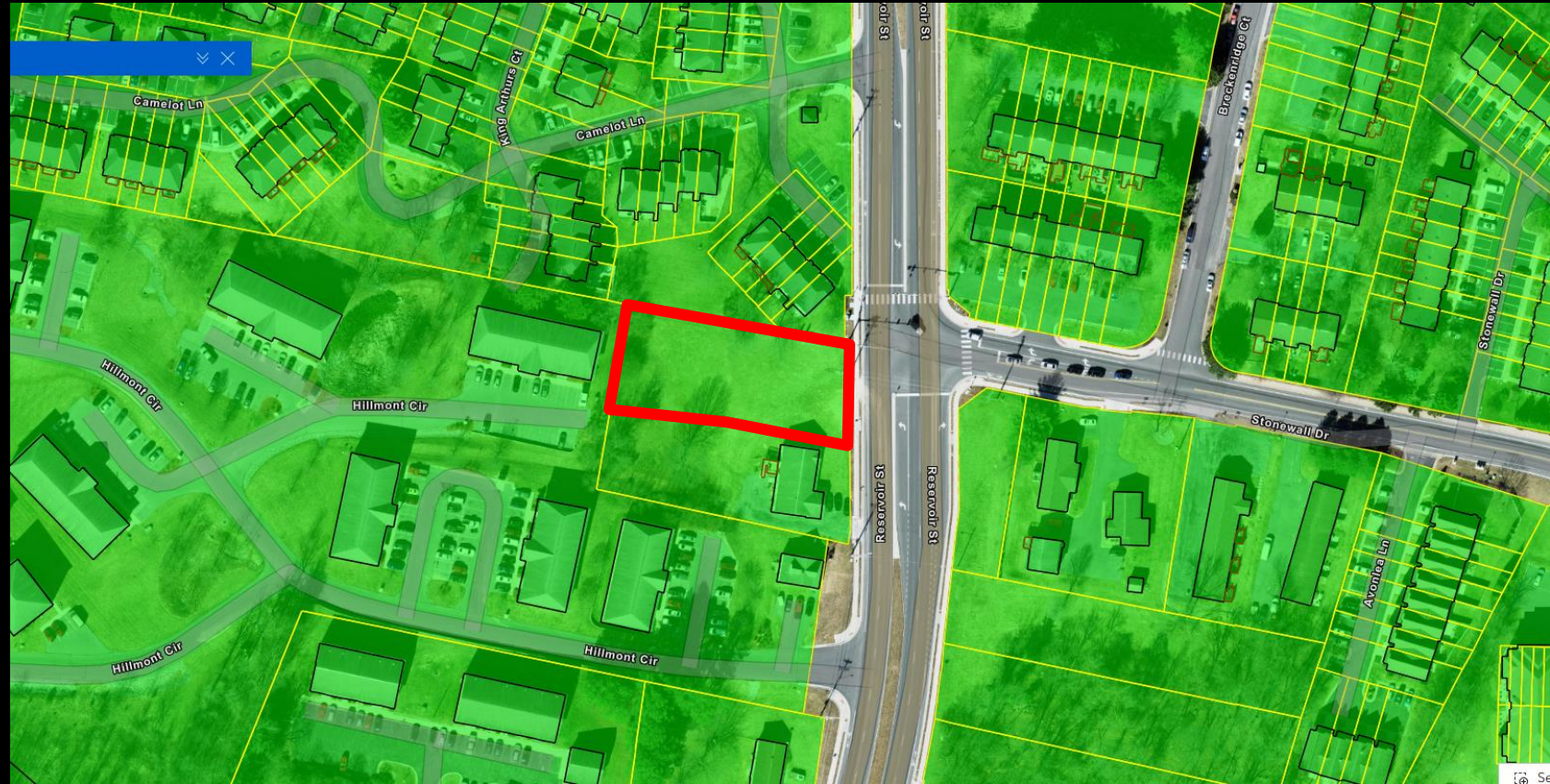


Rezoning – 2410 Reservoir S (R-3 to R-5C)



Rezoning – 2410 Reservoir S (R-3 to R-5C)



Rezoning – 2410 Reservoir S (R-3 to R-5C)



Property Address: 2410 Reservoir Street

Tax Map ID: 081 B 1B

Parcel Size: 20,479 square feet (+/- 0.47 acres)

Neighborhood: Ridgeville Heights

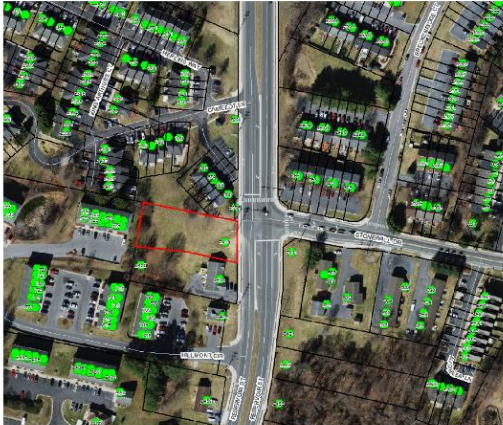
Current Assessed Value: \$108,700

Current Zoning: R-3 Medium Density Residential

Future Land Use Guide: Mixed Use

Comments: The parcel is divided by a ditch and by sewer running north. The existing entrance is within the functional area of the intersection. Limiting development to the front half of the lot could reduce costs related to modifying the drainageway and sanitary sewer. If the disturbance area is less than 10,000 square feet, a formal erosion control and stormwater management plan is not required.

Restrictions: Unless the entrance is relocated to align with the median as a right in / right out, the maximum size of a development plan is five units.



Application Period: **60 Days**

Applications Open: **February 24, 2025**

Applications Close: **April 25, 2025**



Selected Application

- Applicant: Frank Gordon, Trustee, Valley Housing Trust
- Offer: \$74,600
- Project: Five multifamily rental units
- Affordability: 80% AMI for 30 years
- Conditions: funding, land use approvals

Staff recommend approval of the property sale

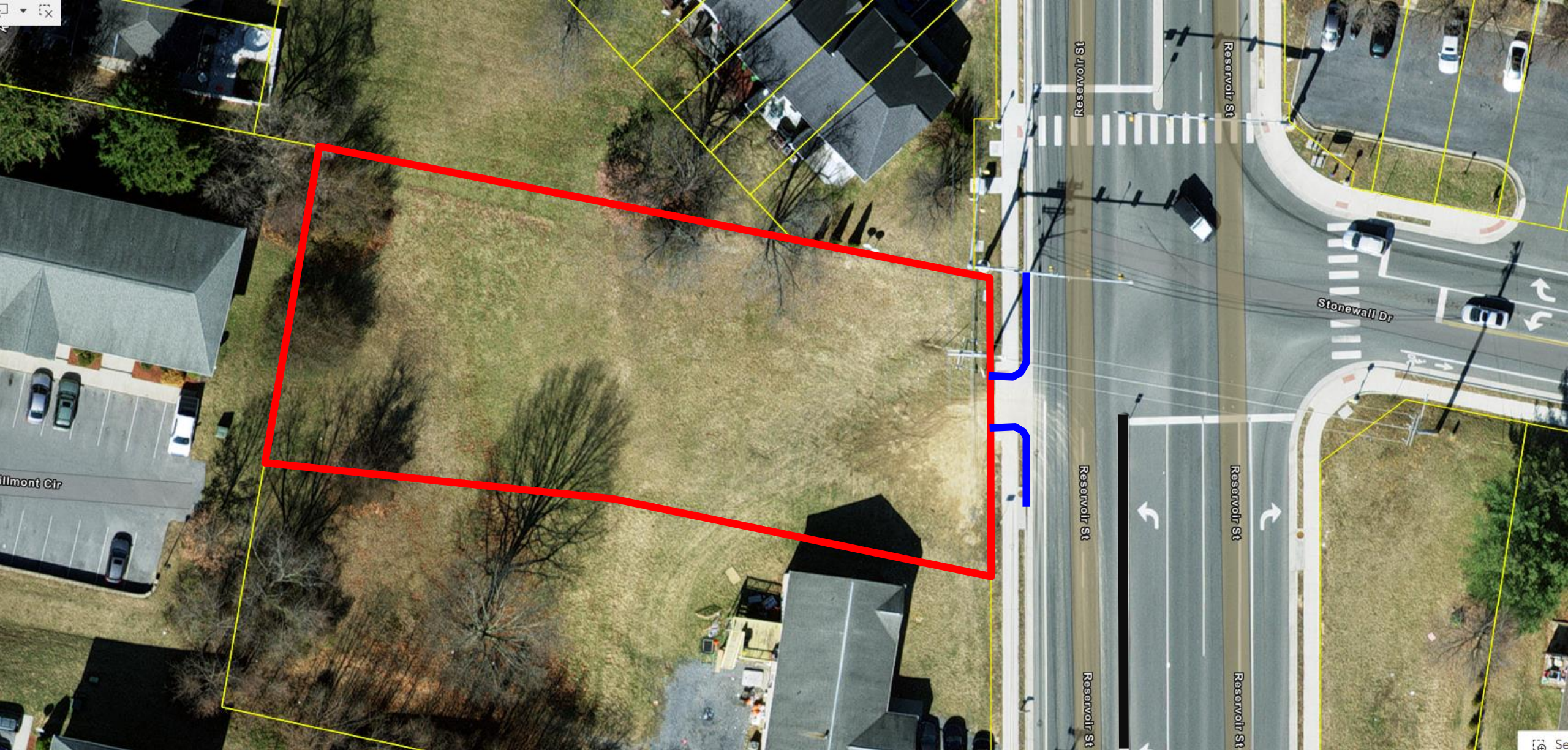
HARRISONBURG | VA
FRIENDLY BY NATURE



Proffers

1. Dwelling units on the referenced property shall be one bedroom or efficiency units only.
2. Dwelling units on the referenced property may be occupied by a family or no more than two (2) individuals per unit.
3. A maximum of five dwelling units are permitted.

The conceptual site layout is not proffered.

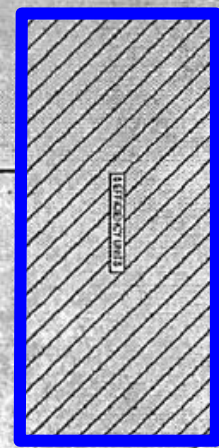


RELATIVE APPROPRIATENESS
1.5000000000000000
1.5000000000000000
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1.5000000000000000

1. DISTURBED AREA TO BE LESS THAN 10,000 SF
2. EXISTING ENTRANCE TO BE UTILIZED
3. EXISTING DITCH AND SEWER AT REAR OF PROPERTY IS NOT PROPOSED TO BE DISTURBED
4. SINCE EXISTING ENTRANCE IS UTILIZED, MAXIMUM DENSITY IS 5 UNITS

CITY OF INDEPENDENCE
1.5000000000000000
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SEWER CASING



10' X 20' X 10'

4' SIDEWALK

PROPOSED 2" DOMESTIC WATER SERVICE
(IF NO SERVICE EXISTS IN THE PARCEL)

10' SIDEWALK
TH

LAL MADHUBA
SACUP # 9810 1A
ADICATED 47 ACRES
2000/01/10

PROPOSED 2" DOMESTIC WATER SERVICE
(IF NO SERVICE EXISTS IN THE PARCEL)



Recommendation

Staff and Planning Commission (5-0) recommends approval of the rezoning request.