

**COBBLER'S VALLEY ZONING AMENDMENT REQUEST (R-8)**

**PROFFER STATEMENT**

**DATE: 7/8/21 (Revised 8/2/21)**

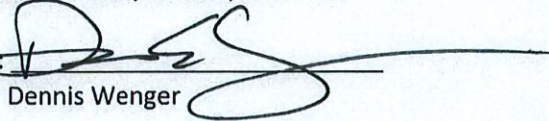
RE: Cobbler's Valley Rezoning  
Owner: Cobblers Valley Development Inc.  
Rezoning Case No:  
Tax Map Numbers: 008 E 2

Cobblers Valley Development Inc. hereby proffer(s) that the use and development of this property shall be in strict accordance with the following conditions:

1. Density of the development shall not exceed 40 units.
2. Developer shall plant and maintain a 30' landscape buffer adjacent to the existing Sky View Estates Subdivision as depicted and described on the Concept Plan.
3. A 5 ft wide sidewalk connection shall be provided that connects the internal sidewalk system with the existing sidewalk along Pear Street as generally depicted on the Concept Plan.
4. The Developer shall provide an easement for a bus shelter at a location acceptable to Harrisonburg Department of Public Transportation (HDPT) and will construct a concrete pad to HDPT's specifications.
5. The Developer shall provide a vehicular connection/road stub to parcel # 108-(6)-L2 (located in Rockingham County) to allow for future connectivity. Cross-access shall be provided from Cobbler's Court to the stub location to provide for inter-parcel connectivity.

The conditions set forth in this proffer statement supersede all conditions set forth in previous proffer statements submitted as part of this application.

Cobblers Valley Development Inc.

By:   
Dennis Wenger

Title: Manager