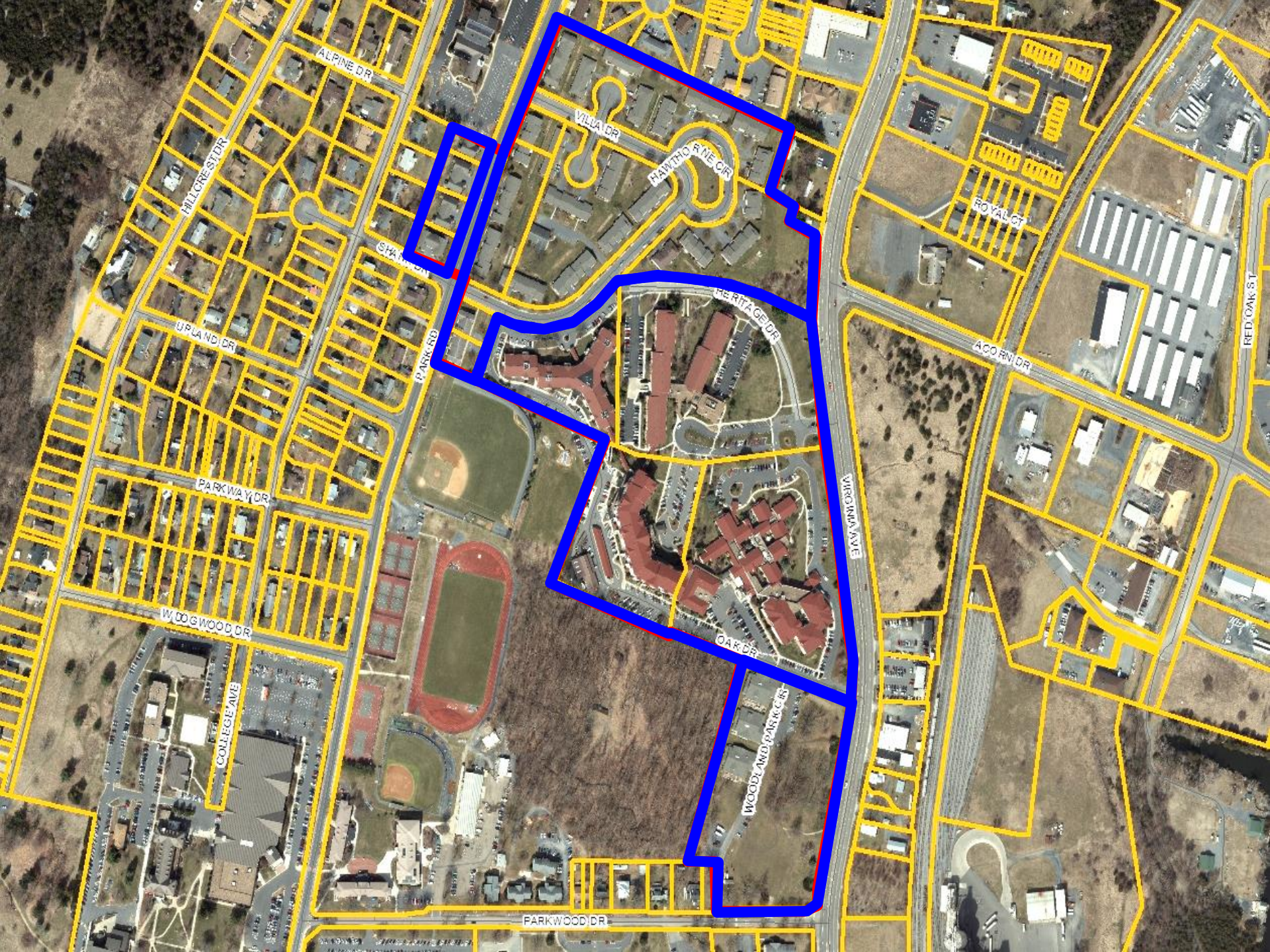


Rezoning – Virginia Mennonite Retirement Community Master Plan Amendment





ALPINE DR

HILCREST DR

VILLA DR

HAWTHORNE CIR

ROYAL CT

UPLAND DR

SPRING ST

PARK RD

HERITAGE DR

ACORN DR

PARKWAY DR

VIRGINIA AVE

WOODWOOD DR

OAK DR

COLLEGE AVE

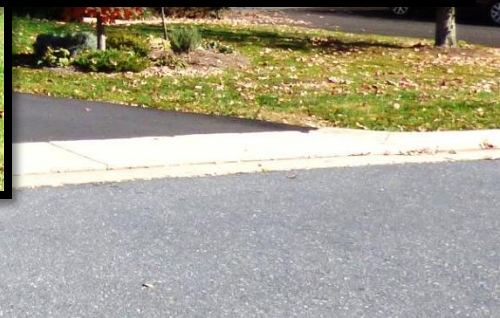
WOODLAND PARK CIR

PARKWOOD DR

RED OAK ST



COLLEGE





MASTER PLAN AMENDMENT

Virginia Mennonite Retirement Community (VMRC)

PROPOSED AMENDMENTS:

THE PROPOSED AMENDMENTS APPLY TO PARK VILLAGE, INC. CONSOLIDATED LOTS 52-D-4, 52-D-6, 52-D-7, 52-D-8, 52-D-9, & 52-D-10 (NOT INCLUDING THE LOTS EAST OF PARK ROAD)

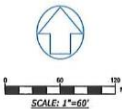
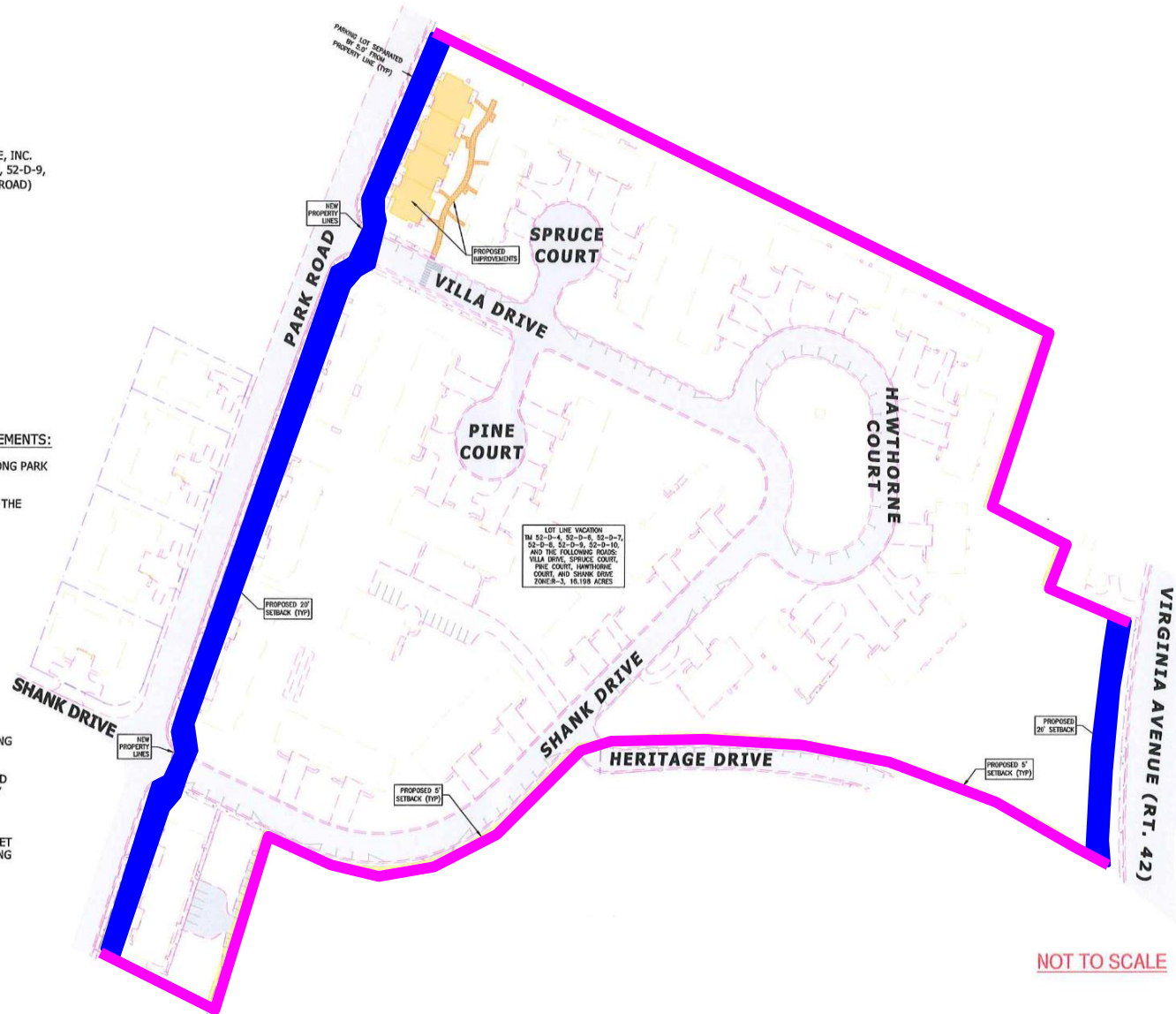
ZONE: R-3 (13.334 ACRES)
CLOSED RIGHT-OF-WAY (2.864 ACRES)
TOTAL AREA = 16.198 ACRES

PROPOSED REDUCTION ON SETBACK REQUIREMENTS:

- REDUCE FRONT SETBACK TO TWENTY FEET (20') ALONG PARK ROAD AND VIRGINIA AVENUE
- REDUCE SIDE SETBACKS TO FIVE FEET (5') AROUND THE PARK VILLAGE SECTION

PROPOSED LANDSCAPE DEVIATIONS:

- DEVIATE FROM REQUIRED PARKING LOT LANDSCAPING FOR DRIVEWAY / GARAGE / PARKING AREAS ASSOCIATED WITH NEW BUILDINGS. LANDSCAPING WILL BE INSTALLED NEAR THE PARKING LOT INSTEAD OF INTERNAL TO THE PARKING LOT AS REQUIRED BY THE PARKING ORDINANCE.
- REDUCE THE LANDSCAPE BORDER SEPARATION BETWEEN THE PARKING LOTS AND THE PUBLIC STREET RIGHT-OF-WAY FROM 10' TO 5' FOR BUILDINGS ALONG PARK ROAD.



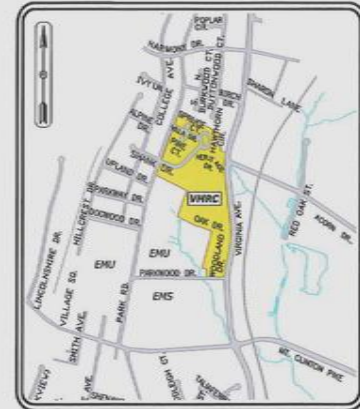
MASTER PLAN AMENDMENT

Virginia Mennonite Retirement Community (VMRC)

PROPERTY INFORMATION:

VIRGINIA MENNONITE RETIREMENT COMMUNITY (VMRC)
1501 VIRGINIA AVENUE
HARRISONBURG, VA 22802

LOTS: TAX MAP: 52-A-1, 52-D-1, 52-D-3, 52-D-13,
52-G-6, 52-G-7, 52-G-8, & 52-G-9.



VICINITY MAP
1" = 1000'

PARK VILLAGE PARKING NEEDS WITHOUT AMENDMENT					
DWELLING UNITS	NUMBER OF UNITS	NUMBER OF PARKING SPACES NEEDED	VILLAGE HALL		TOTAL NUMBER OF PARKING SPACES NEEDED
			AREA (SF)		
1 BEDROOM	7	11	AREA (SF)	3,467	
2 BEDROOM	75	188	RATE (SPACES PER 250 SF)	1	
PARKING SPACES REQUIRED =		198	PARKING SPACES REQUIRED =		14
					212

PARK VILLAGE PARKING NEEDS PER AMENDMENT REQUEST					
DWELLING UNITS	NUMBER OF UNITS	NUMBER OF PARKING SPACES NEEDED	VILLAGE HALL		TOTAL NUMBER OF PARKING SPACES NEEDED
			AREA (SF)		
1 BEDROOM	7	7	AREA (SF)	3,467	
2 BEDROOM	75	113	RATE (SPACES PER 250 SF)	1	
PARKING SPACES REQUIRED =		120	PARKING SPACES REQUIRED =		14
					133

PARK VILLAGE PROPOSED PARKING SPACES	
TYPE OF PARKING	NUMBER OF PARKING SPACES PROVIDED
GARAGE	75
DRIVEWAY	78
PARKING LOTS	18
PRIVATE STREETS	53
TOTAL PARKING SPACES =	223



NOT TO SCALE



Vir

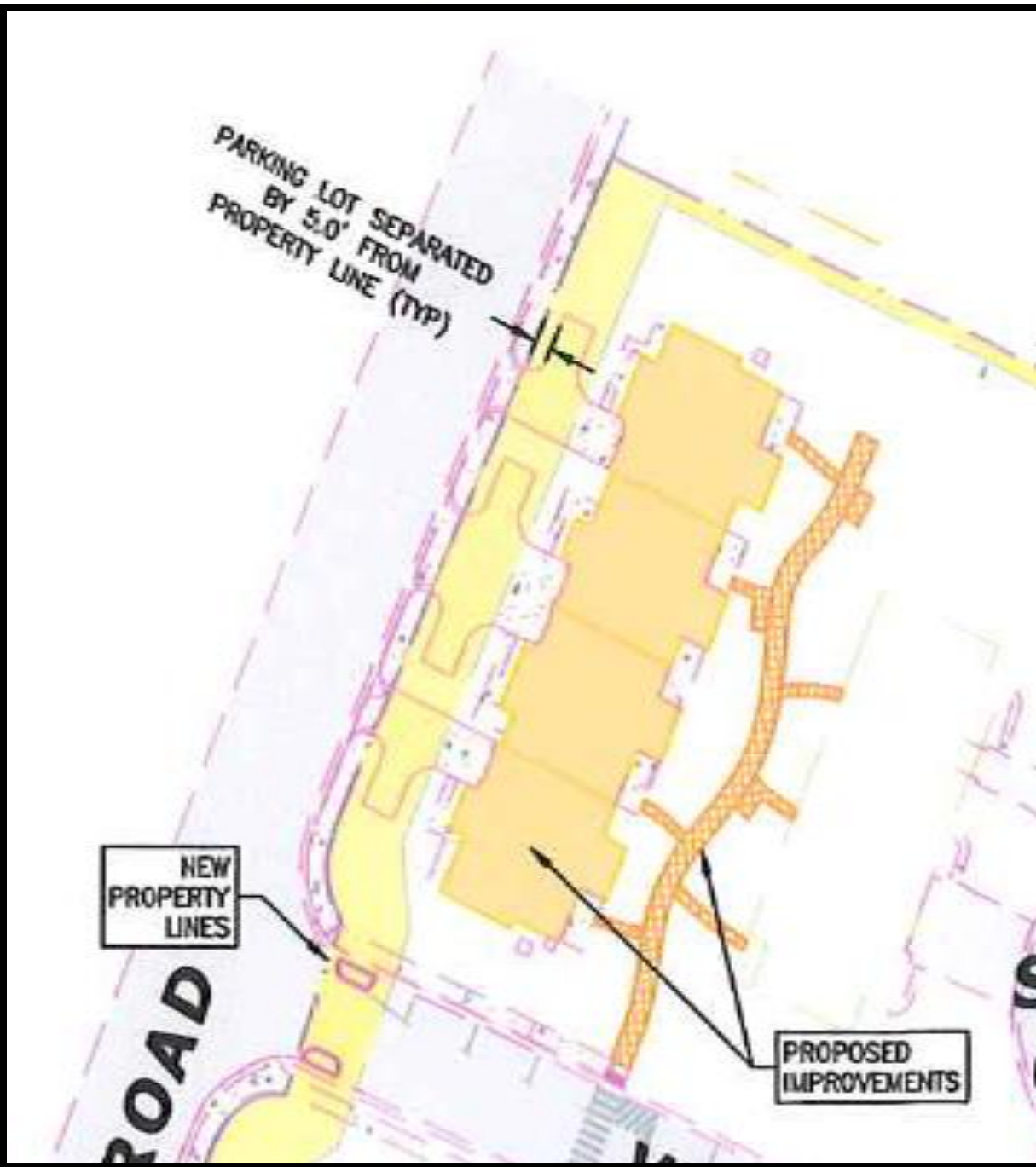
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Submitted Proffer

**Conversion of garages into living space
will not be permitted.**

Recommendation

**Staff and Planning Commission (5-0)
recommended to approve the
rezoning/master plan amendment as
requested.**

