

ZEPHYR HILL ZONING AMENDMENT REQUEST (R-8)

PROFFER STATEMENT

DATE: 11/3/2023 (REVISED 12/15/2023)

RE: Zephyr Hill Rezoning
Owner: J&D Group LLC
Rezoning Case No: TBD
Tax Map Numbers: 008 E 3 & 008 E 5

J&D Group LLC 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 41 units.
2. Developer shall provide a vehicular connection/road stub to parcel # 008 E 2A (located in city of Harrisonburg) to allow for future connectivity.
3. A 5' wide sidewalk along the north side of the private drive 1 & west side of private drive 2 extending through the development as generally depicted on the concept plan.
4. Developer shall provide a continuation of road widening along with the addition of curb and gutter along Pear Street as generally depicted on the concept plan.
5. 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 provided adequate sight distance can be achieved along Pear Street.
6. Developer shall plant and maintain a 20' landscape buffer adjacent to the existing Single Family Residence as depicted and described on the Concept Plan. A detail depicting the buffer and spatial relations has been added to the concept plan.
7. Developer shall install and maintain posted speed limit signage not to exceed 15 miles per hour to serve as a traffic calming measure as generally depicted on the concept plan.
8. Developer shall install and maintain a raised crosswalk to serve as a traffic calming measure as generally depicted on the concept plan. The raised crosswalk design requires approval by the department of public works.
9. Developer shall provide a public access easement encompassing the 5' wide sidewalk which extends from Shoeshine Avenue to Pear Street and along Private Drive 2, as generally depicted on the concept plan.

J&D Group LLC

By: 

Gerald Horst

Title: Managing Partner