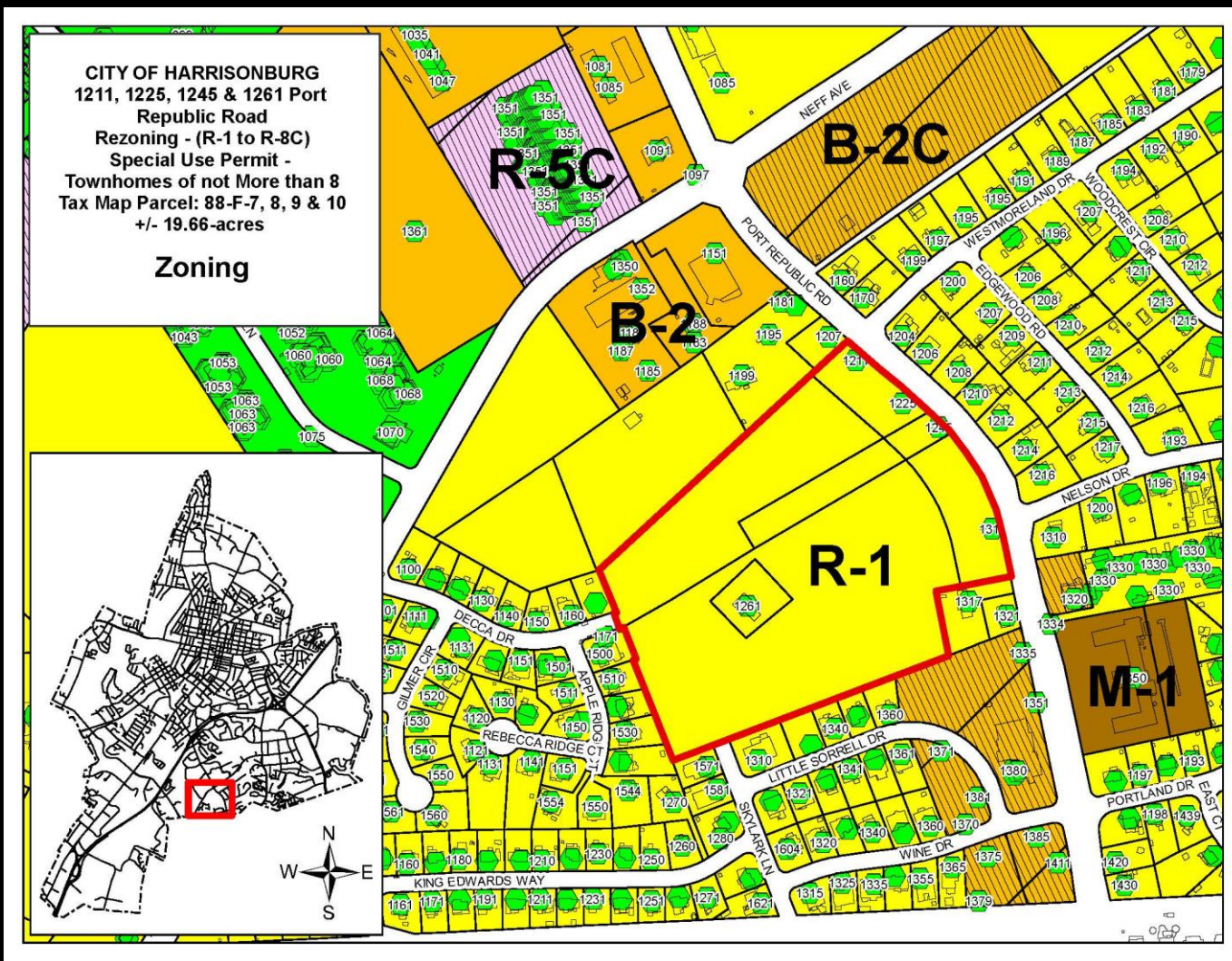


Rezoning & SUP – 1211, 1225, 1245, 1261 Port Republic Road

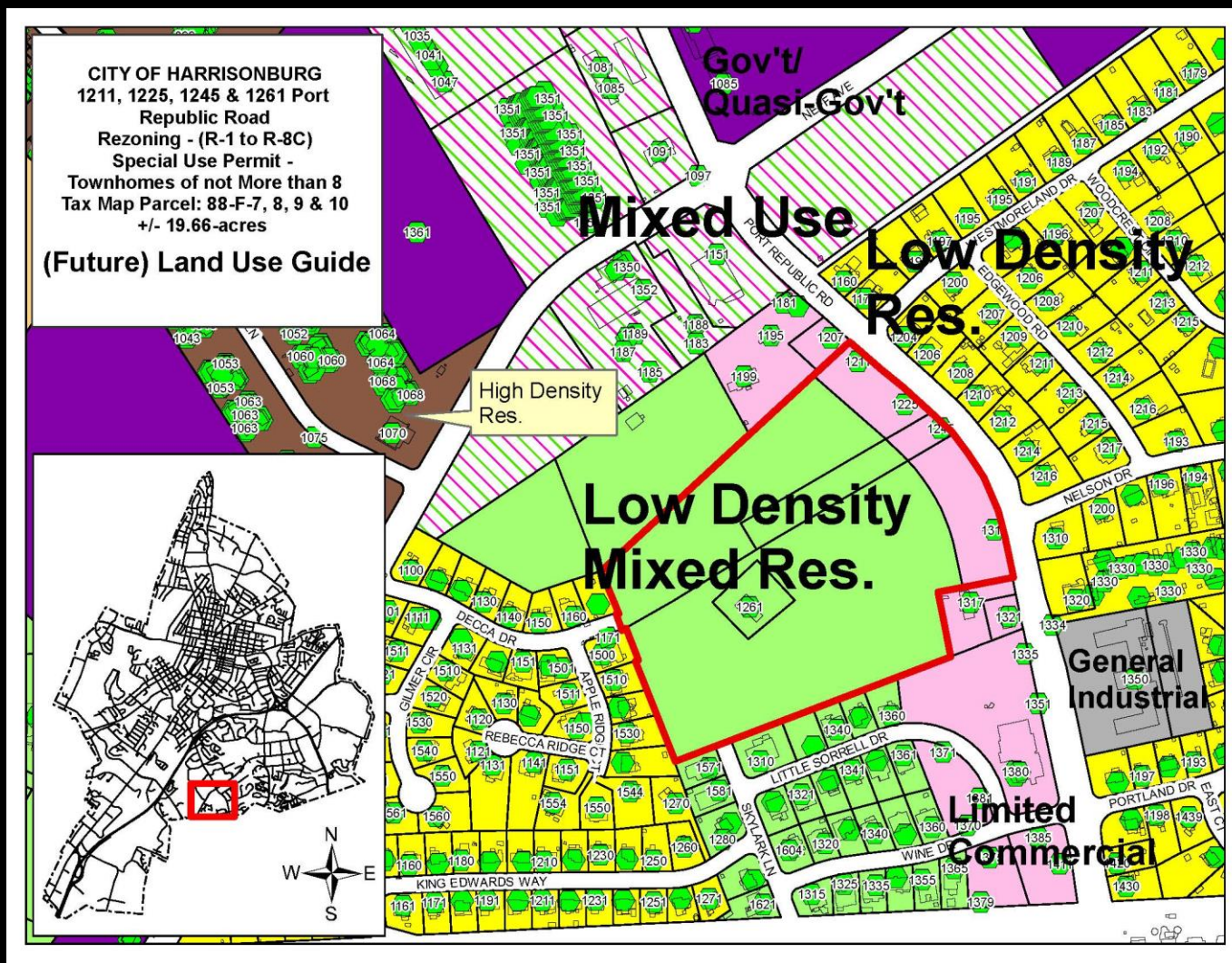


- Rezoning – R-1 to R-8
- Special Use Permit – To Allow Townhomes in R-8

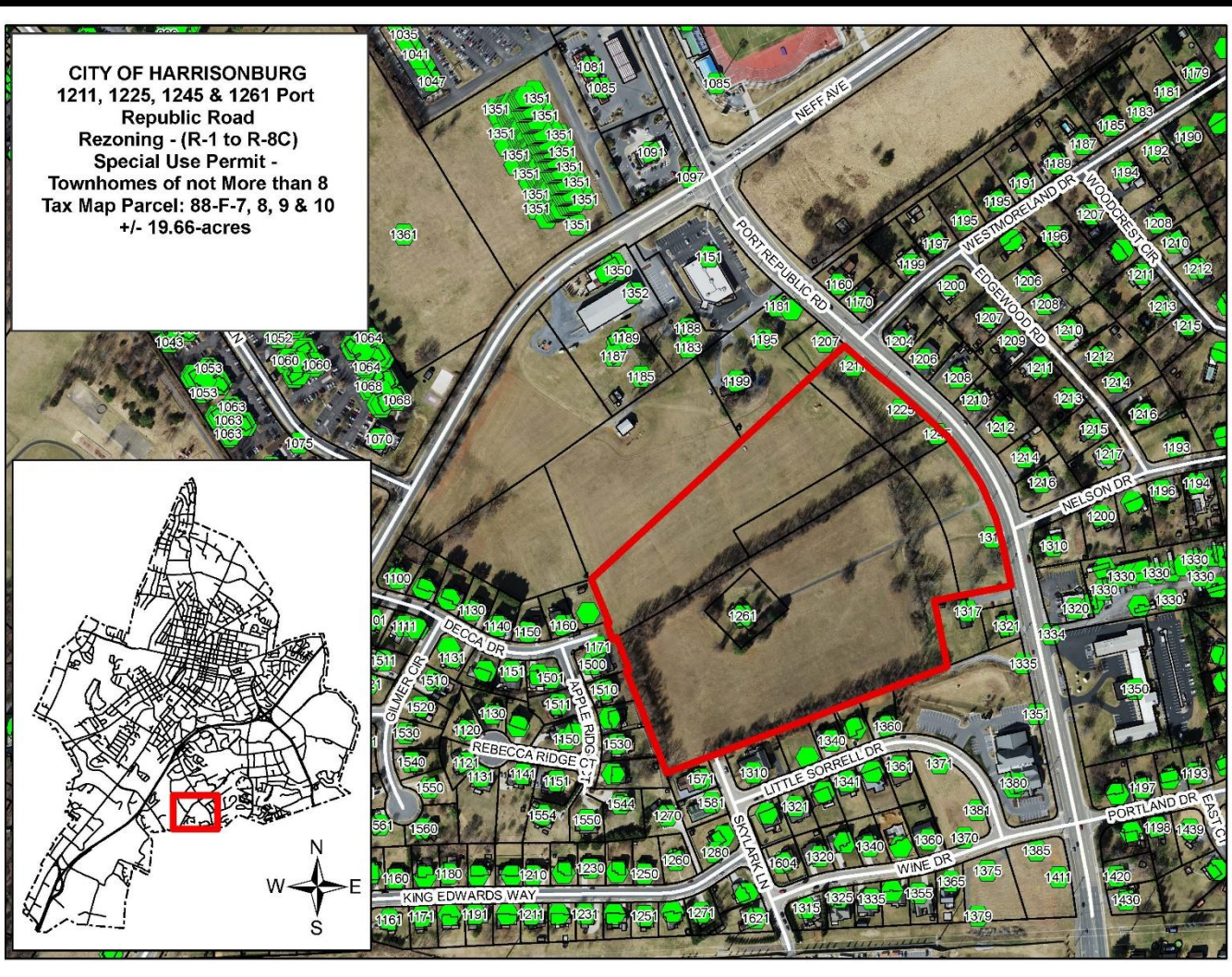
Rezoning & SUP – 1211, 1225, 1245, 1261 Port Republic Road



Rezoning & SUP – 1211, 1225, 1245, 1261 Port Republic Road



Rezoning & SUP – 1211, 1225, 1245, 1261 Port Republic Road











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① 99年1月1日以前に作成された「建設標準仕様」は、平成10年12月31日現在、建設省のホームページで公開されている。

REVISIONS:

12-16-23	PLT STAFF COMMENTS
09-08-24	PTB STAFF COMMENTS
02-12-25	PER STAFF COMMENTS

DATE: 11/3/2023
PROJECT No.: 12983-9
EXPIRATION No.: 3565-1

CONCEPT PLAN

SHIFT NO: C-1

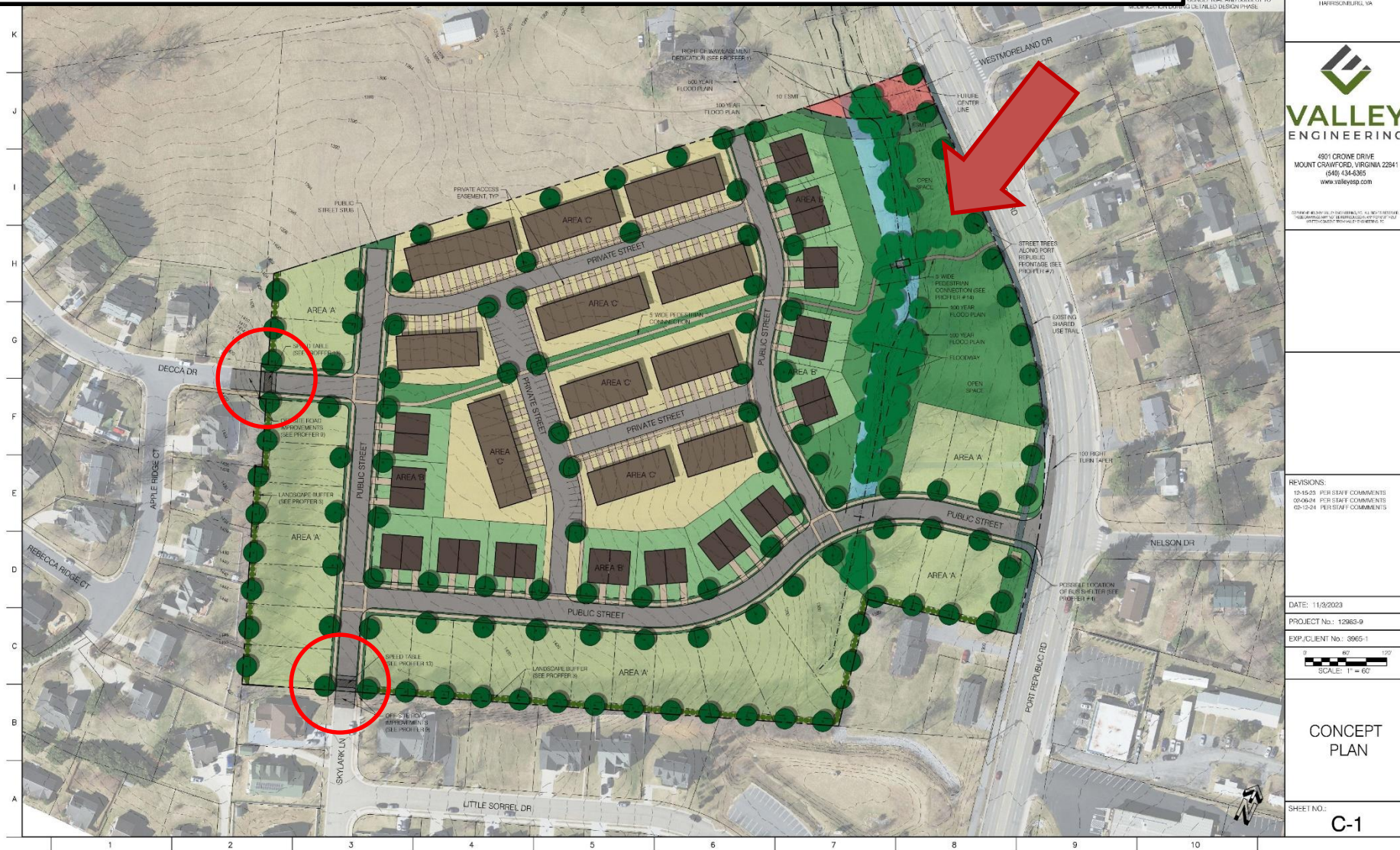
3. Landscape buffer adjacent to existing single-family development.
4. Bus shelter easement and concrete pad along Port Republic Road.

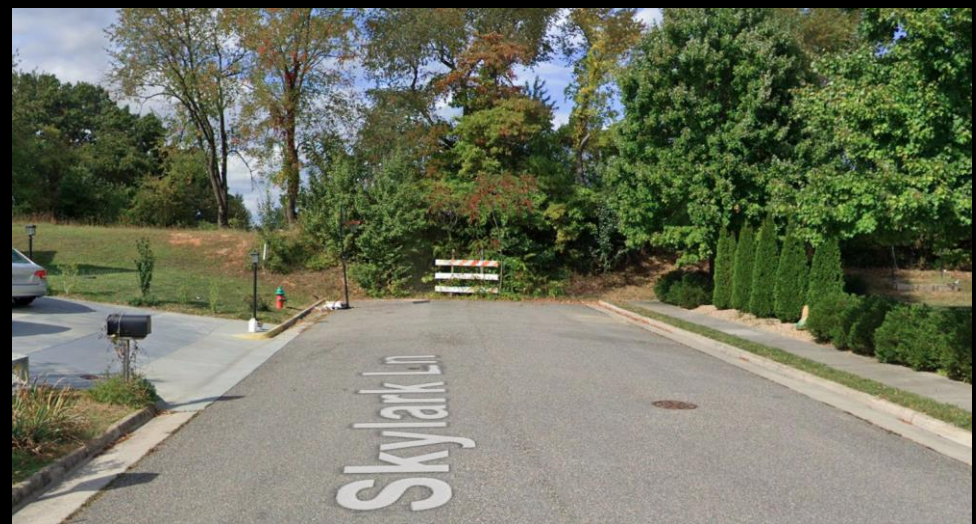


5. Public street extensions to Decca Drive and Skylark Lane, stubs to properties to the north, and dedication of public right-of-way for future extension of Westmoreland Drive.
6. When connections to Skylark Lane and Decca Drive are required based on number of certificates of occupancy issued.



7. Contiguous common area/park adjacent to Port Republic Road.
8. Trees on private property along public street frontages.
9. Construct off-site road extensions to Decca Drive and Skylark Lane.





10. Sidewalks on one side of private streets and on both sides of public streets.
11. During site development, construction access limited to Port Republic Rd.
12. 100-ft. right turn taper at primary entrance at Port Republic Road.
13. Construct speed tables or other intersection safety measures.

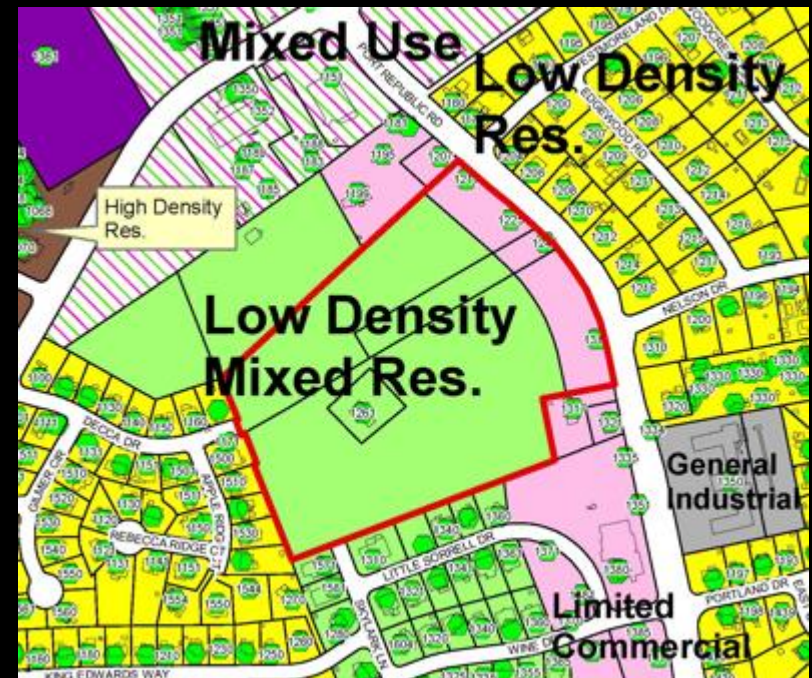


14. 5-ft. wide pedestrian connection between Port Republic Rd and internal site.
15. Reserve temporary construction easements for street stubs to the north.
16. Install and maintain 15 mph speed limit signs on private streets.
17. Public access easements along private sidewalks.



Staff Recommendation to Deny

- The lack of conformance with the Comprehensive Plan's Low Density Mixed Residential designation, which does not plan for townhomes in this area.



Staff Recommendation to Deny

- There are already 584 townhome units that have received use-approval from City Council since January 2021.

Table 1. Residential developments that have received use-approval by City Council between January 2021 through February 5, 2024 (exclusive of units specifically intended for student housing)

Type	Single-Family Detached	Duplex	Townhomes	Multi-Family	Total
Total Units	160	42	584	1,904	2,690
Percentage of Total	5.9%	1.6%	21.7%	70.8%	100%

Recommendation

Staff recommends denial of both requests.

Planning Commission (4-2)
recommends approval of both requests