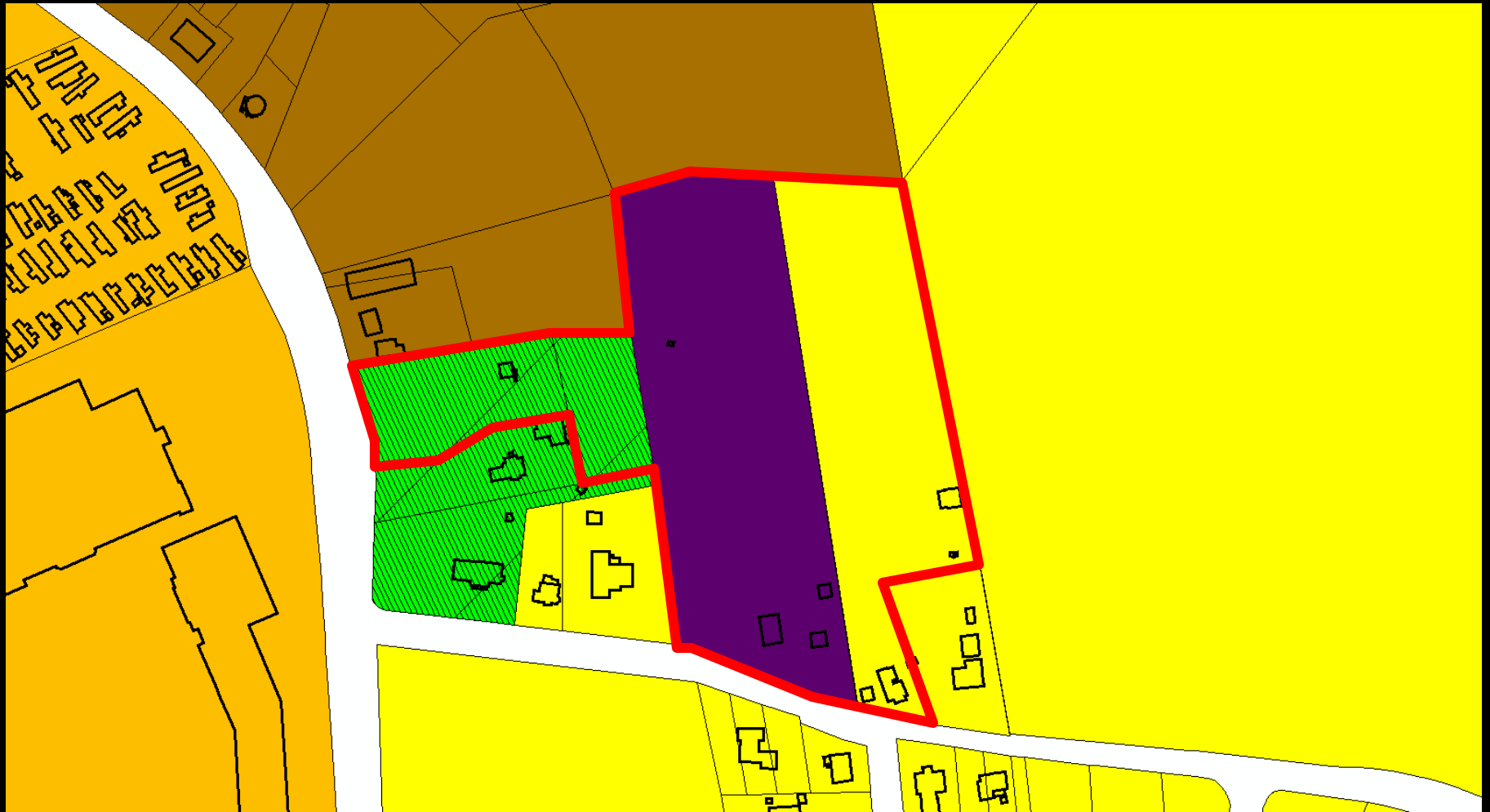


Comprehensive Plan Amendment, Rezoning and Special Use Permit Country Club Road & Keezletown Road

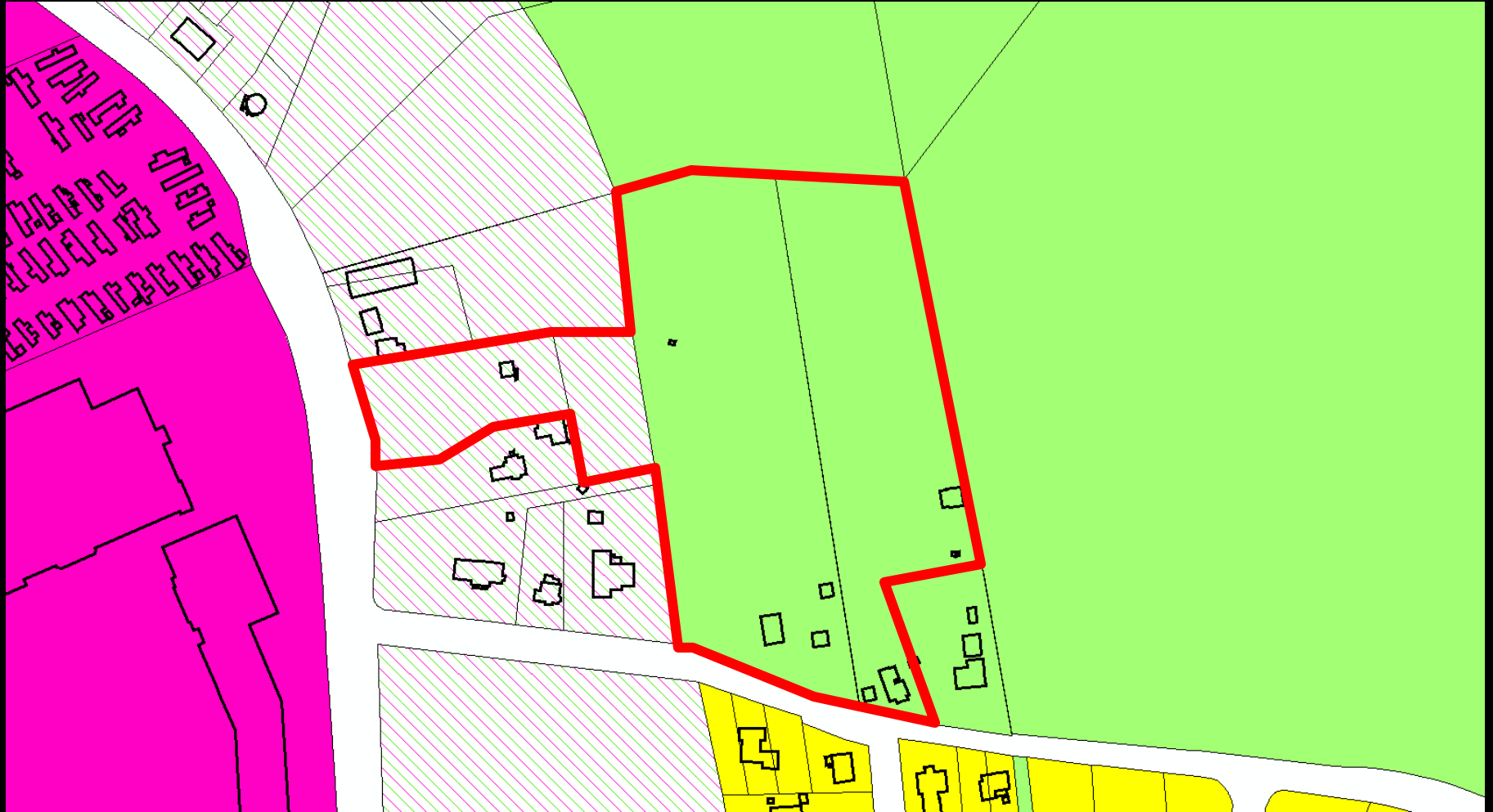


1. Comprehensive Plan Amendment – Low Density Mixed Residential to Medium Density Residential
2. Rezoning – R-1, R-3, and R-7 to R-5C & R-8C
3. Special Use Permit – Townhomes in R-8

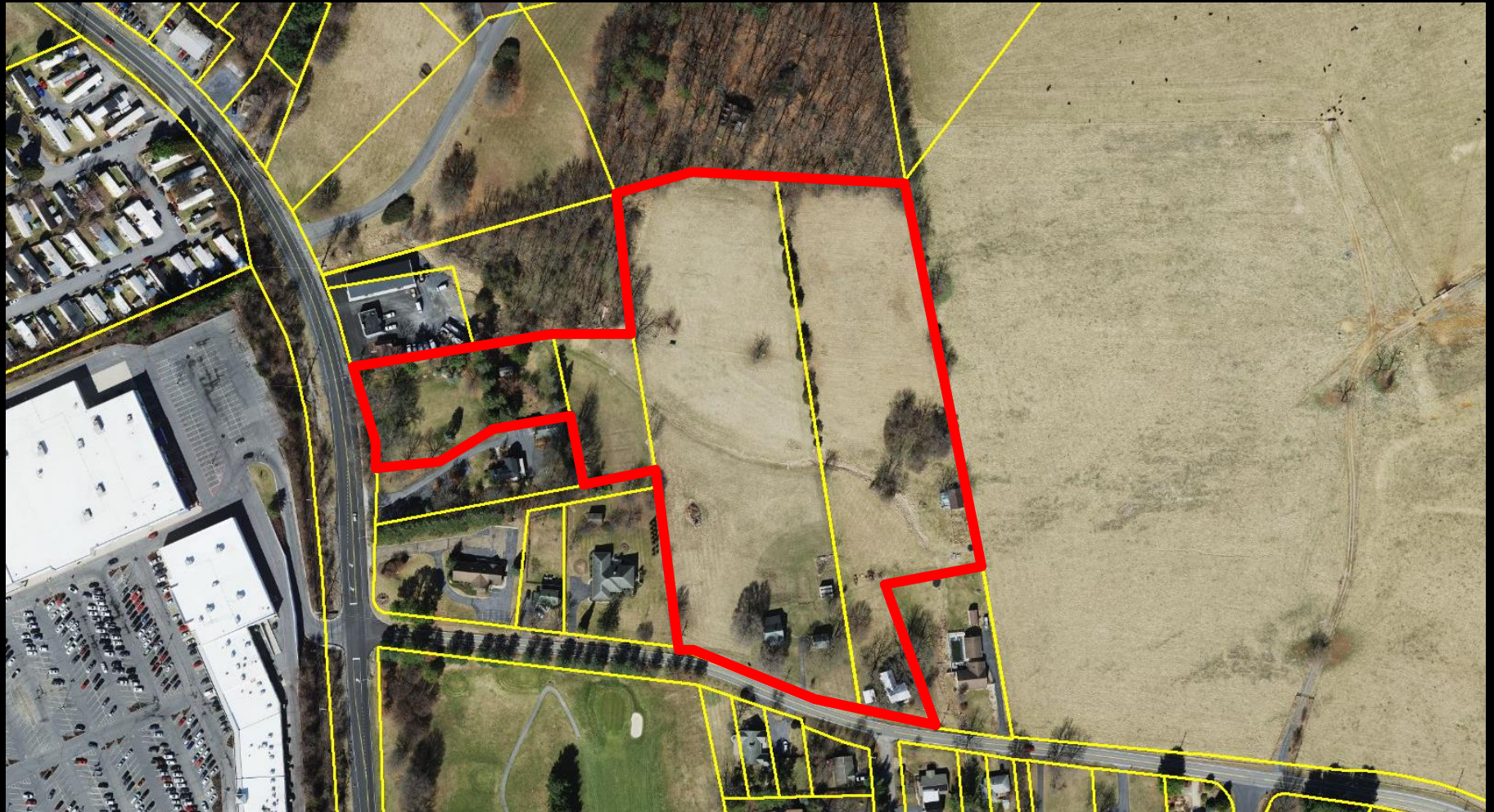
Comprehensive Plan Amendment, Rezoning and Special Use Permit Country Club Road & Keezletown Road



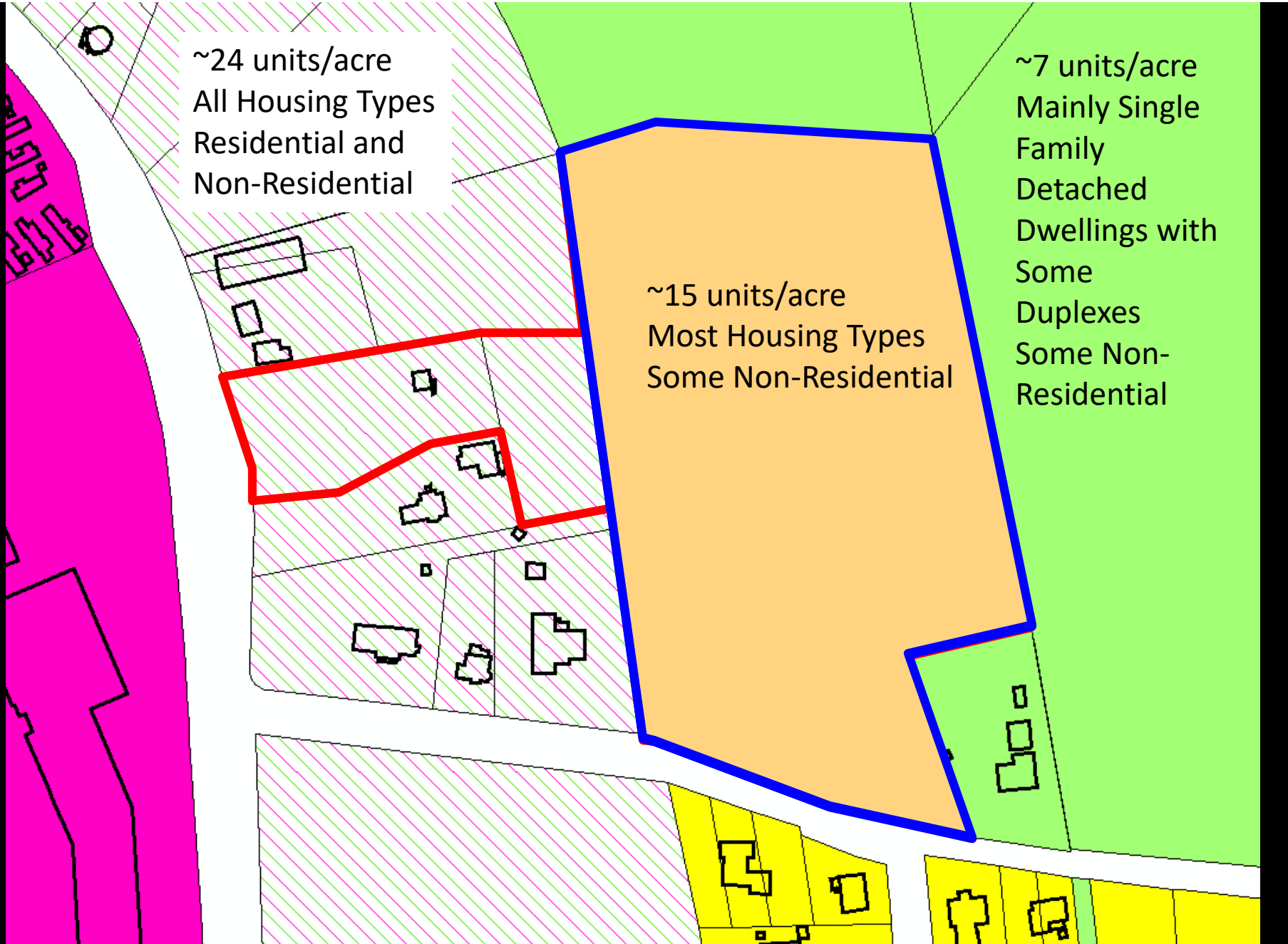
Comprehensive Plan Amendment, Rezoning and Special Use Permit Country Club Road & Keezletown Road

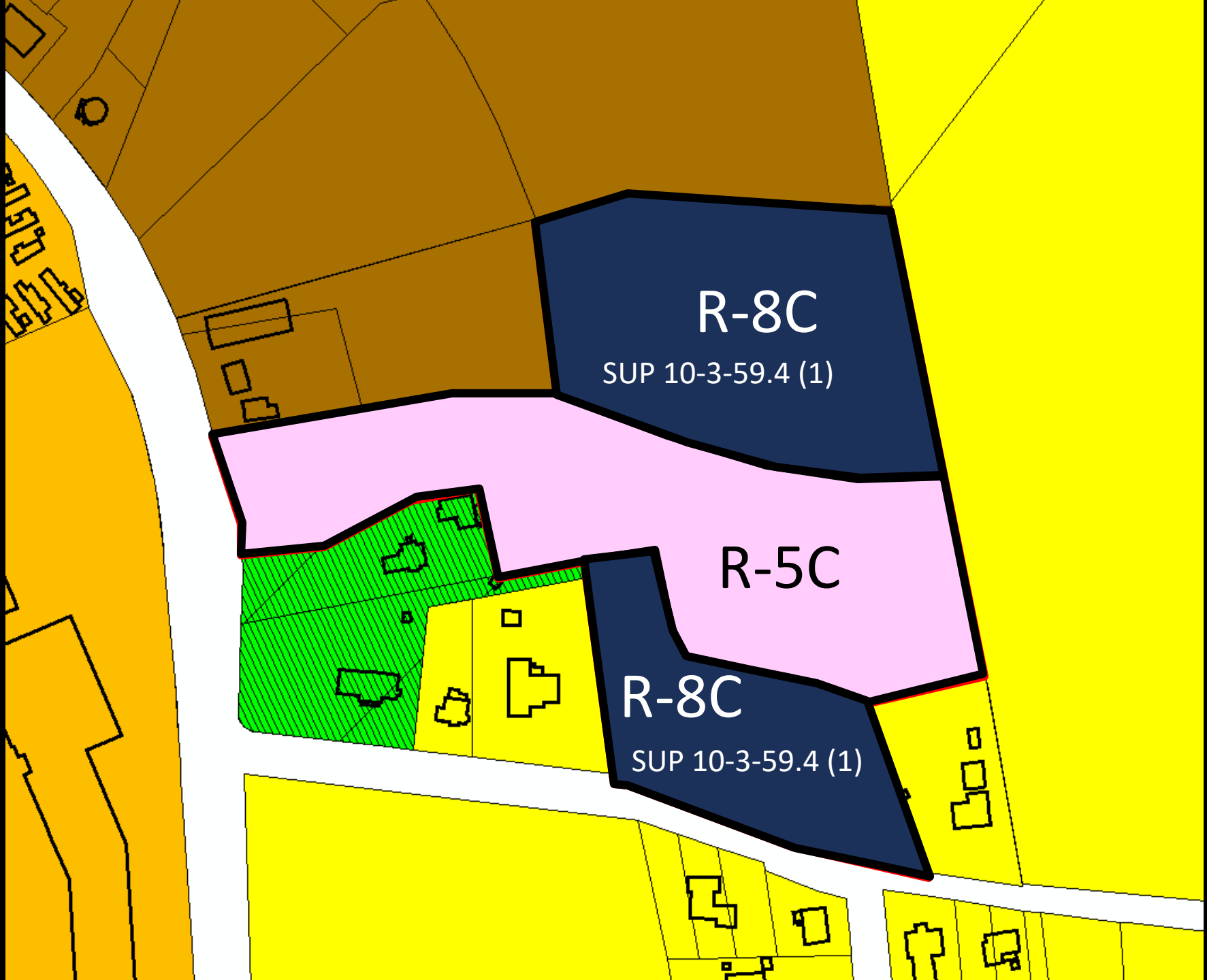


Comprehensive Plan Amendment, Rezoning and Special Use Permit Country Club Road & Keezletown Road



Low Density Mixed Residential to Medium Density Residential





R-8C

SUP 10-3-59.4 (1)

R-5C

R-8C

SUP 10-3-59.4 (1)



1820



1820
ESTABLISHED
1820





ON LL 1730 County 114 Rd Hanover, VA 22062 To: 734-2411 Zone: R-1 Current Use: Vacant

ON LL 1730 County 114 Rd Hanover, VA 22062 To: 734-2411 Zone: R-1 Current Use: Vacant

ON LL 1730 County 114 Rd Hanover, VA 22062 To: 734-2411 Zone: R-1 Current Use: MU

NO SITE USE SUBJECT TO SET

ONE CROSSWALK

NO NEW LOT DISTANCE TO EXISTING PROPERTY

TRIED TREE PLANTING

NOISE AT D-TIME (TOP)

PROPOSED BLDG ENVELOPE WALL

PROPERTY TO BE REZONED TO R-1

PROPERTY TO BE SUBMITTED AND ZONED AS R-1

NOISE AT D-TIME (TOP) TO BE MAINTAINED TO 65 DB(A) PER HOUR

NOISE AT D-TIME (TOP) FROM COUNTY CLUB ROAD CENTERLINE

ON LL 1730 County 114 Rd Hanover, VA 22062 To: 734-2411 Zone: R-1 Current Use: MU

ON LL 1730 County 114 Rd Hanover, VA 22062 To: 734-2411 Zone: R-1 Current Use: MU

MANICOROUS DEVELOPMENT LLC 650 KENNEDY RD Hanover, VA 22062 To: 734-2411 Zone: R-1 Current Use: Dwelling

SPOTSWOOD COUNTY CLUB INC 11811 County 114 Rd Hanover, VA 22062 To: 734-2411 Zone: R-1 Current Use: MU

ANDREW MCCORMICK JR 4181 Cedar Run Ln Hanover, VA 22061 To: 734-2411 Zone: R-1 Current Use: MU

PROPOSED LOT USE TO BE UPGRADE

ANDREW R MCNEILS Y OWAN 2817 Spotswood Terrace Hanover, VA 22062 To: 734-2411

ATLANTIC SHORE DEVELOPMENT 700 Broadstone Rd Hanover, VA 22062 To: 734-2411 Zone: R-1 Current Use: Single Family Detached

ANDREW D CASSELL & CO A HOME 730 Broadstone Rd Hanover, VA 22062 Zone: R-1 Current Use: Single Family Detached



Proffers Summarized

1. Construct a public street from Country Club Rd to the EB.
2. Construct a Public Street 2 from Keezletown Rd to new public street.
3. Construct a shared-use path and place it within ROW or easement.
4. Protect and preserve two large (approx. 50 ft tall) oak trees. If trees are lost, replace each tree with two 15 ft. or taller deciduous trees.
5. Occupancy limited to a family or 2 people in R-5 multi-family units.
6. Parking proffers within the R-5-zoned section.
7. Plant 10 deciduous trees along both of the construct public streets.
8. A playground area of no less than 1,800 square feet.
9. Multi-family buildings no more than 3-stories and 45 ft. in height.
10. Public Street ROW dedication.

Proffers Summarized

11. The R-5-zoned area shall not exceed 56 dwelling units
12. The R-8-zoned area shall not exceed 62 dwelling units.
13. Dwelling units in the R-5 zoned area shall be efficiency units, 1-bedroom units, or 2-bedroom units.

ON LLC
1730 County 114 Rd
Harrisonburg, VA 22802
To: 732-241-1111
Date: 10-1-11
Current Use: Vacant

ON LLC
1730 County 114 Rd
Harrisonburg, VA 22802
To: 732-241-1111
Date: 10-1-11
Current Use: Vacant

ON LLC
1730 County 114 Rd
Harrisonburg, VA 22802
To: 732-241-1111
Date: 10-1-11
Current Use: MU

NO SITE USE
SHOWN TO BE

ONE CROSSWALK

NO NEW LOT DISTANCE TO EXIST
PROPERTY TO BE REZONED TO R-1

TREE TREE
REMOVE FROM

PROPOSED FIRE HIGHWAY (TYP)

PROPOSED DRIVE IN TYP



PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
REZONED TO R-1

TERMINATE
EASEMENT

TERMINATE
EASEMENT

TERMINATE
EASEMENT

PROPERTY TO BE
REZONED TO R-1

PROPERTY TO BE
SUBMITTED AND
APPROVED AS R-1

ON LLC
1730 County 114 Rd
Harrisonburg, VA 22802
To: 732-241-1111
Date: 10-1-11
Current Use: MU

NO SITE USE
SHOWN TO BE

NO TEMPORARY CONSTRUCTION EASEMENT
FOR COUNTRY CLUB RD REVISION (BY CITY)

PROPOSED DRIVE - PARK TO OFFSET
FROM COUNTRY CLUB ROAD CENTERLINE

ON LLC
1730 County 114 Rd
Harrisonburg, VA 22802
To: 732-241-1111
Date: 10-1-11
Current Use: MU

ON LLC
1730 County 114 Rd
Harrisonburg, VA 22802
To: 732-241-1111
Date: 10-1-11
Current Use: MU

PROPOSED RETAIL USE (TYP)

PROPOSED RESIDENTIAL USE (TYP)

PROPERTY TO BE
REZONED TO R-1

MADEIRAWOOD
ON LLC
1730 County 114 Rd
Harrisonburg, VA 22802
To: 732-241-1111
Date: 10-1-11
Current Use: Dwelling

LANDSCAPE PLANTING
AS SHOWN (TYP)

NO DRIVE (TYP)

ALL BUILDINGS TO BE REZONED
AS R-1 TO MEET FLOOD ELEVATION

EXISTING DRIVE (TYP)

EXISTING DRIVE &
GARAGE (TYP)

ATLANTIC SHORE DEVELOPMENT
1730 County 114 Rd
Harrisonburg, VA 22802
To: 732-241-1111
Date: 10-1-11
Current Use: Single Family Detached

ON LLC
1730 County 114 Rd
Harrisonburg, VA 22802
To: 732-241-1111
Date: 10-1-11
Current Use: Single Family Detached

PROPOSED DRIVE - PARK TO OFFSET
FROM EXISTING ROAD CENTERLINE

NO TEMPORARY CONSTRUCTION EASEMENT
FOR EXISTING ROAD REVISION (BY CITY)

SPOTSWOOD COUNTY CLUB INC
1730 County 114 Rd
Harrisonburg, VA 22802
To: 732-241-1111
Date: 10-1-11
Current Use: MU



PROPOSED LOT USE
TO BE SHOWN

ON LLC
1730 County 114 Rd
Harrisonburg, VA 22802
To: 732-241-1111
Date: 10-1-11
Current Use: Dwelling



Recommendation

Staff and Planning Commission (7-0) recommends approval of the Comprehensive Plan Amendment, Rezoning, and the SUP for townhomes in R-8.

- The special use permit shall be established, or any construction authorized shall be commenced and diligently pursued within 24 months from the approval date of the special use permit.