway park and trail system master plan.

The development plan shows a proposed trail connection from the development, across Virginia Tech property to Prices Fork Elementary School. A trail easement is also shown near the center of the single-family residential area that could be used for a future multi-use trail and that could provide a connection in the future to parcels on either side of Westhill. Right of way or public easement will be dedicated along Prices Fork Road for the future construction of the VITL trail system.

PFV 9.2 Pocket and Neighborhood Parks and Green Spaces. Encourage developers to provide pocket and neighborhood parks and green spaces in their development designs. Open space and parks will be provided to serve the residents of the development. Additional information on these spaces is included in the Open Space section of this document.

PFV 10.2.1 Interconnected Grid Network. Interconnect new streets to form a loose grid network.

A street network has been designed for the subdivision and provides interconnectivity to all parts of the neighborhood as well as to the existing Montgomery Farms subdivision.

PFV 10.2.2 Pedestrian Facilities. Incorporate pedestrian paths or sidewalks into all new and existing street systems to protect pedestrians and improve mobility.

Sidewalks are proposed on both sides of all new public roads to be constructed in the Westhill neighborhood. Trail systems are proposed within the development as well.

PFV 10.3 Strongly Discourage Cul-de-Sacs. As shown on the Illustrative Plan Map, cul-de-sacs undermine the desired connectivity of Prices Fork. In order to achieve safe streets with a sense of privacy, courts or "eyebrows" can be created rather than cul-de-sacs.

Very few cul-de-sacs are proposed in the overall development. Private alleys are proposed to service the townhome portions of the project.

PFV 10.6 Manage Access. Limit new access points on the major through-roads designated in this Plan.

Entrances planned with this development have been planned incorporating access management guidelines.

PFV 10.7 Construct Roads in Conjunction with Rezoning Approvals. Require development applicants to dedicate right-of-way and build their portion of new roads, in conjunction with receiving zoning approvals for higher densities.

The project will construct any road improvements required per the results of the traffic study performed for this project.

PFV 10.9 Pursue Public Transit. The County will pursue opportunities for public transit, such as a trolley or bus system service to key points within Prices Fork.

The developer would be in favor of the County bringing public transit opportunities to the Village. This service would be very helpful for the residents of Westhill. The applicant is proposing several school bus stop locations/shelters which could double as public transit stops in the future.

PVF 11.1 Extent Public Water and Sewer Service. The County will provide and manage public water and sewer service for Prices Fork. The County will require that new development connect to these systems and will prohibit new private wells and septic systems.

The project will connect to public water and sewer.

PFV 11.2 Limit of Public Water and Sewer Expansion. The County will limit water and sewer service to the designated Service Area set forth in this Plan. Providing public utility service only to the designated area will ensure that new development is compatible with the village's historic character, is affordable for the County to serve, and enhances rather than degrades the quality of life for local residents.

Public water and sewer service are available to the site and it has been anticipated that those utilities would serve this property.

PFV 11.3 Treatment Capacity. *The County will monitor available treatment capacity. The County will approve rezonings to higher intensity uses only in conjunction with assurances that adequate water and wastewater treatment capacity will be available. Treatment capacity will be expanded in accord with the County's long-range capital improvement plans. Public utility capacity will be planned to accommodate the orderly growth in the area, in accord with the County's overall Comprehensive Plan, rather than to create or "drive" that growth. The County has provided a water and sewer availability letter for this rezoning. Additional projected flow information is included below.*

PFV 11.5 Underground & Buried Utilities. *Require developers to place utilities underground in all new developments.*

New utilities resulting from the redevelopment of this site will be installed underground.

Site Development Regulations

Parent Parcel Perimeter Setbacks and Yards

- (a) Buffer yards shall be provided along the exterior property lines as required by the Montgomery County Zoning Ordinance.

Base District Determinations

- (a) Townhome and Villa lots shall have a RM-1 base district.
- (b) Single Family – Type A lots shall have a R3 base district.
- (c) Single Family – Type B lots shall have a R3 Compact base district.

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

- (a) Minimum setbacks for Townhomes are as follows:
 - Front Setback: Ten (10) feet
 - Side Setback for end units: Ten (10) feet
 - Rear Setback: Twenty (20) feet
- (b) The minimum lot width shall be twenty-two (22) feet and be maintained, at a minimum, for the entire depth of the lot.
- (c) Minimum lot depth shall be sixty-six (66) feet
- (d) Although the above dimensions indicate required minimums, no lot shall have less than 1,430 square feet in total lot area.
- (e) Front porches & stoops, rear decks and patios (covered or uncovered) and steps may extend into the front and rear setbacks.
- (f) Cantilevered elements or overhangs may extend into the side setbacks by no more than three (3) feet.

* No structural element can encroach into a public utility easement.

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

- (a) Minimum setbacks for Villas are as follows:
 - Front Setback: Twenty (20) feet

Side Setback for end units: Fifteen (15) feet

Rear Setback: Fifteen (15) feet

- (b) The minimum lot width shall be thirty-two (32) feet and be maintained, at a minimum, for the entire depth of the lot.
 - (c) Minimum lot depth shall be ninety-five (95) feet.
 - (d) Although the above dimensions indicate required minimums, no lot shall have less than 3,000 square feet in total lot area.
 - (e) Front porches & stoops, rear decks and patios (covered or uncovered) and steps may extend into the front and rear setbacks.
 - (f) Cantilevered elements or overhangs may extend into the side setbacks by no more than three (3) feet.
- * No structural element can encroach into a public utility easement.

Lot Area, Setbacks, Frontage, Lot Depth, and Area (Single Family – Type A Lots only)

- (a) Minimum setbacks for Single Family homes are as follows:
 - Front Setback: Twenty (20) feet
 - Side Setback: Ten (10) feet
 - Rear Setback: Thirty (30) feet
 - (b) The minimum lot width shall be eighty (80) feet and be maintained, at a minimum, for the entire depth of the lot.
 - (c) Minimum lot depth shall be one hundred twenty (120) feet.
 - (d) Although the above dimensions indicate required minimums, no lot shall have less than 9,600 square feet in total lot area.
 - (e) Front porches & stoops, rear decks and patios (covered or uncovered) and steps may extend into the front and rear setbacks.
 - (f) Cantilevered elements or overhangs may extend into the side setbacks by no more than three (3) feet.
- * No structural element can encroach into a public utility easement.

Lot Area, Setbacks, Frontage, Lot Depth, and Area (Single Family – Type B Lots only)

- (a) Minimum setbacks for Single Family homes are as follows:
 - Front Setback: Twenty (20) feet
 - Side Setback: Seven and one half (7 ½) feet
 - Rear Setback: Thirty (30) feet
- (b) The minimum lot width shall be eighty (60) feet and be maintained, at a minimum, for the entire depth of the lot.
- (c) Minimum lot depth shall be one hundred twenty (120) feet.
- (d) Although the above dimensions indicate required minimums, no lot shall have less than 7,200 square feet in total lot area.
- (e) Front porches & stoops, rear decks and patios (covered or uncovered) and steps may extend into the front and rear setbacks.

(f) Cantilevered elements or overhangs may extend into the side setbacks by no more than three (3) feet.

* No structural element can encroach into a public utility easement.

Clubhouse and constructed amenities

- (a) The clubhouse will be setback a minimum of twenty (20) feet from any public right of way.
- (b) Other constructed amenities such as the pool will be setback a minimum of twenty (20) feet from any public right of way.
- (c) Parking for the clubhouse shall be setback a minimum of fifteen (15) feet from any public right of way.

Height

Townhome Buildings may be erected up to Forty-two (42) 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 thirty-five (35) in height. All accessory buildings shall be less than the main building in height.

Villa and Single-Family 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 thirty-five (35) in height. All accessory buildings shall be less than the main building in height.

Accessory Buildings

The minimum setback for accessory buildings, regardless of height, is five feet from any adjoining rear or interior side 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.

Density

The maximum residential density for the overall development shall be 3.86 units per acre.

Driveways

- (a) Driveways for Townhome Units shall enter from private alleys as shown on the Masterplan.
- (b) Driveways for Villa Units shall enter from the public streets and shall meet VDOT driveway spacing criteria.
- (c) Driveways for Single Family lots shall enter from the public streets and shall meet VDOT driveway spacing criteria.

Parking

- (a) Townhomes shall be parked at a ratio of 2 spaces per unit and may be provided in garages, in driveways (including behind garages). Additional parking spaces may be provided off the internal alleys during the site plan development stage.
- (b) Villas shall be parked at a ratio of 2 spaces per unit and may be provided in garages and in driveways (including behind garages).
- (c) Any residential units with a garage may count garage spaces towards their required parking ratio.
- (d) As all main roads will be public, road widths may be designed to allow for on-street parking on one or both sides of the road. That on-street parking will provide adequate additional parking for any visitors or guests.
- (e) Parking on one side of the private alleys shall be allowed if determined appropriate by the Homeowners Association. Allowances and restrictions of this use will be provided in the Association documents.

Occupancy

Townhomes and Villas will have the following occupancy requirements. The maximum dwelling unit occupancy shall be a family, plus two (2) unrelated individuals; or no more than three (3) unrelated persons.

Miscellaneous Provisions

- (a) Driveways entrances will be designed and constructed in accordance with the Montgomery County Zoning Ordinance and VDOT standards.
- (b) Sidewalks will be provided along both sides all proposed public streets. 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. Units may share sidewalks.
- (c) Rear privacy fencing between townhome units shall not be required.

Water & Sewer Service

The proposed rezoning area is on the north side of Prices Fork Road and north of the existing Montgomery Farms subdivision. Currently the site does have public water service located adjacent to the parcel boundaries via a 12" waterline in Prices Fork Road. The property directly west of the subject property is owned by Northstar Church and is currently under construction. As part of the new church facility, an 8" waterline extension is being installed from a new connection to the 12" waterline. Montgomery County PSA has discussed the Westhill application with the NRV Regional Water Authority that controls the 12" waterline in Prices Fork. The Water Authority prefers not to have a separate connection to the 12" waterline for the Westhill subdivision but instead prefers a connection to the new 8" line being constructed for Northstar. Westhill will plan to tie to that new waterline and extend new waterlines throughout the proposed development at a minimum of 8" diameter. However, if the Church project were to not move forward and the 8" waterline is not installed or easements are not able to be

obtained, Westhill would have the right to make a new connection to the 12” waterline in Prices Fork with approval of the Water Authority. The project will also connect to the existing 6” waterline located on Old Fort Road in the Montgomery Farms subdivision. This will complete a “loop” which is beneficial for redundant service to customers in case of a watermain break. Fire hydrants will be installed throughout the development as well in accordance with PSA and Emergency Services requirements.

Sanitary sewer extensions will be required for the development as well. A new 8” sanitary sewer main is proposed to be constructed by Northstar Church and Shah Development which will cross the Westhill property. Easements for this line have already been dedicated and design plans have been prepared. When installed, Westhill will be able to connect to that new dedicated public sewer main. Westhill would be able to design and construct their own sewer main extension if the Northstar/Shah line is not constructed. A minimum of 8” gravity sewer will be designed to service the proposed single-family homes and the townhomes in Westhill. A preliminary grading analysis has been performed and it appears the proposed lots can be serviced by gravity sewer and no public pump stations should be required.

The applicant will be required to dedicate Public Utility easements centered on all utilities that are designed and installed as public mains per Montgomery County PSA standards.

Based on Virginia Department of Health Standards, an average daily flow is estimated as follows for the proposed uses as shown on the conceptual master plan:

SINGLE-FAMILY RESIDENTIAL & TOWNHOME USE

Single Family Residential Dwelling: 154 units

Design Assumptions and Calculations:

1. Based on 12VAC5-610-670 Table 5.1
2. Water and Sewer usage for residential use is 100 gal/day per person
= 107,800 gallons per day

Townhome Residential Dwelling: 262 units

Design Assumptions and Calculations:

1. Based on 12VAC5-610-670 Table 5.1
2. Water and Sewer usage for residential use is 100 gal/day per person
= 157,200 gallons per day

TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 265,000 gallons per day

The subject property is identified in the Montgomery County Comprehensive Plan as Village Expansion. The Comprehensive Plan further states that Village Expansion areas are “...natural expansion areas for the Villages that may potentially be served by future public sewer and water extensions. Preliminary boundaries should be set based on utility

service areas, physical and natural features that define the "area of interest" and existing zoning." As this area already has water and sewer service available, as specified in service availability letter provided by the Montgomery County PSA, this development does meet the requirements as described in the Comprehensive Plan.

Applicant will construct or cause to be constructed at no expense to the County all water/sewer mains and appurtenances on the Property and will connect the water/sewer mains to publicly owned water/sewer mains. All water mains and sewer mains will be constructed to the standards of the Montgomery County PSA, will comply with the regulations and standards of the PSA and will comply with the regulations and standards of all other applicable regulatory authorities. All water mains and appurtenances and sewer mains will be dedicated to public use.

Roads

The proposed development conceptual plan indicates that there will be one main entrance/access point into the Westhill development from Prices Fork Road. This entrance is approximately 525 feet west of Stratford View Drive and is planned to be a main boulevard type entrance road. It is designated Road A on the conceptual master plans. The road will be heavily landscaped and will have no private access points off it until you reach the clubhouse parking area and the single-family residential lots. The intersection at Prices Fork Road will be improved with a roundabout as proposed in the submitted Traffic Impact Analysis and will be designed and constructed to VDOT standards. All other public roads proposed in the development shall also be designed to VDOT and Montgomery County standards. All public roads will have sidewalks on both sides of the road and curb and gutter. All internal public subdivision streets are proposed to have parking on both sides of the road, with the exception of Road A from the Prices Fork Intersection south to the intersection of Road F as shown on Sheet Z3 and Z8. This parking restriction will be noted in the Homeowners Association Covenants and Restrictions for the Westhill subdivision. The Homeowners Association will install "No Parking" Signs along this section of road, but outside of the public right of way, and will enforce this requirement.

The single-family detached lots and the Villa lots will have individual driveway connections to the public roads fronting each lot. The townhome units will not have individual driveway access to the public roads. The townhomes have been designed in pods which will be accessed by a series of private alleys. These alleys lead to the rear of the units where their driveways and garages are. While this is an additional expense by the applicant, it allows the townhomes to move closer to the main roads and create a more inviting and pedestrian level streetscape. It also allows for internal greenspace courtyards to be created where lots do not front directly on the public street. All alleys and parking areas internal to the project will be private and will not be dedicated as public right of way. Thus, all maintenance of these areas will be the responsibility of the future Homeowners Association or management company.

The road layout provides extensive connectivity throughout the subdivision and has very few cul-de-sacs. There are only three cul-de-sacs shown and they serve a total of only 40 lots of the overall 154 single family detached lots. The road system and design also will provide a secondary connection to from Old Fort Road in the existing Montgomery Farms subdivision to Prices Fork Road. Currently Montgomery Farms only has one access to Prices Fork Road and that is along Thomas Lane. A second connection has been discussed and desired for many years for convenience to residents and for better access for emergency services. This connection point to Old Fort Road is in the location of a platted right of way that was dedicated to Montgomery County during the original subdivision platting process. There is also multiple future road connection stub-outs shown on the masterplan to undeveloped adjacent properties. This will allow for future connectivity as desired by Montgomery County and VDOT. A 10' wide paved multi-use trail has been provided on the eastern side of the property and connects to the location of the future trail system along Prices Fork Road. This trail may also serve as an emergency access point to Westhill if needed. Removable bollards are shown on each end of the trail to prevent vehicular access unless there is an emergency. At that time emergency services or VDOT would be able to unlock and remove those bollards to allow traffic to utilize the trail.

As part of this rezoning application, a Traffic Impact Analysis has been performed to study the potential impacts of this new development on the existing road system of Prices Fork Road. Meetings with County staff and VDOT representative occurred prior to this filing to ensure the parameters of the study were appropriate and considered the additional planned growth that is occurring along the Prices Fork Road corridor. Traffic consultants Ramey Kemp were contracted to perform this analysis. The complete study is included with this application and provides all background data, analysis and recommendations. Below is the trip generation for the proposed subdivision and the recommendations provided in their report for road improvements necessary to accommodate the new development.

Upon review of the ITE Trip Generation 10th Edition manual, the project is expected to generate the following additional vehicle trips.

TRIP GENERATION

ITE Land Use (ITE Code)	Density	Average Daily Traffic (vpd)	AM Peak Hour (vph)		PM Peak Hour (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	154 Dwelling Units	1,547	29	86	97	57
Multifamily Housing (Low-rise) (220)	262 Dwelling Units	1,940	27	92	88	51
Total		3,487	56	178	185	108

Based on VDOT's Access Management Design Standards for Entrances and Intersections and traffic capacity analysis, the following improvements are expected to accommodate the projected 2030 traffic conditions with the proposed development fully built out:

Prices Fork Road and Road "A" Site Access:

- Construct a one-lane roundabout, exclusive right turn lane with a minimum of 100 feet of full storage and 200 feet of bay taper on the eastbound approach of Prices Fork Road.
- Construct a two-lane cross-section for Road "A" with one ingress lane and one egress lane.

These proposed road improvements will effectively manage the increased traffic generated by the development as well as provide for safe movement for all vehicles along Prices Fork Road. It also takes into consideration the road improvements proposed along Prices Fork Road for the Walnut Springs project and the Northstar Church project.

Water Quality & Stormwater Management Standards

The overall property currently drains naturally north to south in multiple smaller drainage areas. All these areas flow to Walls Branch – some by overland flow through the Vaughan and Wall properties and some off to the southwest which forms a small tributary that flows through Montgomery Farms and ties into Walls Branch near the terminus of Mockingbird Drive. Approximately 1,600 feet further south, Walls Branch connects to Stroubles Creek which then continues southwest until it converges with the New River.

All stormwater conveyance within the proposed public right of way will be curb and gutter (CG-6 or roll face), drop inlets and storm sewer pipes. No roadside ditches are proposed for this development. All storm sewer pipes will be sized for transporting the 10-year storm event and sag conditions including culverts will be sized to pass the 100-year storm event. As storm sewer traverses through private property to stormwater management facilities or other drainage channels, all outfalls shall be in a dedicated public drainage easement to an adequate channel.

Open space areas have been sited throughout the property to allow for multiple stormwater management facilities to be constructed upon the development of the project. These facilities will be designed and permitted through Montgomery County and the Department of Environmental Quality during the site plan and subdivision platting stage. As development occurs and impervious areas increase on the project site, stormwater management will be required to control the increased water flows as they move offsite to these tributaries. These stormwater management facilities would be sized to accommodate the additional stormwater runoff created by the increased impervious areas of the development and designed to reduce the amount of post development runoff. It is anticipated that water quality requirements for the project may be achieved through a

variety of possible design options such as retention, bio-retention and the purchase of nutrient credits. No stormwater management facilities or BMP's are proposed within the dedicated road right of way.

The proposed stormwater management areas will conform to all applicable Department of Environmental Quality regulations dealing with stormwater quantity and quality. At a minimum, the 2-Year and 10-Year post-development runoff rates will be less than or equal to the 2-Year and 10-Year pre-development runoff rates, and all current channel and flood protection requirements set by the Virginia Stormwater Management Program will be met. Downstream adequacy will also be addressed with the overall stormwater management plan to ensure areas downstream of the project site do not see increased flooding or erosion. In addition, the minimum standards listed in Virginia Administrative Code Section 9VAC25-840-40 will be met, where applicable, during construction. With these design measures in place, there should be no negative impact on the groundwater supply for any adjacent well users.

Project Development and Timing

The development of the project is planned to be constructed over a 5-8-year period. It is planned that an overall mass grading plan will be provided in the first set of construction documents so that the entire site can be graded at one time. This will ensure that all roads, sanitary sewer and stormwater management facilities are planned accordingly for the entire development. The exact infrastructure to be constructed in the initial set of construction documents will be dependent on which areas of the site are developed first. It is the applicant's desire to have multiple product type available for sale early in the project timeline. This would require any infrastructure needed for construction of a portion of the townhomes, the villas and the single family to be in place.

All product types, including the townhome units, are proposed to be subdivided on individual lots and will be for sale units. All subdivided lots will meet the requirements stated within this rezoning application and the Montgomery County Zoning Ordinance and Subdivision Ordinance as applicable.

Open Spaces / Amenities

The PUD-RES zoning district requires that a project reserve a minimum of 20% of the overall project area acreage as open space. Based on the project size, Westhill would be required to reserve approximately 21.7 acres for open space. A minimum contiguous area of 20,000 s.f. (0.46 acres) is also required to be usable, active recreation space. The proposed development masterplan has proposed approximately 27.7 acres of reserved open space which represents 25.6% of the overall property acreage. There are also several areas of active open space proposed. The largest begin a clubhouse and pool area located near the center of the development. This amenity area alone is approximately 54,615 s.f. (1.25 acres) which far exceeds the PUD-RES minimum. Other activities such as pavilion space, bocce ball, a putting green, and/or playground equipment are all

possible within this area. It is proffered that this clubhouse area will be constructed prior to the issuance of the 85th building permit.

A parking area is proposed along Road D that will allow residents to park and access a proposed trail system that will connect the subdivision to Prices Fork Elementary School. Along this area, a playground is also proposed for neighborhood children. Other areas of active open space are also planned throughout the development – primarily in the courtyards throughout the Townhome section. These specific spaces will be programmed during the site plan stage and shall be constructed at the time of the townhomes adjacent to them are constructed. A Homeowner’s Association or a management association will be formed and be responsible for the maintenance of the proposed open space and active recreational uses.

Homeowner’s Association

A Homeowner’s Association or a management association will be formed and be responsible for the maintenance of the proposed open space and active recreational uses including the Clubhouse and pool area. These areas will be under the development’s ownership or the established Association and will be maintained at no cost to the general taxpayer. A management company will also oversee exterior maintenance required for the parking areas and stormwater management areas. Lawn maintenance for portions of the development may also be provided for at the developer’s discretion.

No dumpsters are proposed with this plan as all units will have individual trash cans. Pickup of these trash cans shall be by a private collection company contracted by the Homeowner’s Association.

Landscaping/Buffering

Landscaping will be provided as specified in the Montgomery County Zoning Ordinance based on the land use buffer matrix. The subject property use would have two Land Use Group classifications. The single-family lots would be a Land Use Group 1 and the Townhomes would be classified as Land Use Group 2. No buffers are required for a Land Use Group 1 classification. However, the Land Use Group 2 areas would be required to provide buffers along certain perimeters of the development. A Type 2 buffer would be required along the perimeter of the parent parcel where the Townhomes are proposed and adjacent to the northern most proposed single-family lots. A Type 1 may be required between the two different types of townhome styles proposed with this development. While only a Type 2 buffer is required along Prices Fork Road, the applicant wishes to provide additional landscaping along this critical corridor. The modified Type 2 buffer proposed is 3 Canopy Trees, 5 Understory Trees, 15 Shrubs and 2 Evergreen Trees per 100’ of road frontage. There is also planned to be additional landscaping along the boulevard entry road, specific open space parcels and around the clubhouse area.

Site Lighting

Site lighting will be provided as specified in the Montgomery County Zoning Ordinance.

Signage

The developer reserves the right to construct project identification signs at locations to be determined during the final construction plan development and approval process. Any proposed signage will be permitted separately, and the designs and sizes will meet the signage requirements as stated within the Montgomery County zoning ordinance.

Housing Resources

Housing continues to be a challenge for Montgomery County as a whole. Particularly in areas adjacent to the two Towns. Housing stock is at a very low level and when homes become available for sale, they are typically under contract in a short amount of time and often with multiple back up offers. The type of housing desired is also changing in Montgomery County. While the standard single-family detached home on large lot is still in demand, there has been a shift towards attached units such as townhomes, duplexes, and multi-family. These units, when new, provide a high-quality, energy efficient housing opportunity for young professionals, smaller families, empty nesters, and seniors with little outside maintenance.

According to the Housing Resources section of the Comprehensive Plan, single family attached housing units account for only 6.5% of the housing stock in Montgomery County in 2000. While this number has likely increased over the last 19 years, it is still a more underutilized housing unit in the unincorporated areas of the County. Based on overall development patterns and availability of adequate infrastructure, most of these units are within the limits of the Town of Blacksburg and Town of Christiansburg. The majority of the townhome units in the Blacksburg area are purpose built or marketed to undergraduate students. There are some larger townhome developments such as The Orchards, Oaktree, Cambria Crossing, Clifton Townhomes that do not cater towards the Virginia Tech student population and provide this critical housing type. The location of Westhill will provide an excellent location for these units and will continue to address the increasing housing demand near the Blacksburg area of the County.

Public School Impacts

The proposed residential master planned development in the proposed PUD-RES zoning district will be designed to allow up to 416 residential units. Based on the national average of a single dwelling unit adding 0.6 students to the school system, the project would on average have the potential of increasing the enrollment by 250 total students. Full build-out and occupancy of the project will likely be 5-8 years after rezoning approval, thus the development would likely not create an instant adverse impact on the school system.

APPENDIX A

PSA AVAILABILITY LETTER



**MONTGOMERY COUNTY
PUBLIC SERVICE AUTHORITY**

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

M. Todd King, Chairman
Darrell O. Sheppard, Vice-Chair
Mary W. Biggs, Secretary-Treasurer
Sara R. Bohn, Member
April N. DeMotts, Member
Steve R. Fijalkowski, Member
Christopher A. Tuck, Member

Charles E. Campbell
Interim PSA Director

August 28, 2019

Steve Semones, LA
Executive President
Balzer & Associates
80 College Street, Suite H
Christiansburg, Virginia 24073

Dear Mr. Semones:

Water is available to parce #019364, 012091 and 011177 by an 8" line not yet constructed by Northstar Church. There will also be a connection to a 6" line at the intersection of Old Fort Road.

Sewer will be available to these parcels once a sanitary sewer line extension is built by the developer of Northstar Property and Shah Development.

Cost for connections:

Water \$3,425.00 per connection

Sewer \$3,950.00 per connection

Pool and Pool House fee will be based on meter size.

Please feel free to contact me with any questions you may have.

Sincerely,

A handwritten signature in black ink that reads "Charles E. Campbell".

Charles E. Campbell
Interim PSA Director

ADMINISTRATIVE OFFICES: (540) 381-1997
BILLING & COLLECTIONS: (540) 382-6930
FAX NO. (540) 382-5703

APPENDIX B

ARCHITECTURAL EXAMPLES
AND HOME STYLES



Single Family Home



Single Family Home



Single Family Home



Single Family Home



Townhome Units



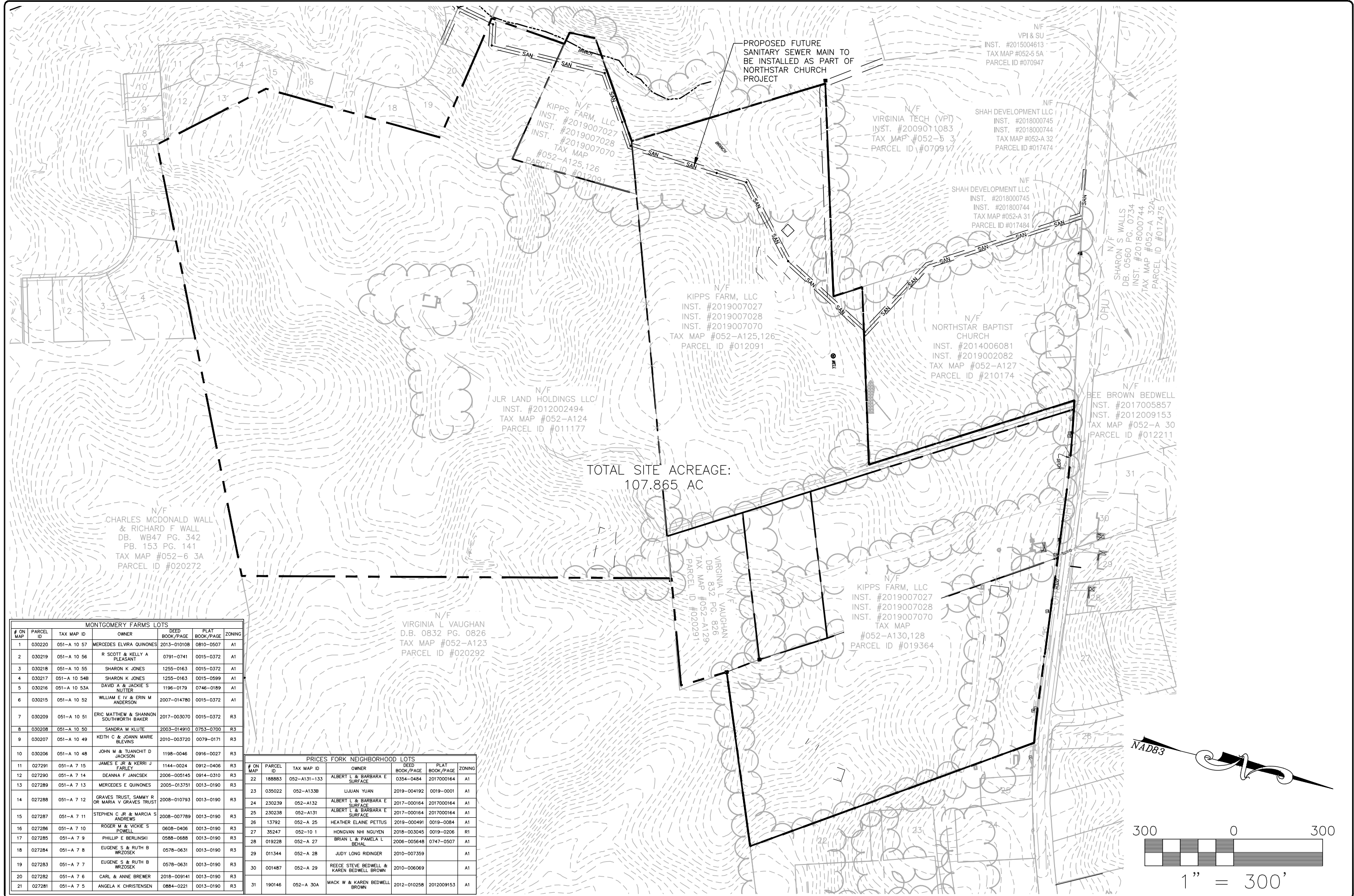
Villa Units

APPENDIX C
ZONING DRAWINGS



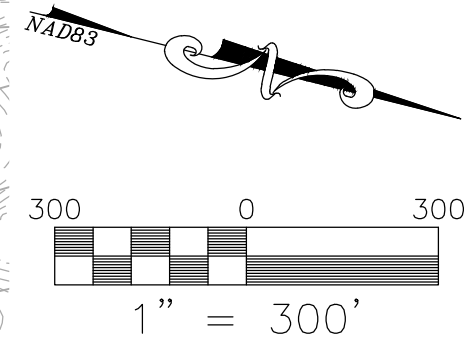
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MONTGOMERY FARMS LOTS						
# ON MAP	PARCEL ID	TAX MAP ID	OWNER	DEED BOOK/PAGE	PLAT BOOK/PAGE	ZONING
1	030220	051-A 10 57	MERCEDES ELVIRA QUINONES	2013-010108	0810-0507	A1
2	030219	051-A 10 56	R SCOTT & KELLY A PLEASANT	0791-0741	0015-0372	A1
3	030218	051-A 10 55	SHARON K JONES	1255-0163	0015-0372	A1
4	030217	051-A 10 54B	SHARON K JONES	1255-0163	0015-0599	A1
5	030216	051-A 10 53A	DAVID A & JACKIE S NUTTER	1196-0179	0746-0189	A1
6	030215	051-A 10 52	WILLIAM E IV & ERIN M ANDERSON	2007-014780	0015-0372	A1
7	030209	051-A 10 51	ERIC MATTHEW & SHANNON SOUTHWORTH BAKER	2017-003070	0015-0372	R3
8	030208	051-A 10 50	SANDRA M KLUTE	2003-014910	0753-0700	R3
9	030207	051-A 10 49	KEITH C & JOANN MARIE BLEVINS	2010-003720	0079-0171	R3
10	030206	051-A 10 48	JOHN M & TUANCHIT D JACKSON	1198-0046	0916-0027	R3
11	027291	051-A 7 15	JAMES E JR & KERRI J FARLEY	1144-0024	0912-0406	R3
12	027290	051-A 7 14	DEANNA F JANCSEK	2006-005145	0914-0310	R3
13	027289	051-A 7 13	MERCEDES E QUINONES	2005-013751	0013-0190	R3
14	027288	051-A 7 12	GRAVES TRUST, SAMMY R OR MARIA V GRAVES TRUST	2008-010793	0013-0190	R3
15	027287	051-A 7 11	STEPHEN C JR & MARCIA S ANDREWS	2008-007789	0013-0190	R3
16	027286	051-A 7 10	ROGER M & WICKIE S POWELL	0608-0406	0013-0190	R3
17	027285	051-A 7 9	PHILLIP E BERLINSKI	0588-0688	0013-0190	R3
18	027284	051-A 7 8	EUGENE S & RUTH B WRZOSEK	0578-0631	0013-0190	R3
19	027283	051-A 7 7	EUGENE S & RUTH B WRZOSEK	0578-0631	0013-0190	R3
20	027282	051-A 7 6	CARL & ANNE BREWER	2018-009141	0013-0190	R3
21	027281	051-A 7 5	ANGELA K CHRISTENSEN	0884-0221	0013-0190	R3

PRICES FORK NEIGHBORHOOD LOTS						
# ON MAP	PARCEL ID	TAX MAP ID	OWNER	DEED BOOK/PAGE	PLAT BOOK/PAGE	ZONING
22	188883	052-A131-133	ALBERT L & BARBARA E SURFACE	0354-0484	2017000164	A1
23	035022	052-A133B	LIJUAN YUAN	2019-004192	0019-0001	A1
24	230239	052-A132	ALBERT L & BARBARA E SURFACE	2017-000164	2017000164	A1
25	230238	052-A131	ALBERT L & BARBARA E SURFACE	2017-000164	2017000164	A1
26	13792	052-A 25	HEATHER ELAINE PETTUS	2019-000491	0019-0084	A1
27	35247	052-10 1	HONGVAN NHI NGUYEN	2018-003045	0019-0206	R1
28	019228	052-A 27	BRIAN L & PAMELA L BEHAL	2006-005648	0747-0507	A1
29	011344	052-A 28	JUDY LONG RIDINGER	2010-007359		A1
30	001487	052-A 29	REECE STEVE BEDWELL & KAREN BEDWELL BROWN	2010-006069		A1
31	190146	052-A 30A	MACK W & KAREN BEDWELL BROWN	2012-010258	2012009153	A1



WESTHILL SUBDIVISION

EXISTING CONDITIONS

PRICES FORK MAGISTERAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY: GLM
DESIGNED BY: GLM
CHECKED BY: SMS
DATE: 9/3/19
SCALE: 1" = 300'
REVISIONS:
10/21/2019
11/18/2019

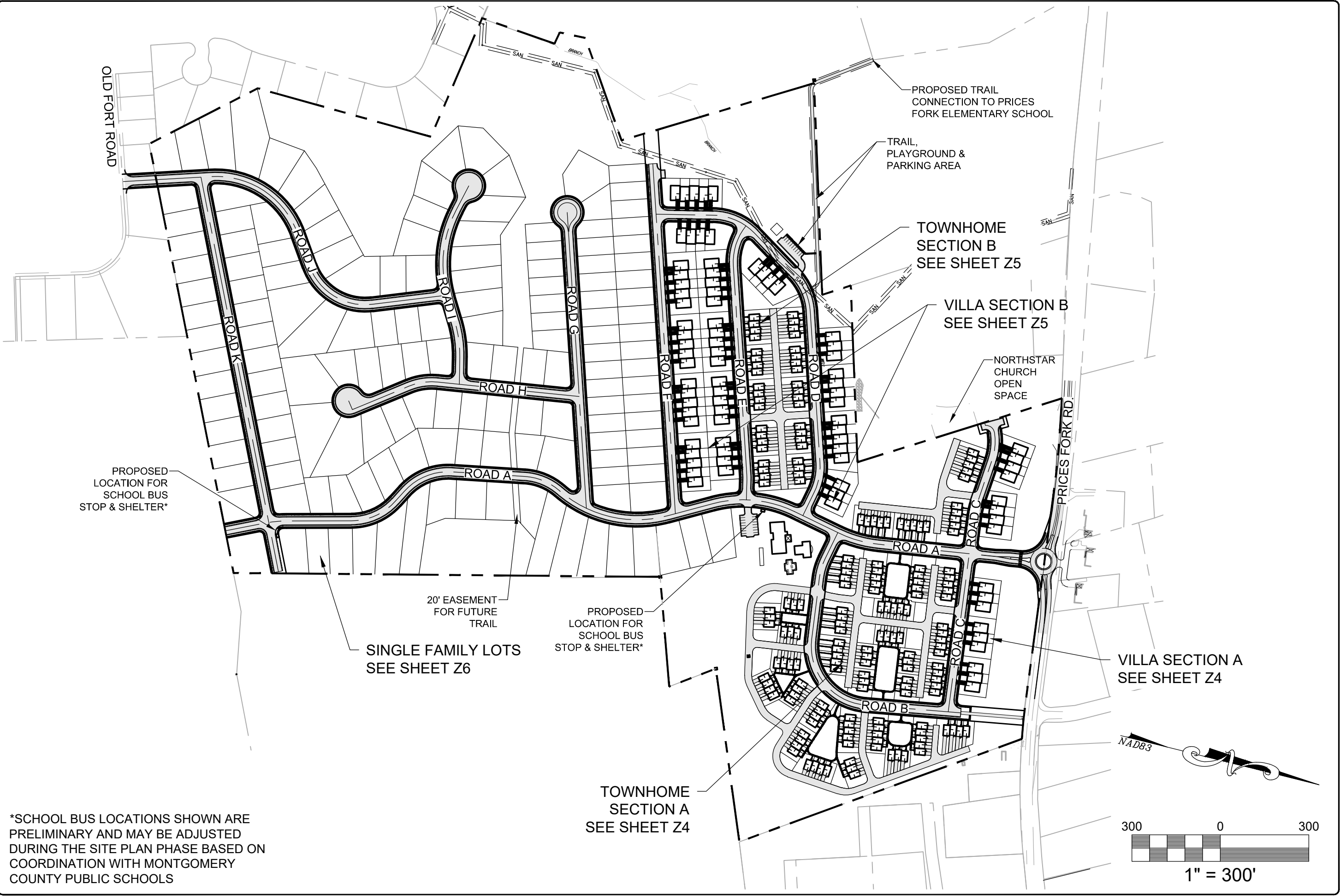
Z1

PROJECT NO 24190010.00



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PROPOSED LOCATION FOR SCHOOL BUS STOP & SHELTER*

SINGLE FAMILY LOTS
SEE SHEET Z6

PROPOSED LOCATION FOR SCHOOL BUS STOP & SHELTER*

TOWNHOME SECTION A
SEE SHEET Z4

PROPOSED TRAIL CONNECTION TO PRICES FORK ELEMENTARY SCHOOL

TRAIL, PLAYGROUND & PARKING AREA

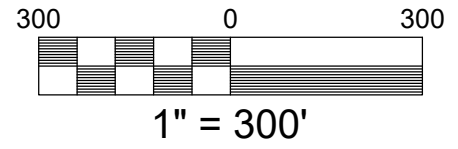
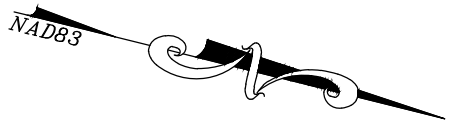
TOWNHOME SECTION B
SEE SHEET Z5

VILLA SECTION B
SEE SHEET Z5

NORTHSTAR CHURCH OPEN SPACE

VILLA SECTION A
SEE SHEET Z4

*SCHOOL BUS LOCATIONS SHOWN ARE PRELIMINARY AND MAY BE ADJUSTED DURING THE SITE PLAN PHASE BASED ON COORDINATION WITH MONTGOMERY COUNTY PUBLIC SCHOOLS



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CONCEPTUAL MASTER PLAN

PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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DATE	9/3/19
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REVISIONS	
	10/21/2019
	11/18/2019

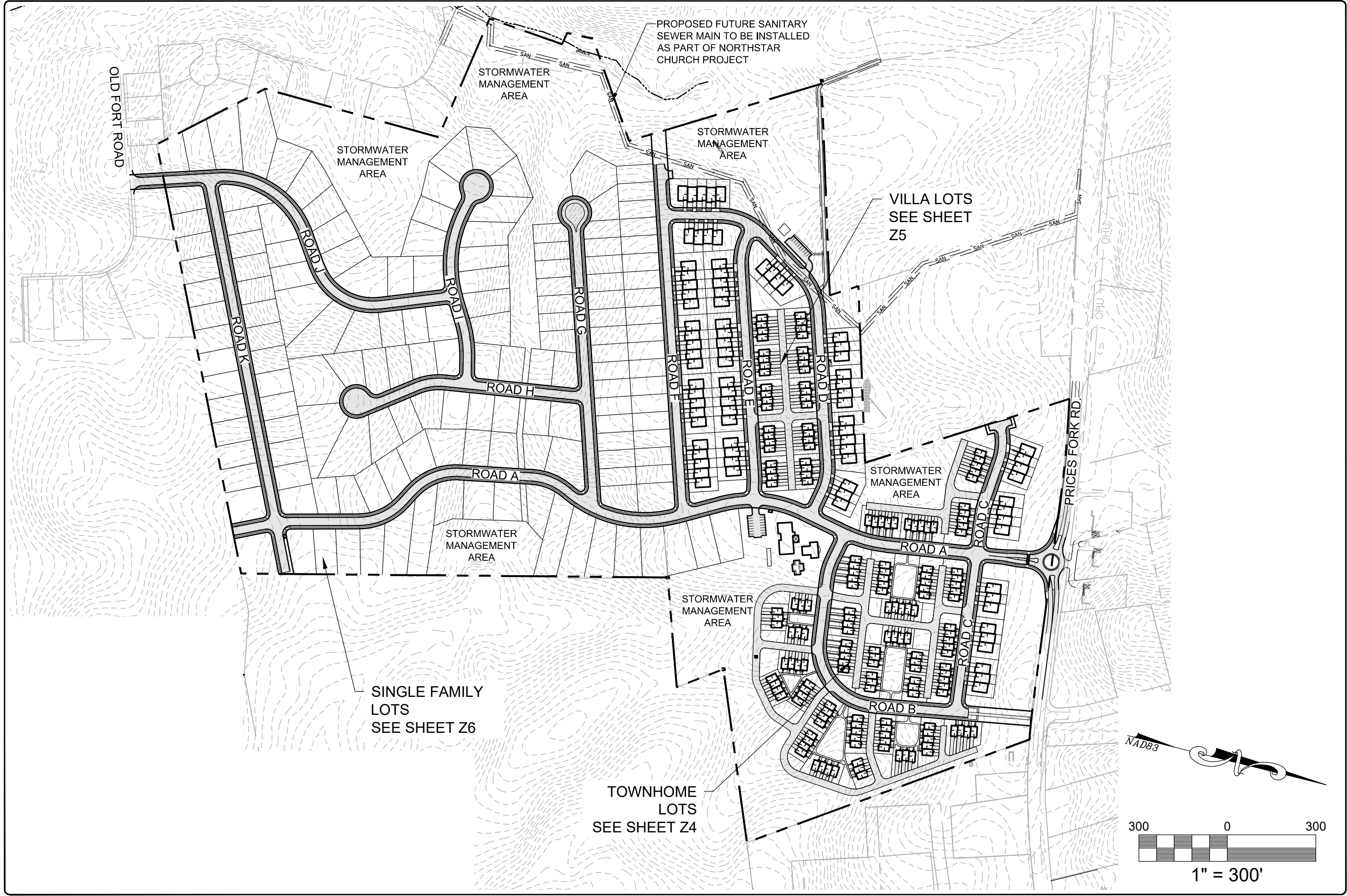
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TOPOGRAPHICAL MASTER PLAN

PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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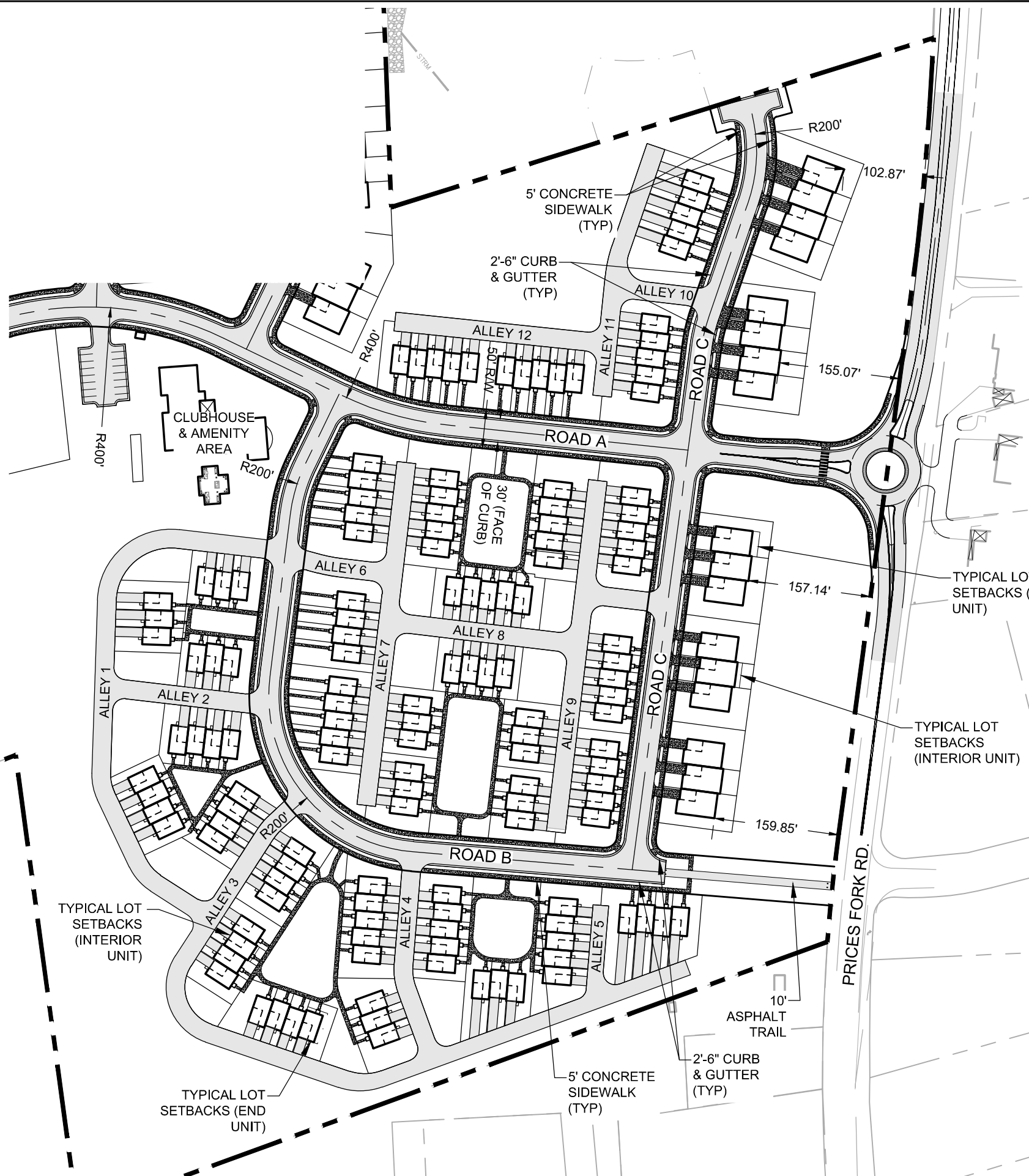
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PROJECT NO. 24190010.00



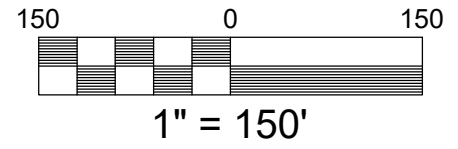
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TOTAL NUMBER OF SECTION A
TOWNHOME LOTS AS SHOWN=138

TOTAL NUMBER OF SECTION A
VILLA LOTS AS SHOWN=17



WESTHILL SUBDIVISION

TOWNHOMES & VILLAS
SECTION A

PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

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SCALE	1" = 150'
REVISIONS	
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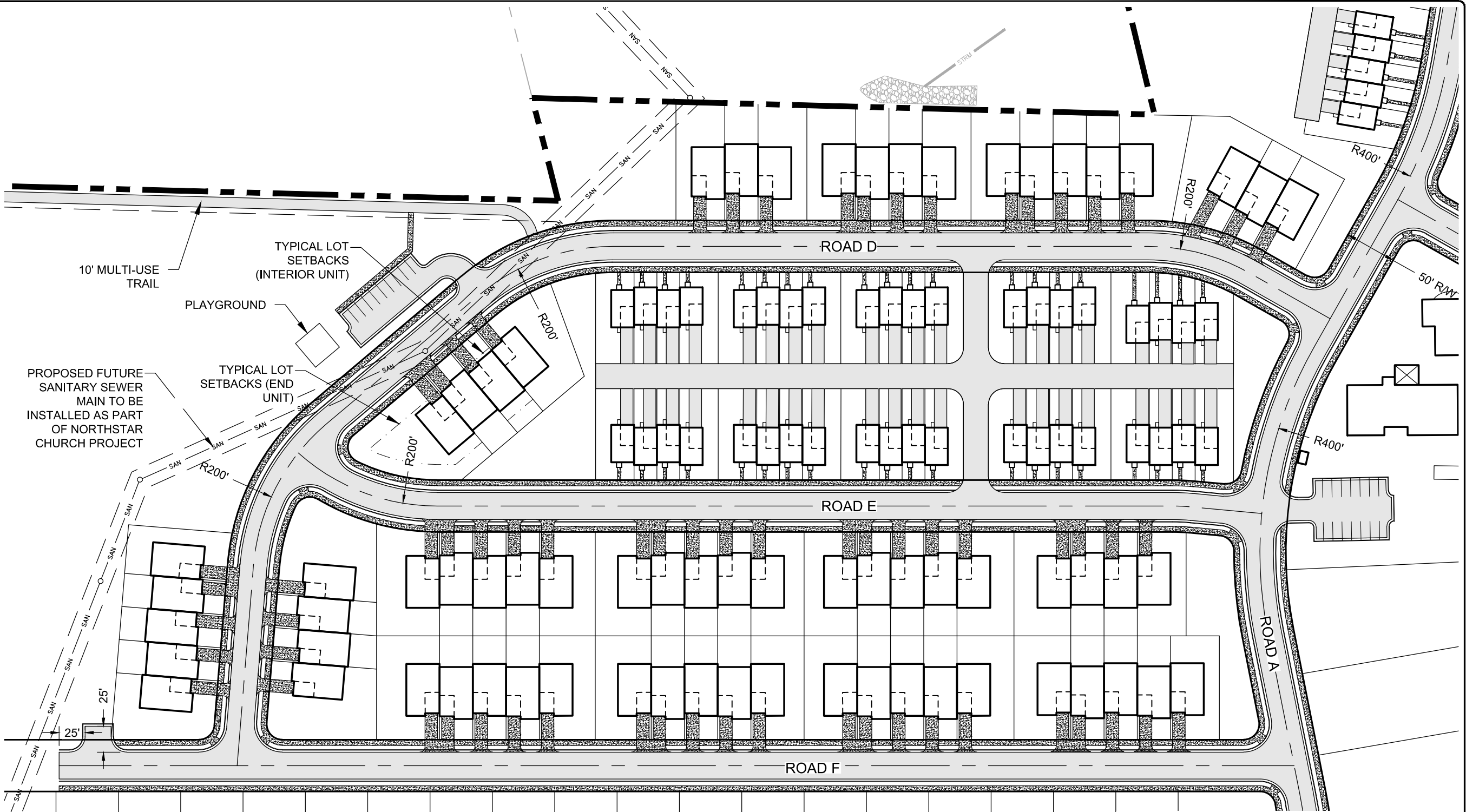
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PROJECT NO 24190010.00



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10' MULTI-USE TRAIL

TYPICAL LOT SETBACKS (INTERIOR UNIT)

PLAYGROUND

PROPOSED FUTURE SANITARY SEWER MAIN TO BE INSTALLED AS PART OF NORTHSTAR CHURCH PROJECT

TYPICAL LOT SETBACKS (END UNIT)

ROAD D

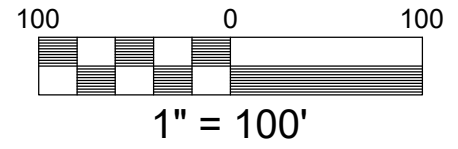
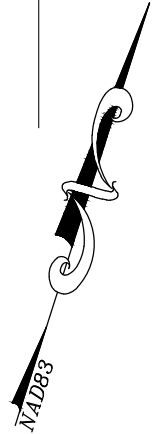
ROAD E

ROAD F

ROAD A

TOTAL NUMBER OF SECTION B TOWNHOME LOTS AS SHOWN=40

TOTAL NUMBER OF SECTION B VILLA LOTS AS SHOWN=67



WESTHILL SUBDIVISION

TOWNHOMES & VILLAS SECTION B

PRICES FOR MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA

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REVISIONS	
	10/21/2019
	11/18/2019

Z5

PROJECT NO 24190010.00



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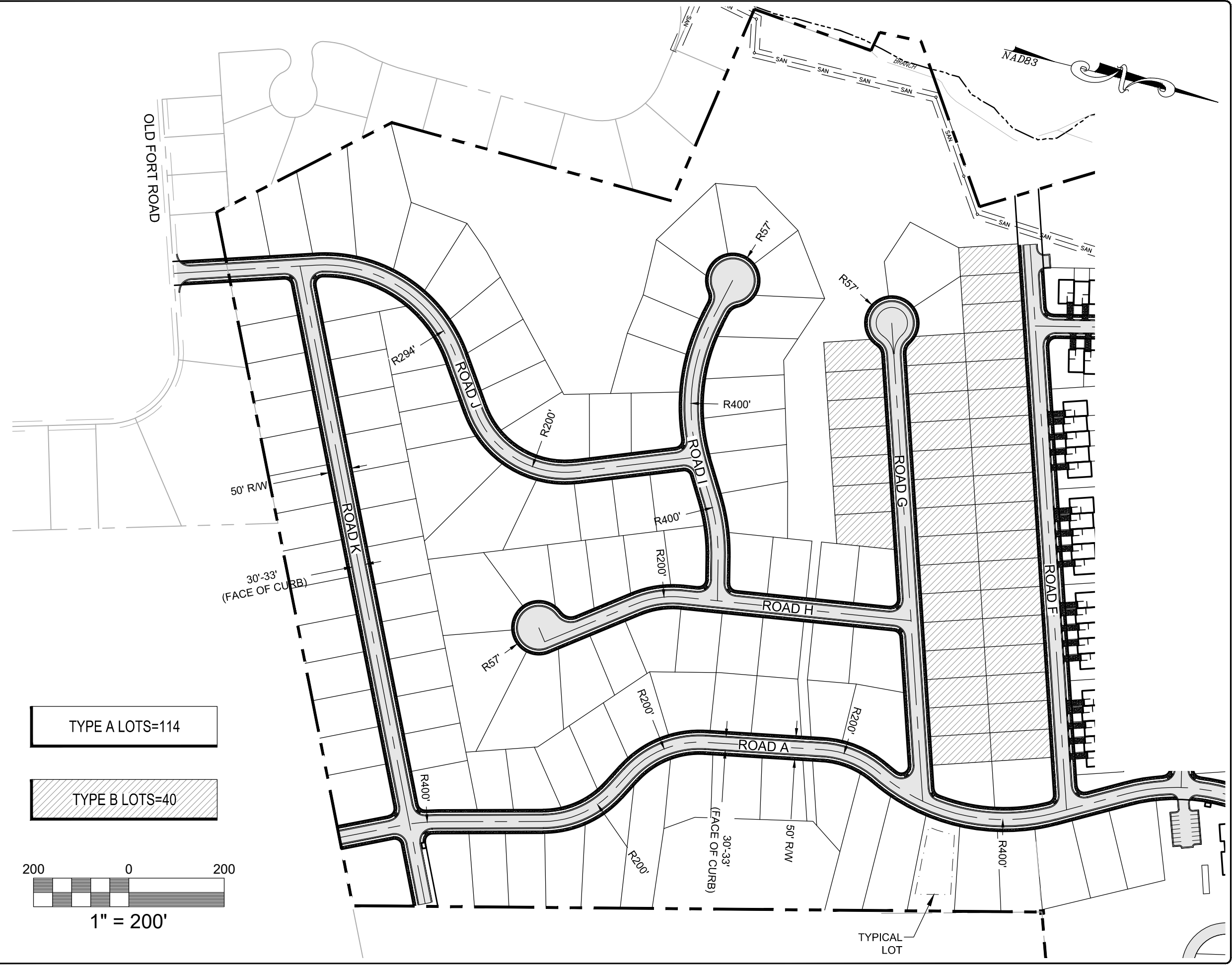
WESTHILL SUBDIVISION

SINGLE FAMILY LOTS

PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

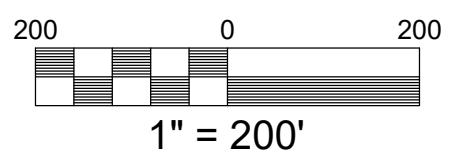
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DESIGNED BY GLM
CHECKED BY SMS
DATE 9/3/19
SCALE 1" = 200'
REVISIONS
10/21/2019
11/18/2019

Z6
PROJECT NO 24190010.00



TYPE A LOTS=114

TYPE B LOTS=40



TYPICAL LOT



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LEGEND

- RECREATIONAL OPEN SPACE
- NON-RECREATIONAL OPEN SPACE

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:	946,803 SF (20%)
PROPOSED OPEN SPACE:	
RECREATIONAL:	123,353 SF
NON-RECREATIONAL:	1,182,617 SF
TOTAL OPEN SPACE:	1,305,970 (27.6%)

31,713 SF ACTIVE OPEN SPACE

54,615 SF ACTIVE OPEN SPACE

2,302 SF ACTIVE OPEN SPACE

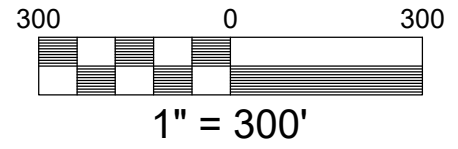
2,200 SF ACTIVE OPEN SPACE

9,432 SF ACTIVE OPEN SPACE

5,423 SF ACTIVE OPEN SPACE

8,081 SF ACTIVE OPEN SPACE

9,587 SF ACTIVE OPEN SPACE



WESTHILL SUBDIVISION

OPEN SPACE PLAN

PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY: GLM
DESIGNED BY: GLM
CHECKED BY: SMS
DATE: 9/3/19
SCALE: 1" = 300'
REVISIONS:
10/21/2019
11/18/2019



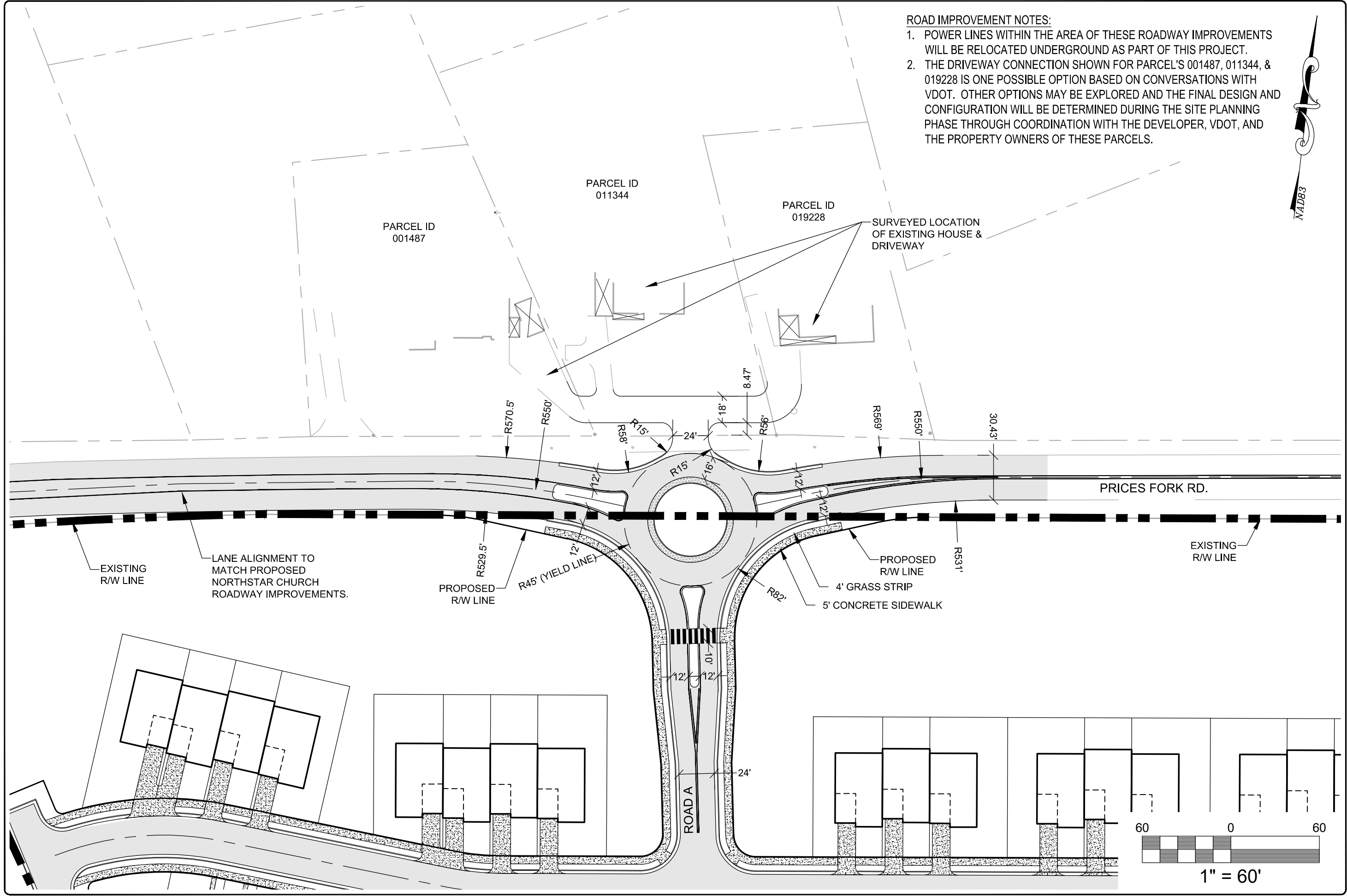
BALZER & ASSOCIATES
 PLANNERS / ARCHITECTS
 ENGINEERS / SURVEYORS

Roanoke / Richmond
 New River Valley / Staunton
 Harrisonburg / Lynchburg
www.balzer.cc
 80 College Street
 Suite H
 Christiansburg, VA 24073
 540.381.4290



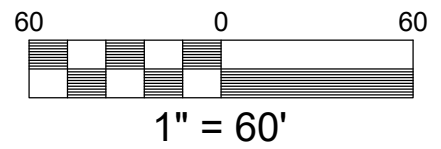
ROAD IMPROVEMENT NOTES:

1. POWER LINES WITHIN THE AREA OF THESE ROADWAY IMPROVEMENTS WILL BE RELOCATED UNDERGROUND AS PART OF THIS PROJECT.
2. THE DRIVEWAY CONNECTION SHOWN FOR PARCEL'S 001487, 011344, & 019228 IS ONE POSSIBLE OPTION BASED ON CONVERSATIONS WITH VDOT. OTHER OPTIONS MAY BE EXPLORED AND THE FINAL DESIGN AND CONFIGURATION WILL BE DETERMINED DURING THE SITE PLANNING PHASE THROUGH COORDINATION WITH THE DEVELOPER, VDOT, AND THE PROPERTY OWNERS OF THESE PARCELS.



WESTHILL SUBDIVISION
PROPOSED ROUNDABOUT - OPTION 1
 PRICES FORK MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

DRAWN BY GLM
 DESIGNED BY GLM
 CHECKED BY SMS
 DATE 9/3/19
 SCALE 1" = 60'
 REVISIONS
 10/21/2019
 11/18/2019



Parcel ID Number: _____

Board of Supervisors Ordinance No: _____

This document prepared by: Martin M. McMahon, County Attorney

755 Roanoke Street, Suite 2E

Christiansburg, VA 24073

Exempted from recordation taxes and fees under Sections 58.1-811, 17.1-279(E)

Voluntary Proffer Statement Form

Date (include revision dates): September 3, 2019; Rev. October 21, 2019; Rev. November 18, 2019

Applicant Name: KIPPS FARMS, LLC

Owner(s) Name: KIPPS FARMS, LLC

Applicant Address: 500 SOUTH MAIN ST.

Owner Address: 500 SOUTH MAIN ST.

BLACKSBURG, VA 24060

BLACKSBURG, VA 24060

Applicant Name: KIPPS FARMS, LLC

Owner(s) Name: JLR LAND HOLDINGS LLC

Applicant Address: 500 SOUTH MAIN ST.

Owner Address: 3822 COUNTRY LANE

BLACKSBURG, VA 24060

HAYS, KANSAS 67601

Applicant Name: KIPPS FARMS, LLC

Owner(s) Name: Virginia L Vaughan Rev Trust

Applicant Address: 500 SOUTH MAIN ST.

Owner Address: 3600 WOODRIDGE ROAD

BLACKSBURG, VA 24060

FORT COLLINS, CO 80524

Project Name: WESTHILL Property Description: FOUR PARCELS SOUTH OF PRICES FORK ROAD, EAST OF PHILLIPS ACRES SUBDIVISION, WEST OF NORTHSTAR CHURCH, VIRGINIA TECH PROPERTY & MONTGOMERY FARMS SUBDIVISION AND ALSO NORTH OF MONTGOMERY FARMS SUBDIVISION. CURRENTLY USED FOR AGRICULTURAL PURPOSES AND TWO VACANT HOUSES EXIST ON THE PROPERTY.

Magisterial District: PRICES FORK Parcel ID Number(s): 019364, 012091, 011177,

Current Zoning District: A1 020291

Requested Zoning District(s): PUD-RES

The applicants and owners voluntarily and without any requirement by or exaction from Montgomery County or its governing body, hereby proffer the following conditions, acknowledging that the proposed proffers are voluntary, reasonable, specifically attributable to the proposed new residential development or other residential use (including applications for new residential rezoning with a residential component of a mixed use zoning):

- 1) *Property shall be developed in general conformance with the master plan by Balzer and Associates, Inc. depicted on Sheet Z2 dated September 3, 2019 and revised October 21, 2019.*
- 2) *No private driveways shall be permitted to access directly to Prices Fork Road. An easement shall be dedicated along the proposed open space adjacent to Prices Fork Road that will prohibit private driveway access.*
- 3) *A community clubhouse and amenity area will be provided for the residents of Westhill. The applicant will determine final amenity package during the site plan process. This area will be provided and constructed prior to the issuance of the 85th building permit.*
- 4) *The Property shall be served by Montgomery County Public Service Authority public water and sanitary sewer.*
- 5) *A property management company and/or homeowner's association shall maintain all community owned grounds, including but not limited to landscaped areas, recreational areas, parking and paved areas, walking trails, sidewalks located outside of the public right of way and stormwater management areas.*
- 6) *Road improvements and roundabout will be designed per VDOT and/or County requirements. The roads through the Property shall be built and dedicated as public roads. The alleys will be built and maintained as private roads. All public road cul-de-sacs shall be built with a minimum 45-ft. radius to the edge of pavement.*
- 7) *A public road connection to Old Fort Road shall be designed and constructed concurrently with the development of the proposed single-family lots adjacent to Montgomery Farms.*
- 8) *Several reservations of land have been shown on the Conceptual masterplan to provide future inter-parcel connections. These will be dedicated to the County at the time of Recordation of subdivision plats. Specific areas are the northern extension of Road B to Prices Fork Road, the southern extension of Road A to the Wall property, the eastern extension of Road K to the Vaughan property and the western extension of Road F to the Virginia Tech property. These are provided for construction of future transportation needs such as vehicular, pedestrian, and bikeway needs.*
- 9) *Publicly dedicated right of way or an easement will be provided at no cost across the Prices Fork Road frontage of the property to allow the VITL trail network to be constructed generally parallel with Prices Fork Road and connect to the property pedestrian network.*
- 10) *Bus shelters constructed of durable, architecturally sound materials that will withstand continual exposure to the elements shall be provided at various locations within the subdivision roadway*

network. Specific locations, style, and size to be determined during site plan stage and coordinated with Montgomery County Public School staff.

- 11) No more than 416 residential units (3.86 units per acre) shall be constructed on the subject properties with the proposed rezoning request.*
- 12) Townhome units shall have no more than 3 bedrooms per unit.*
- 13) A modified Type 2 buffer yard shall be planted and maintained along Prices Fork Road. The modified Type 2 buffer proposed is 3 Canopy Trees, 5 Understory Trees, 15 Shrubs and 2 Evergreen Trees per 100' of road frontage.*
- 14) Villa building units situated along Prices Fork Road shall be setback a minimum of eight (80') feet from the Prices Fork Road right of way. Any fencing around the proposed Villa lots in this area only shall not exceed four feet in height and shall be of a black, "wrought iron" style. No opaque fencing shall be permitted.*
- 15) Each Villa building unit along Prices Fork Road will have a covered porch element and shutters on the façade of the home facing Prices Ford Road.*
- 16) The Westhill Subdivision Homeowners Association Covenants and Restrictions will include a prohibition of parking along proposed Road A from Prices Fork Road to the intersection of Road F as shown on Sheet Z3 and Z8. The Homeowners Association will install "No Parking" Signs along this section of road, but outside of the public right of way, and will enforce this requirement.*

The applicants and owners hereby affirm and acknowledge the following:

- This proffer statement supersedes any and all previously submitted proffers.
- All such conditions are in conformity with the County's Comprehensive Plan.
- Neither the County staff, the Planning Commission, the Board of Supervisors, nor any of its officers, employees, or agents suggested, requested or accepted an unreasonable proffer as defined by state law.
- Montgomery County is in no way obligated to rezone the subject property; however, in the event the property is rezoned, the conditions proffered shall continue in full force and effect unless or until they are modified by subsequent amendment to the zoning ordinance; and that the applicants and owners, their heirs, personal representatives, assigns, grantees, and other successors in interest or title, shall not be released from the responsibility of fulfilling each of the enumerated conditions by virtue of any variance or other change in or to the zoning ordinance.
- If any proffer attached to this rezoning is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such proffer shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining proffers in this rezoning, it being the intent that this proffer statement shall stand, notwithstanding the invalidity of any proffer hereof.

WITNESS the following signature(s):

Applicant/Owner Name: _____

Title and/or Company: _____

Signature: _____

State of _____ County of _____

“The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by
_____.”

Notary Public

My Commission Expires: _____

Applicant/Owner Name: _____

Title and/or Company: _____

Signature: _____

State of _____ County of _____

“The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by
_____.”

Notary Public

My Commission Expires: _____

Applicant/Owner Name: _____

Title and/or Company: _____

Signature: _____

State of _____ County of _____

“The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by
_____.”

Notary Public

My Commission Expires: _____



Rezoning Application Form

Rezoning, Conditional Zoning, Proffer Amendment

Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073;
540-394-2148; mcplan@montgomerycountyva.gov

Application Request: (Please check one) Conditional Rezoning Rezoning Amend Proffers

Applicant Information: (PLEASE PRINT – if additional owners, please attach additional sheets)

Owner of Record (attach separate page for add'l owners): VIRGINIA L VAUGHAN REV. LIVING TRUST	Address: 3600 WOODRIDGE ROAD FORT COLLINS, CO 80524
Telephone: 970-290-2497	Email: vaughan@colostate.edu

Applicant Name: Owner Contract Purchaser/Lessee KIPPS FARM LLC - Georgia Anne Snyder-Falkinham	Address: 500 SOUTH MAIN STREET BLACKSBURG, VA 24060
Telephone: 540-552-3377	Email: snyder@usit.net

Representative Name and Company: BALZER AND ASSOCIATES - STEVE SEMONES	Address: 80 COLLEGE STREET SUITE H CHRISTIANSBURG, VA 24073
Telephone: 540-381-4290	Email: ssemones@balzer.cc

Property Description:

Location or Address: (Describe in relation to nearest intersection) Landlocked parcel approximately 1,200 feet south of Prices Fork Road and adjacent to Parcel 019364.		
Parcel ID Number(s): 020291	Acreage: 3.0	Existing Zoning: A1 - AGRICULTURAL
Comprehensive Plan Designation: VILLAGE EXPANSION	Existing Use: VACANT	

Description of Request: (Please provide additional information on attached sheet if necessary)

Proposed Zoning (Include Acreage):	PUD-RES PLANNED UNIT DEVELOPMENT - RESIDENTIAL
Proposed Use:	MASTER PLANNED COMMUNITY OF MIXED RESIDENTIAL - SINGLE FAMILY DETACHED AND TOWNHOME

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.

Virginia L. Vaughan Rev. Living Trust, Virginia L. Vaughan, Trustee 11-19-19
 Owner 1 Signature Date

Owner 2 Signature (for add'l owners please attach separate sheet) Date

Applicant Signature Date

Representative/Agent Signature Date