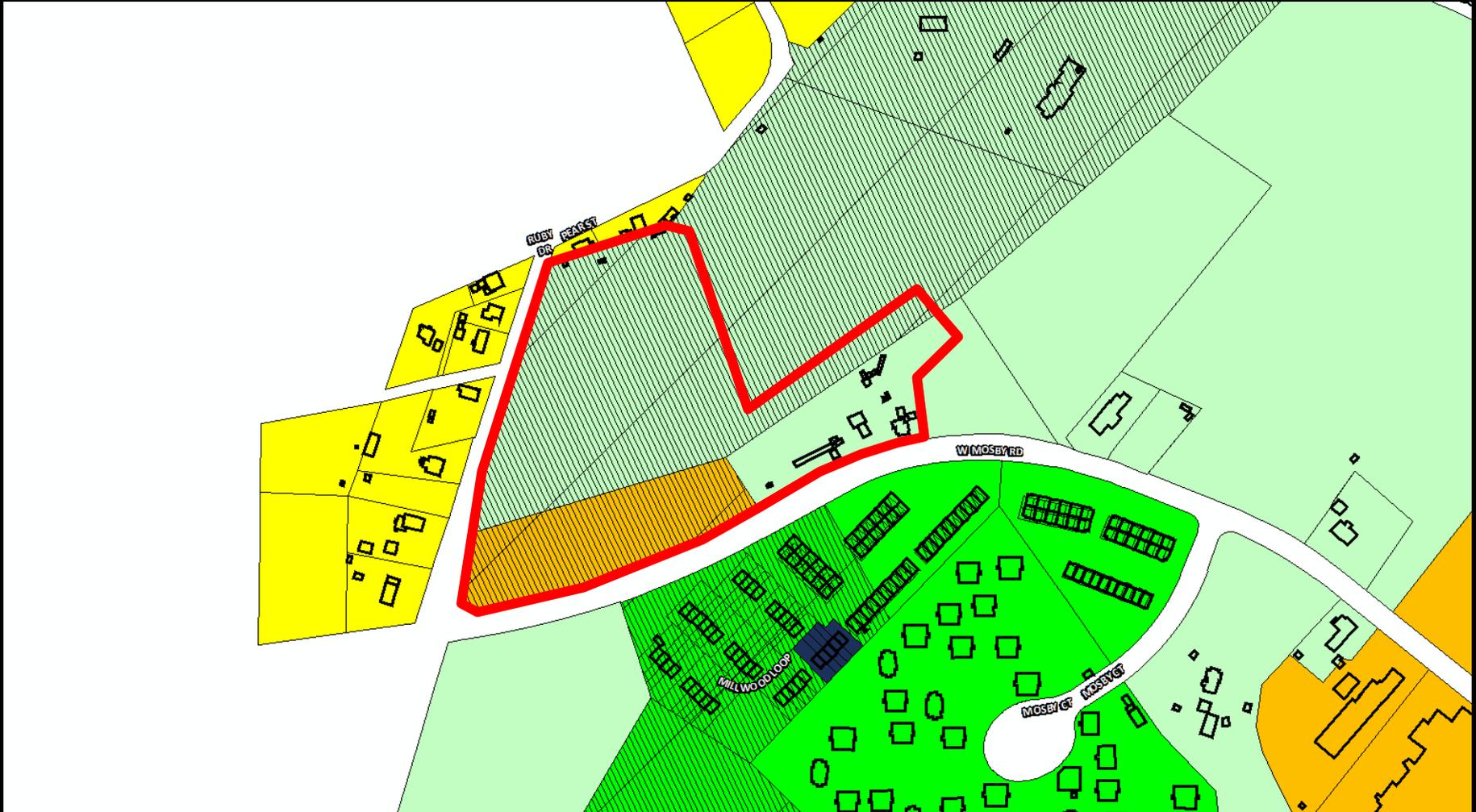


Rezoning and Special Use Permits – 210, 280, 290 W Mosby Road

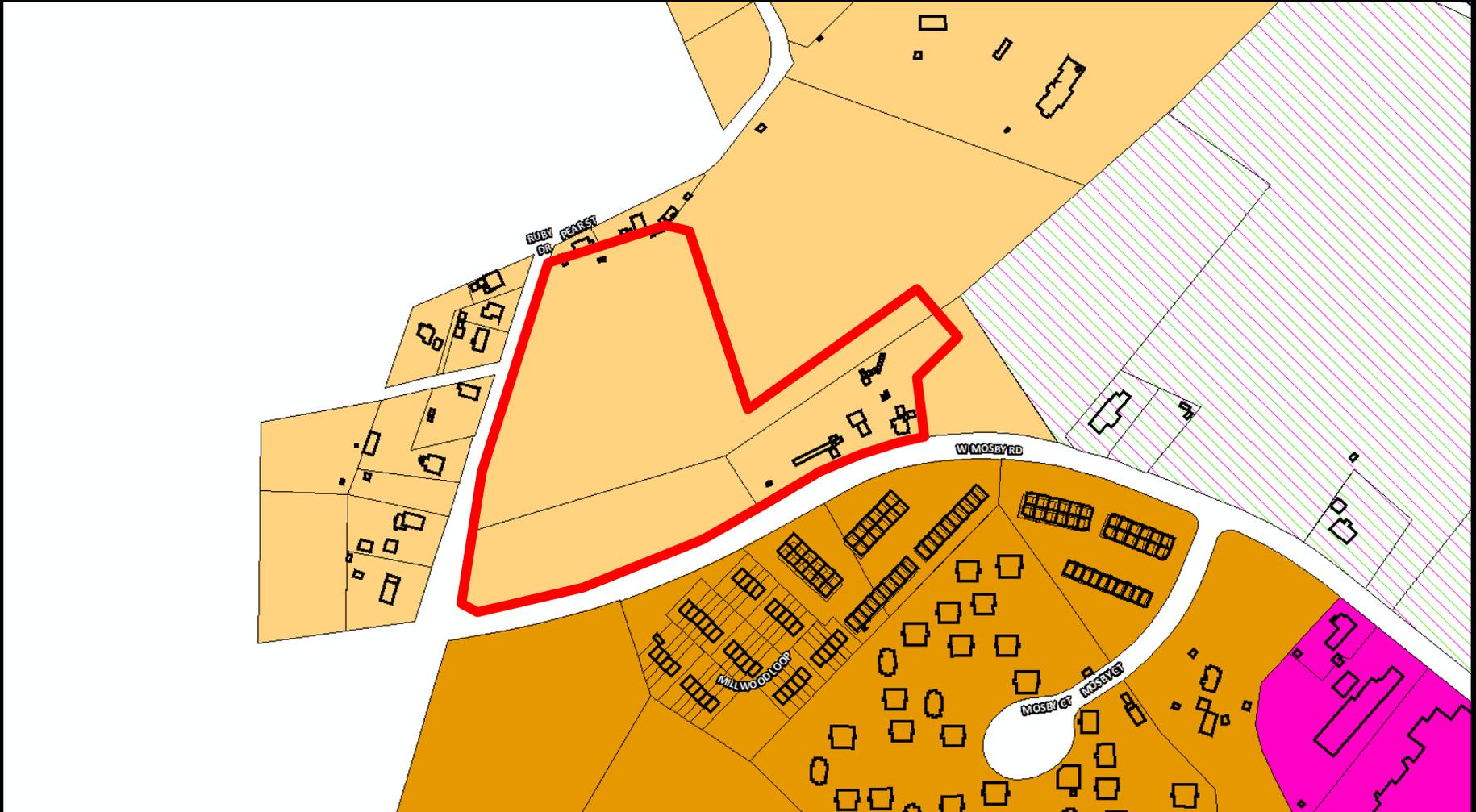


1. Rezoning from R-2, R-2C, and B-2C to R-5C
2. Special Use Permit for multiple-family dwellings of more than 12 units per building
3. Special Use Permit for multiple-family buildings greater than 4 stories and 52 ft. in height

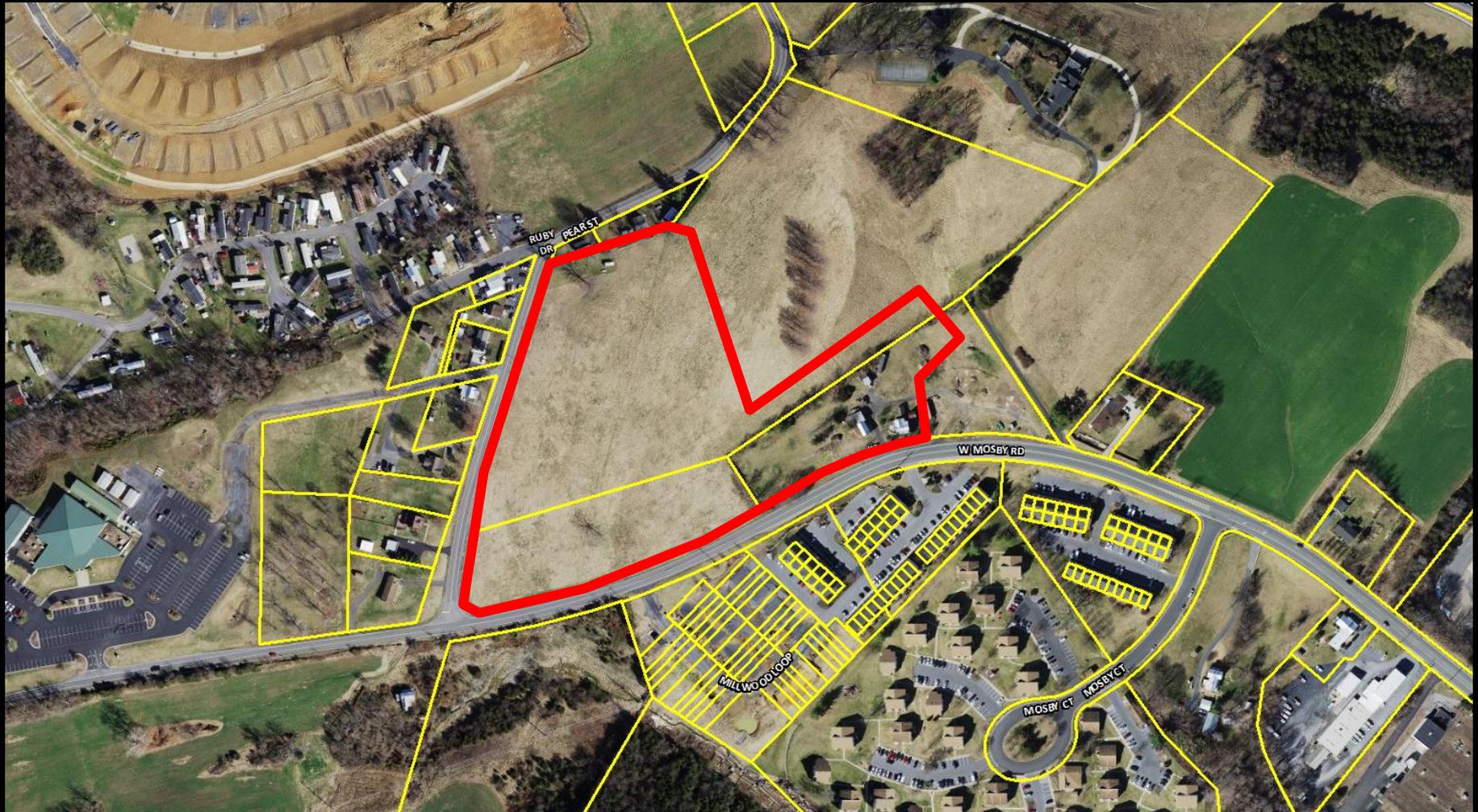
Rezoning and Special Use Permits – 210, 280, 290 W Mosby Road

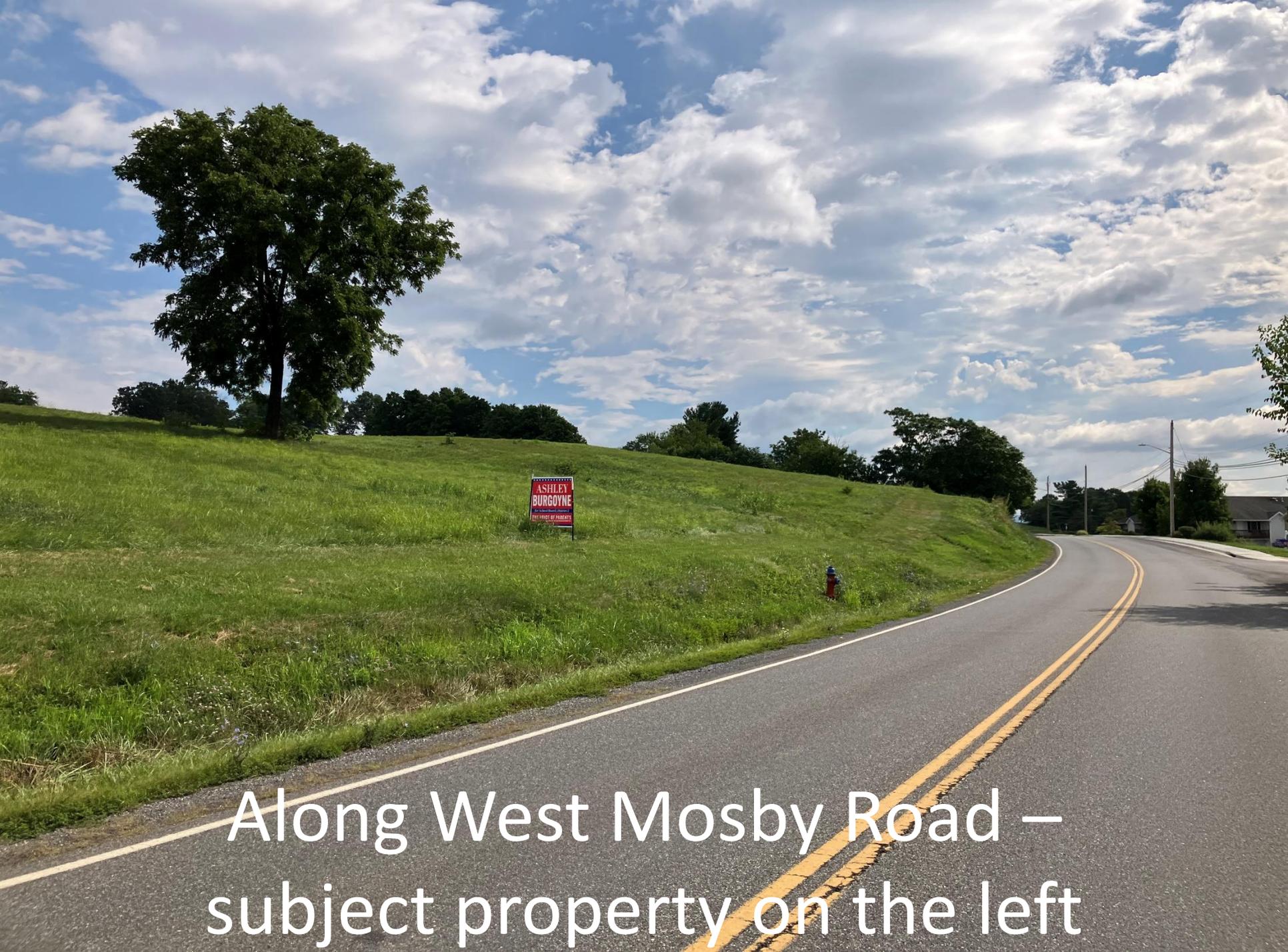


Rezoning and Special Use Permits – 210, 280, 290 W Mosby Road



Rezoning and Special Use Permits – 210, 280, 290 W Mosby Road





Along West Mosby Road –
subject property on the left



SPEED
LIMIT
25

From Pear Street near intersection
with West Mosby Rd



Along Pear Street looking toward West Mosby Road – subject property on the left



PAMELA L. LINDSEMAN
TAX PARCEL #7C-4

DANIEL W.
TAX PARCEL #7C-2

DANIEL W. & NANCY R.
BRUBAKER, TRUSTEES
TAX PARCEL #7C-2

MULTI-FAMILY BUILDING
82 UNITS (4 STORY)

MULTI-FAMILY BUILDING
82 UNITS (3-4 STORY)

BLUESTONE LAND
COMPANY
TAX PARCEL #7C-3

PLANNING
CONSTRUCTION
CONSTRUCTION
CONSTRUCTION
CONSTRUCTION

W MOSBY RD.

PRIVATE STREET

PEAR ST

PICNIC
PAVILION

CLUBHOUSE

FITNESS
CENTER

STORM WATER

STORM WATER

MAINTENANCE AND
TRASH FACILITY

APPROXIMATE
LOCATION OF
PROPOSED PLUS SIDE

PLS. 2 STREET RIGHT
OF WAY INCLUDES
DRIVE HEAD AND
ROUNDABOUT

30 FT. LONG EIGHT
TURN LANE AND
TAPER OFF PROFFER

END OF ROAD
IMPROVEMENTS

30 FT. TURNING
RIGHT OF WAY
IMPROVEMENTS



Proffers Summarized

1. Total units.
2. Occupancy.
3. Unit age restriction.
4. Minimum parking.
5. Solar panels.
6. Electric vehicle charging stations.
7. Bus shelter easement.
8. Amenities.
9. Street improvements.
10. Vegetated screen.
11. Small Area Plan participation.
12. Gated emergency access.
13. Street entrance along Mosby Rd.
14. Roundabout design.
15. Right-Of-Way dedication.
16. Tree planting.



WILLOW HILL DR.

ERICKSON AVE. (RT. 280)

BLUESTONE LAND COMPANY, INC.
TAX PARCEL 27-C-7
EXISTING H-1 ZONING

J & D GROUP, LLC
TAX PARCEL 7-5-B
EXISTING H-1 ZONING

ZEPHYR HILL DEVELOPMENT
(ROCKINGHAM COUNTY
REZONING CASE #RZ22-1800)

1.80 ACRES

APPROXIMATE LOCATION OF
FUTURE INTERNAL PROPERTY LINE
SEPARATING DEVELOPMENT FROM
EXISTING DELAWARE RESIDENCE

DANIEL W. & NANCY R.
BRUBAKER TRUSTEES
TAX PARCEL #11-2
EXISTING R-20 / R-2 / B-20 ZONING
± 32.83 ACRES

RESTRICTED
AREA
± 160 ACRES

EXISTING R-20 ZONING
EXISTING R-2 ZONING

TOLSON FAMILY LIMITED
PARTNERSHIP OR
HARRISBURG
TAX PARCEL #A-1
EXISTING R-2 ZONING

PEAR ST.
EXISTING R-1 ZONING

RUBY DR.

PROPOSED
INTERNAL
PROPERTY LINE
WEST SIDE OF R-1

AREA TO BE REZONED
PROPOSED R-20 ZONING
± 120 ACRES

PROPOSED ZONING LINE

BLUESTONE LAND
COMPANY, INC.
TAX PARCEL #F-2C
EXISTING R-2 ZONING
± 32.95 ACRES

TOLSON FAMILY
TAX PARCEL #A-1 & A-2
EXISTING R-2 ZONING

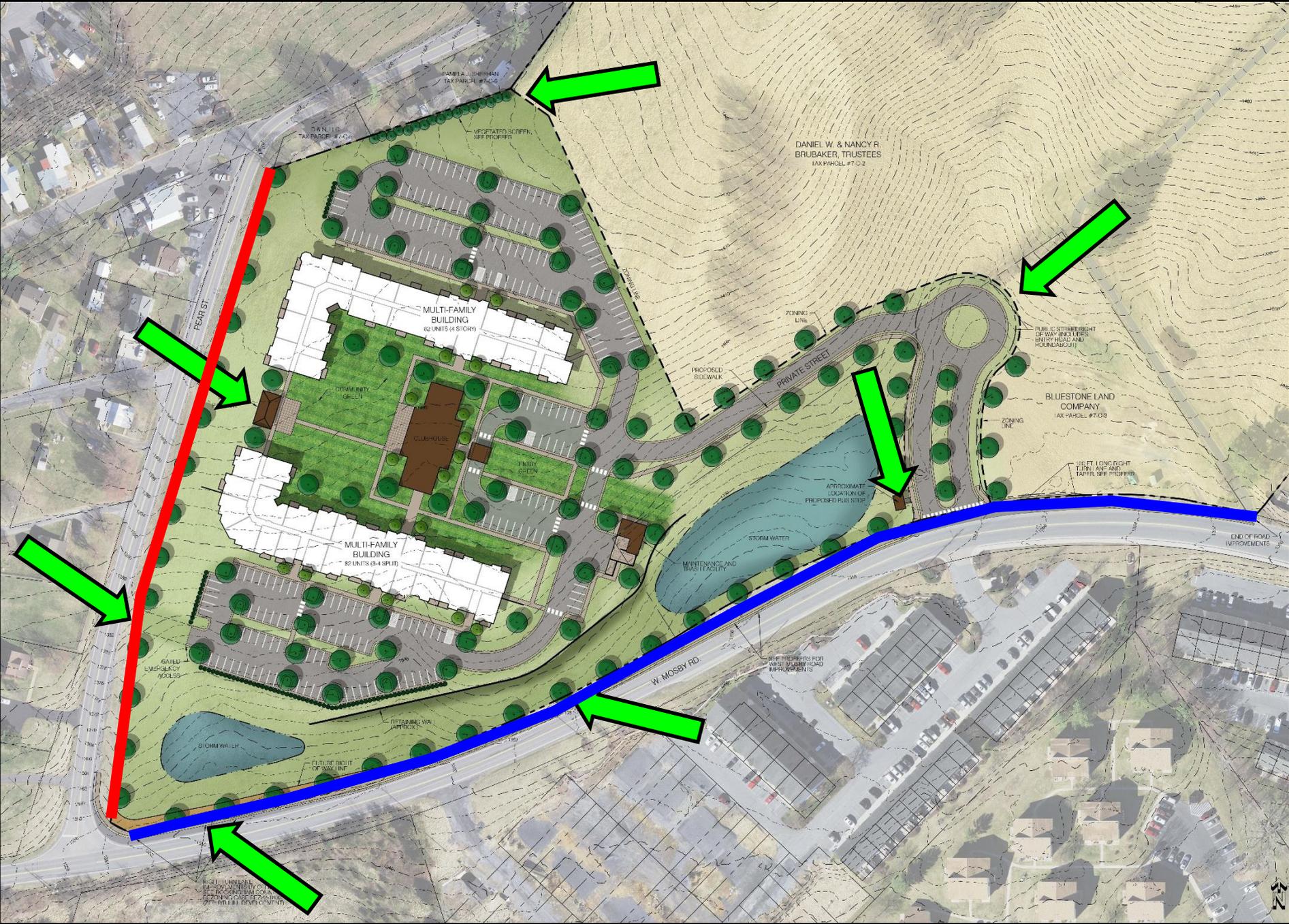
EXISTING R-20 ZONING
EXISTING R-2 ZONING

W MOSBY RD.

MILLSWOOD
TOWNHOMES

MOSBY CT.





PAMELA L. LINDSEMAN
TAX PARCEL #744-0

DANIEL W.
TAX PARCEL #744-0

DANIEL W. & NANCY R.
BRUBAKER, TRUSTEES
TAX PARCEL #770-2

MULTI-FAMILY BUILDING
82 UNITS (4 STORY)

MULTI-FAMILY BUILDING
82 UNITS (3-4 STORY)

W. MOSSBY RD.

PRIVATE STREET

BLUESTONE LAND COMPANY
TAX PARCEL #770-3

STORM WATER

STORM WATER

EXISTING TURNAROUND
IMPROVEMENTS TO BE
REMOVED AND RECONSTRUCTED
WITHIN THE DEVELOPMENT

EXISTING TURNAROUND
IMPROVEMENTS TO BE
REMOVED AND RECONSTRUCTED
WITHIN THE DEVELOPMENT

PUB. ST. STREET RIGHT
OF WAY INCLUDING
SIDEWALK AND
ROUNDABOUT

30 FT. LONG RIGHT
TURN LANE AND
TAPER SIDE PROFFER

END OF ROAD
IMPROVEMENTS



Recommendation

Staff and Planning Commission (6-0) recommends approval of the rezoning and both special use permits as submitted.