

PRESERVE AT WALNUT SPRINGS

PROFFER AMENDMENT

Located in:

Montgomery County, Virginia

Project Number: 2196.2

Date: September 1, 2023



1260 Radford Street · Christiansburg, Virginia 24073
540.381.6011 office · 540.381.2773 fax
www.foresightdesignservices.com

Preserve at Walnut Springs

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Preserve at Walnut Springs

PROFFER AMENDMENT APPLICATION



MONTGOMERY
COUNTY, VIRGINIA

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): SHAH Development, LLC	Address: P.O. Box 1499, Christiansburg, VA 24073
Telephone: (540) 641-1203	Email: kconner@shahllc.com

Applicant Name: Owner Contract Purchaser/Lessee SHAH Development, LLC	Address: P.O. Box 1499, Christiansburg, VA 24073
Telephone: (540) 641-1203	Email: kconner@shahllc.com

Representative Name and Company: Foresight Design Services	Address: 1260 Radford Street, Christiansburg, VA 24073
Telephone: (540) 381-6011	Email: info@foresightdesignservices.com

Property Description:

Location or Address: (Describe in relation to nearest intersection) Prices Fork Road		
Parcel ID Number(s): 017474	Acreage: 155.73	Existing Zoning: PUDRES
Comprehensive Plan Designation: Village Expansion	Existing Use: Residential	

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

Proposed Zoning (Include Acreage): PUDRES - 155.73
Proposed Use: Residential

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.

If signing on behalf of a Corporation, Partnership, or LLC, please specify your title with the entity and provide documentation clarifying your authority to sign on behalf of the entity.

Owner 1 Signature	Date 8-31-23
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Owner 2 Signature (for add'l owners please attach separate sheet)	Date
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Applicant Signature	Date 8-31-23
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Representative/Agent Signature	Date 8/31/23
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Preserve at Walnut Springs

JUSTIFICATION

The Preserve at Walnut Springs is an approved PUDRES development consisting of Single Family, Duplex, Single Family Attached, and Multi-Family Apartment dwelling units. The development was approved in 2019. As the world has changed along with the ever-changing makeup of the New River Valley, it has become necessary to incorporate some flexibility into the project to meet the needs of the customers looking to call The Preserve home. The proposed change is simply to allow flexibility in the multi-family section of the property to construct townhomes instead of apartments. This change has no impact on the relation to the Comprehensive Plan or the existing zoning. The base zoning district of RM-1 allows for both apartments and townhomes. The proposed boundary of the RM-1 designated area remains unchanged.

Preserve at Walnut Springs

AMENDED VOLUNTARY PROFFERS

The Preserve at Walnut Springs PUD-RES

PROFFER STATEMENT

February 4, 2019

Amended August 31, 2023

Proffer Statement for the Rezoning Application for Tax Parcels 052-A-32, 052-1-20, 052-1-21, 052-1-22, 052-1-23, 052-1-24, and 052-1-25 (the "Property") from Agricultural (A-1) to Planned Unit Development-Residential (PUD-RES).

Pursuant to Section 10-54(1) 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. This Proffer Statement shall replace in its entirety any Proffer Statement previously approved for the Property. The Applicant, the Owners, their Successors and Assigns, voluntary proffer the following conditions for the Property as follows:

1. Conceptual Layout

The Property shall be developed in general conformance with the Concept Plan prepared by Gay & Neel, Inc., dated January 28, 2019 (the "Concept Development Plan") and last revised August 31, 2023.

2. Density

A maximum density of no more than 2.185 units per acre shall be permitted for the entire PUD-RES.

3. Maximum Dwelling Types

To ensure a mix of dwelling types, a maximum number of each type of dwelling unit will be allowed. These maximums are 84 multi-family (apartments), 209 single family attached (townhouses), 32 two-family (duplexes), and 268 single family detached. In no case shall the average daily traffic generated from the project exceed 2,701 vehicles per day, as determined by using methodology contained within the 11th edition of the ITE Trip Generation Manual. Dwelling types and numbers, along with associated trip generation shall be reviewed at the site plan stage(s).

4. Utilities

The Property shall be served by Montgomery County Public Service Authority public water and sanitary sewer.

5. Property Management

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, and stormwater management areas.

6. Road Improvements

Road improvements and turn lanes will be designed per VDOT and/or County requirements. The major roads through the Property shall be built as public roads. The alleys, minor roads and all-weather emergency access road will be built as private roads. The emergency access road will be built as part of Phase I road construction. All public road cul-de-sacs shall be built with a minimum 45-ft. radius to the edge of pavement.

7. Prices Fork Trail Easement

An easement will be provided at no cost across the Property to allow the VITL trail network to be constructed generally parallel with Prices Fork Road and connect to the Property pedestrian network.

8. Green Space/ Recreational Areas

Prior to the completion of the thirty sixth (36) dwelling unit, the active recreation open space and trails will be constructed. The sidewalks will be constructed with the roads. A minimum of two (2) active recreation areas shall be provided. One shall be a minimum of 20,000 square feet and one shall be a minimum of 5,000 square feet. In addition, it is proposed that a community dog park will be constructed. The proposed dog park will include such amenities as fenced areas, a waste management plan, and shaded areas. These recreation areas will be owned and maintained by the Homeowners Association.

9. Bus Shelters

Bus shelters a minimum of 5' X 10' in size, 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 in conjunction with the final site plan, and coordinated with Montgomery County Public School staff.

10. Trail Connectivity

A minimum of 6-ft wide asphalt walking trails will be constructed internal to the road network providing connectivity to the recreational areas within the subdivision.

11. Exterior Lighting

Each single-family detached home lot and each dwelling unit of a two family dwelling shall have a low level, eight (8) feet maximum height front yard light for security purposes. There shall be no street lighting in front of single family and two family homes. End Units of Townhouse groupings shall have a low level, eight (8) feet maximum height yard light. There shall be no street lighting in front of Townhouses. Apartment parking area lighting shall be designed at or below an average 2.0 foot candle horizontal illuminance level with a uniformity ratio that will not exceed 15:1.

12. Inter-parcel Connections

Several reservations of land have been shown on the Concept to provide future inter-parcel connections. These will be dedicated to the County at the time of Recordation of subdivision plats. These are provided for construction of future transportation needs such as vehicular, pedestrian, and bikeway needs. Also, a 50-foot wide strip is reserved along the currently shown lot number 545. This section of road shall be constructed to VDOT standards at the time of network road construction as required by SSAR standards.

13. ADA Accessibility

Apartment units on the first floor of apartment buildings shall be constructed to comply with current ADA accessibility construction.

14. Occupancy Requirements

A covenant shall be recorded limiting occupancy within the Townhome and Apartment dwellings to one or more persons related by blood, marriage, adoption or guardianship plus one unrelated person.

15. Limits on Bedroom Units

Townhouse and Apartment dwelling units shall be limited to no more than 3 bedrooms per dwelling unit.

-Signature Page to Follow-

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.

SHAH Development, LLC

By: _____
Name: David Hagan
its: _____

Commonwealth of Virginia
County of Montgomery

The foregoing instrument was acknowledged before me this _____ day of _____

Notary Public (Seal)

My commission expires _____

Walnut Ridge

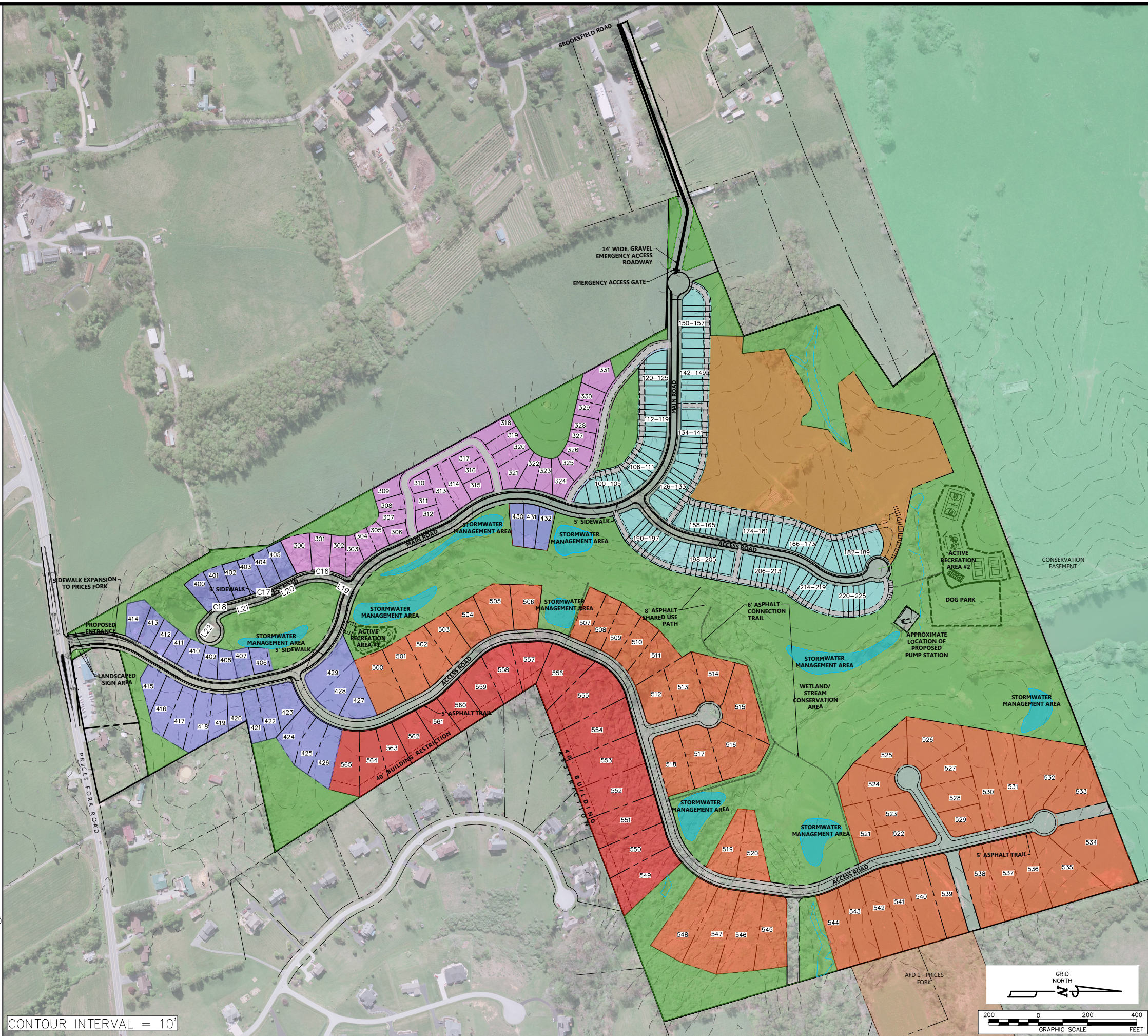
CONCEPT PLAN

GENERAL NOTES:

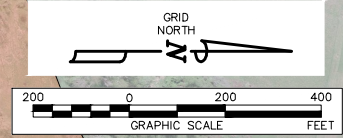
- OWNER/DEVELOPER: SHAH DEVELOPMENT, LLC
P.O. BOX 1499
CHRISTIANSBURG, VA 24068
- PROJECT LOCATION: PRICES FORK
BLACKSBURG, VA, 24060
- TAX PARCEL NUMBERS: 52-(1)-20, 21, 22, 23, 24, 25 & 52-(A)-32
P.I.D. #160511 & #017474
- CURRENT ZONING DISTRICT: A-1, AGRICULTURAL
SETBACKS:
FRONT= 40'
SIDE STREET= 15'
SIDE= 15'
REAR= 40'
- PROPOSED ZONING DISTRICT: PUD, RESIDENTIAL
SINGLE-FAMILY DETACHED DWELLING AREA (ESTATE LOTS) (R2):
TOTAL AREA= 11.3 AC.
NUMBER OF LOTS= 17
MINIMUM LOT SIZE= 15,000 S.F.
MINIMUM LOT DEPTH= 200'
MINIMUM WIDTH AT SETBACK= 70'
MINIMUM FRONT YARD= 15'
MINIMUM SIDE YARD= 10'
MINIMUM REAR YARD= 40' (REAR BUILDING SETBACK APPLIES TO ALL ACCESSORY STRUCTURES)
SINGLE-FAMILY DETACHED LOTS SHALL CONFORM TO ALL OTHER PUD STANDARDS AT A MINIMUM.
- SINGLE-FAMILY DETACHED DWELLING AREA (ESTATE LOTS) (R3):
TOTAL AREA= 33.0 AC.
NUMBER OF LOTS= 49
MINIMUM LOT SIZE= 10,000 S.F.
MINIMUM WIDTH AT SETBACK= 70'
MINIMUM FRONT YARD= 15'
MINIMUM SIDE YARD= 10'
MINIMUM REAR YARD= 25'
SINGLE-FAMILY DETACHED LOTS SHALL CONFORM TO ALL OTHER PUD STANDARDS AT A MINIMUM.
- SINGLE-FAMILY DETACHED DWELLING AREA (R3-COMPACT):
TOTAL AREA= 9.0 AC.
NUMBER OF LOTS= 33
MINIMUM LOT SIZE= 5,000 S.F.
MINIMUM WIDTH AT SETBACK= 50'
MINIMUM FRONT YARD= 10'
MINIMUM SIDE YARD= 10'
MINIMUM REAR YARD= 25'
SINGLE-FAMILY DETACHED LOTS SHALL CONFORM TO ALL OTHER PUD STANDARDS AT A MINIMUM.
- TWO-FAMILY DWELLING (DUPEX) + SINGLE FAMILY DETACHED AREA (R3-COMPACT):
TOTAL AREA= 7.3 AC.
NUMBER OF LOTS= 32
MINIMUM LOT SIZE= 5,000 S.F.
MINIMUM WIDTH AT SETBACK= 50'
MINIMUM FRONT YARD= 10'
MINIMUM SIDE YARD= 10'
MINIMUM REAR YARD= 25'
0' ON COMMON OR PARTY LOT LINE FOR TWO-FAMILY DWELLING (DUPEX)
DUPEX LOTS SHALL CONFORM TO ALL OTHER PUD STANDARDS AT A MINIMUM.
- SINGLE-FAMILY ATTACHED (TOWNHOMES) DWELLING AREA (RM-1):
TOTAL AREA= 10.5 AC.
NUMBER OF LOTS= 126
MINIMUM LOT SIZE= 2,000 S.F.
MINIMUM WIDTH AT SETBACK= 16'
MINIMUM FRONT YARD= 10'
MINIMUM SEPARATION BETWEEN GROUPS= 15'
MINIMUM SEPARATION BETWEEN END UNIT AND LOT LINE= 25'
MINIMUM REAR YARD= 25'
SINGLE-FAMILY ATTACHED LOTS SHALL CONFORM TO ALL OTHER PUD STANDARDS AT A MINIMUM.
- MULTI-FAMILY ATTACHED (APARTMENTS) DWELLING AREA (RM-1):
TOTAL AREA= 11.8 AC.
NUMBER OF UNITS= 84
MINIMUM LOT SIZE= 6000 S.F.
MINIMUM SEPARATION BETWEEN GROUPS= 15'
MINIMUM DISTANCE FROM END UNIT TO LOT LINE= 25'
MINIMUM REAR YARD= 25'
MULTI-FAMILY ATTACHED LOTS SHALL CONFORM TO ALL OTHER PUD STANDARDS AT A MINIMUM.
- LEGAL REFERENCE: D.B. 2017 PG. 001280
- BOUNDARY AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. NO BOUNDARY SURVEY WAS PERFORMED AS A PART OF THIS PROJECT.

TOTAL PARCEL AREA: 156.08 AC.
PROPOSED BUILDING USE(S): SINGLE-FAMILY RESIDENTIAL
341 MULTI-FAMILY RESIDENTIAL
TOTAL UNITS: 341
PROPOSED BUILDING HEIGHT: LESS THAN 35 FEET
MAXIMUM IMPERVIOUS: 31.2 ACRES (20.00%)
OPEN SPACE REQUIRED: 46.8 ACRES (30% OF TOTAL AREA)
OPEN SPACE PROVIDED: 54.6 ACRES (35%)

- KEY:**
- ESTATE LOTS: LARGE SINGLE FAMILY DETACHED: (R2)
 - ESTATE LOTS: LARGE SINGLE FAMILY DETACHED: (R3)
 - SMALL SINGLE FAMILY DETACHED: (R3-COMPACT)
 - TWO-FAMILY DWELLING + SINGLE FAMILY DETACHED: (R3-COMPACT)
 - SINGLE FAMILY ATTACHED (TOWNHOMES): (RM-1) OR TWO-FAMILY DWELLING + SINGLE FAMILY DETACHED: (R3-COMPACT)
 - MULTIFAMILY (APARTMENTS AND SINGLE FAMILY ATTACHED (TOWNHOMES)): (RM-1)
 - OPEN SPACE



CONTOUR INTERVAL = 10'



GAY AND NEEL, INC.
ENGINEERING • LAND PLANNING • SURVEYING

1260 Radford Street
Christiansburg, Virginia 24073

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

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**THE PRESERVE
AT WALNUT SPRINGS**

MONTGOMERY COUNTY, VIRGINIA

REVISIONS

NO.	COMMENTS	DATE
1	CHANGE TO MULTIFAMILY AREA	2023-08-31

PROJECT TEAM

PIC	JOHN T. NEEL, PE
PRJ	MICHAEL G. GAY, P.E.
DESIGN	TDG, LHS, JWM

ISSUE DATE

01/28/2019

GNI JOB NO.

2196.00

SHEET TITLE

PROPOSED LOT LAYOUT

SHEET NUMBER

1 OF 1

X:\Drawings\2196\ENGINEERING\Design\Plans\Sheet2196_Sht_1_PreliminaryOverall_10-17-17.dwg OF 1 PROPOSED LOT LAYOUT, 08/31/2023 11:30:55 AM, Scale: 1/8"=1'-0", AutoCAD PDF (General Documentation) v1.2