

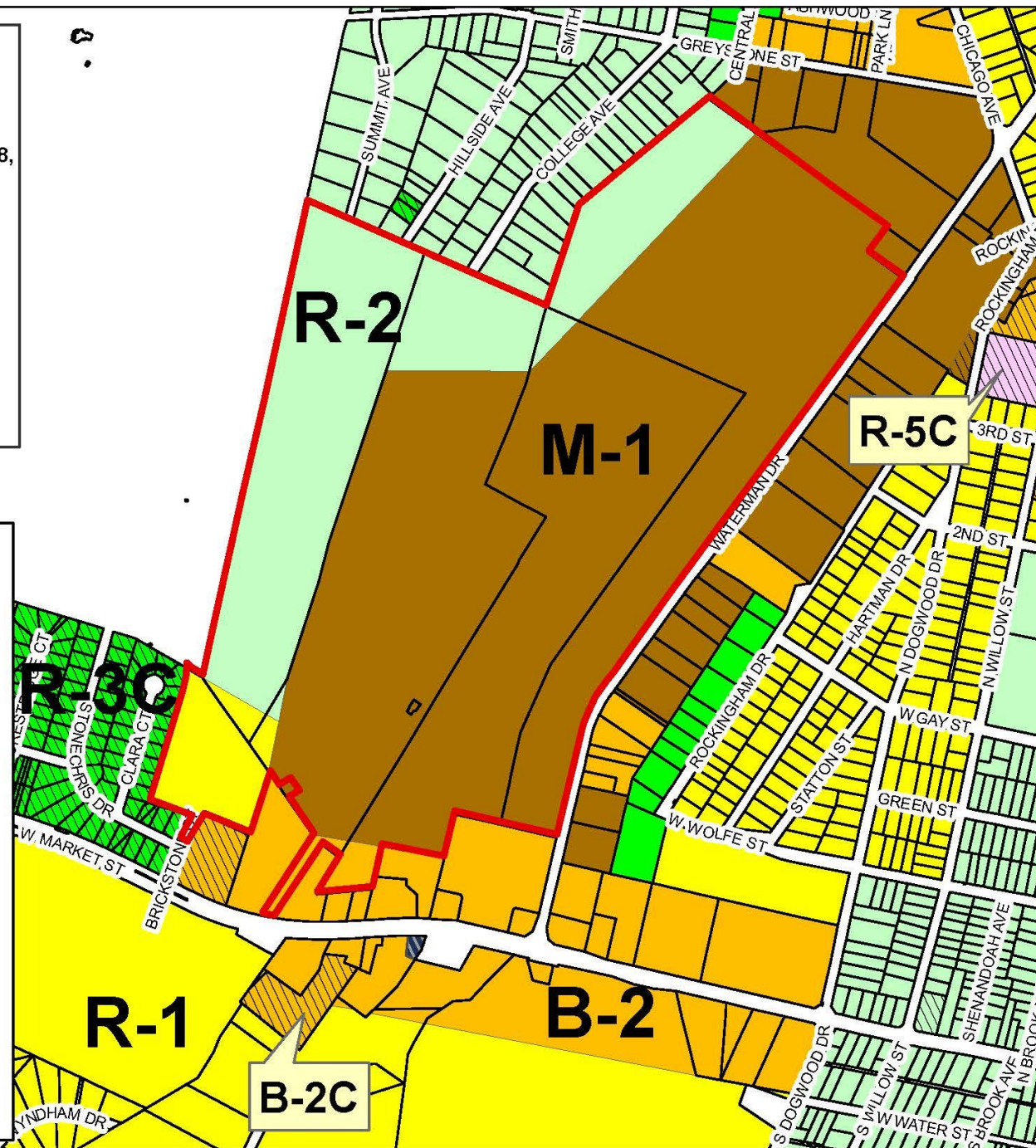
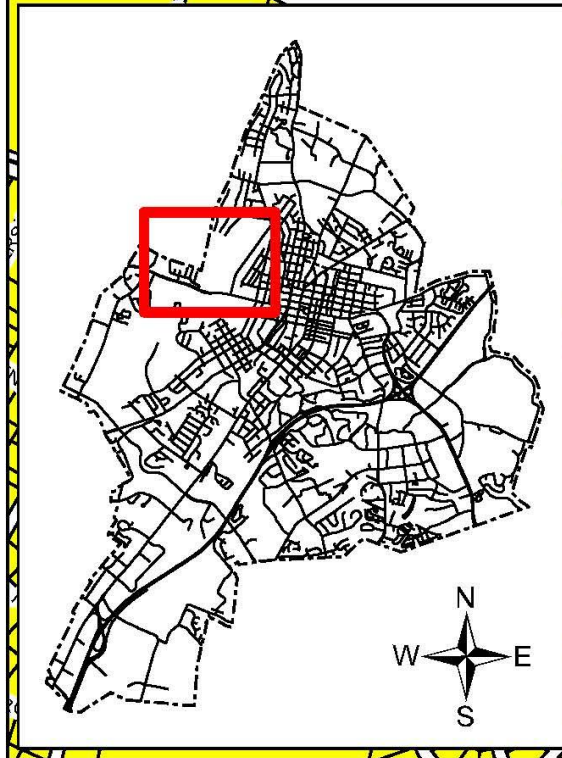


Quarry Heights

1. Comprehensive Plan Map Amendment – Low density Mixed Residential, Commercial, and Industrial to Medium Density Mixed Residential
2. Rezoning – R-1/R-2/B-2/M-1 to R-5C and R-8C
3. Special Use Permit – To allow multiple-family dwellings of more than 12 units per building in R-5
4. Special Use Permit – To allow townhomes of not more than 8 units in R-8
5. Special Use Permit – To allow reduced side yard setbacks for townhomes in R-8 (Note: separate public hearing for proposed Zoning Ordinance amendment)

CITY OF HARRISONBURG
Rezoning (M-1, B-2, R-1, and R-2 to
R-5C and R-8C)
Special Use Permits
(apartments of 12+ in R-5, townhomes in R-8,
reduced setbacks for townhomes in R-8)
Comprehensive Plan Amendment
(Low Density Mixed Res. and Industrial to
Medium Density Mixed Res.)
51, 75, 85 Waterman Drive, West Market
Street, and Brickstone Court
Tax Map Parcels: 36-T-1,5;
37-C-2,3;37-G-9
+/- 161.54 acres

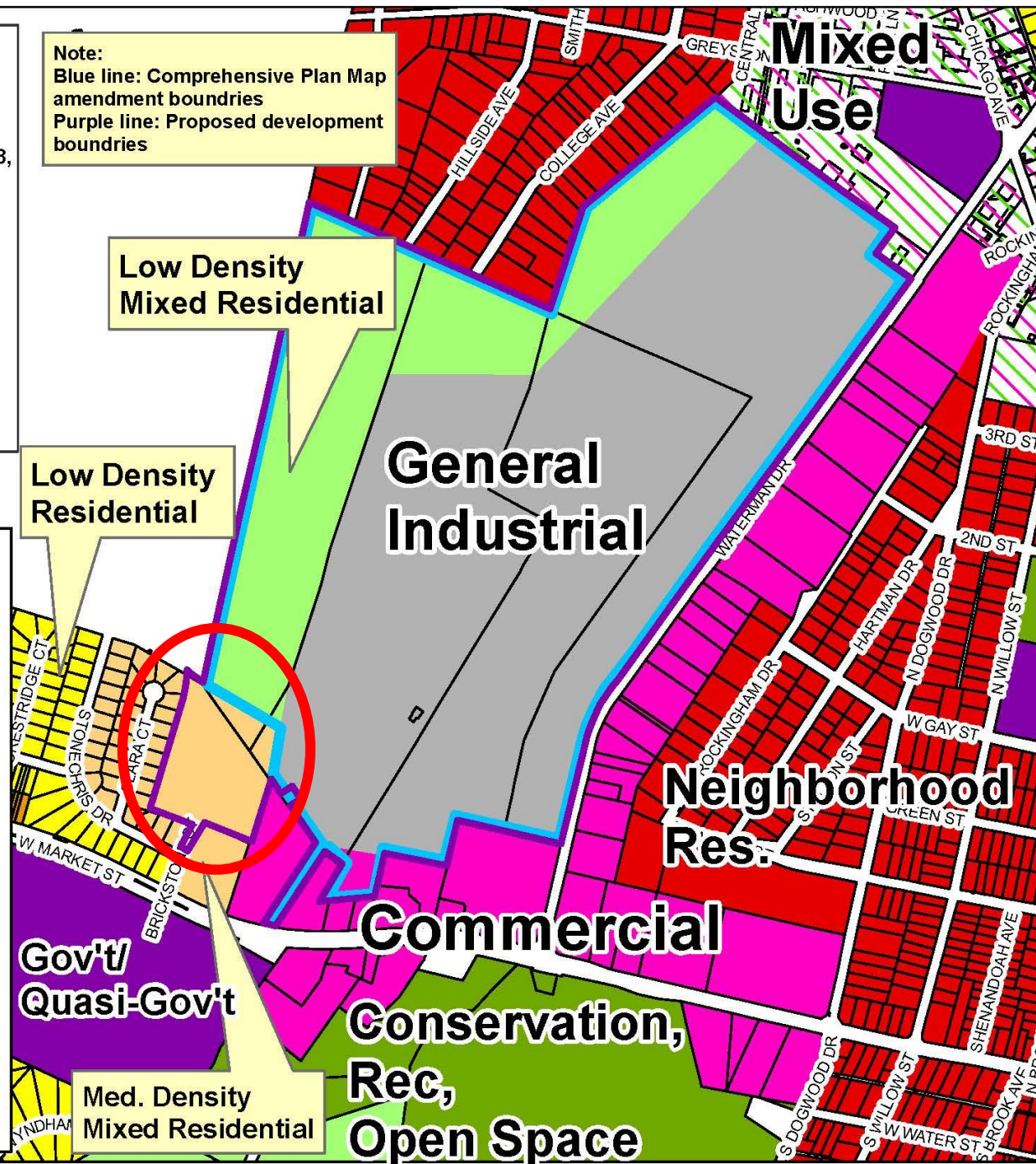
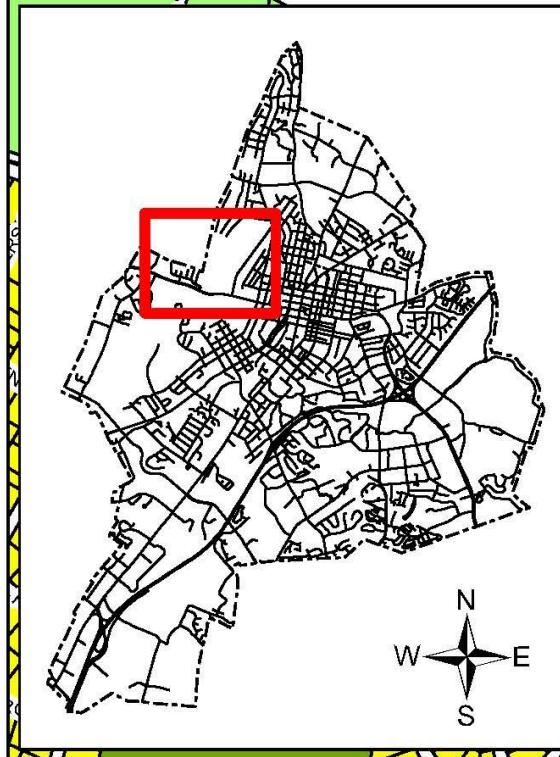
Zoning



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(Future) Land Use Guide

Note:
 Blue line: Comprehensive Plan Map
 amendment boundaries
 Purple line: Proposed development
 boundaries



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Proffers

I. R-5C District Proffers (Multifamily Section)

II. R-8C District Proffers

III. Transportation Proffers

IV. Bike/Ped Proffers

V. Resident and Public Safety Proffers

VI. General

I. R-5C District Proffers (Multifamily Section)

- No more than 300 DUs
- No more than 3 bedrooms per unit
- Occupancy limited to a family or no more than 3
- Solar panels on club house
- 2 electric vehicle charging stations
- Amenities – club house, dog park, central lawn, playground, open space

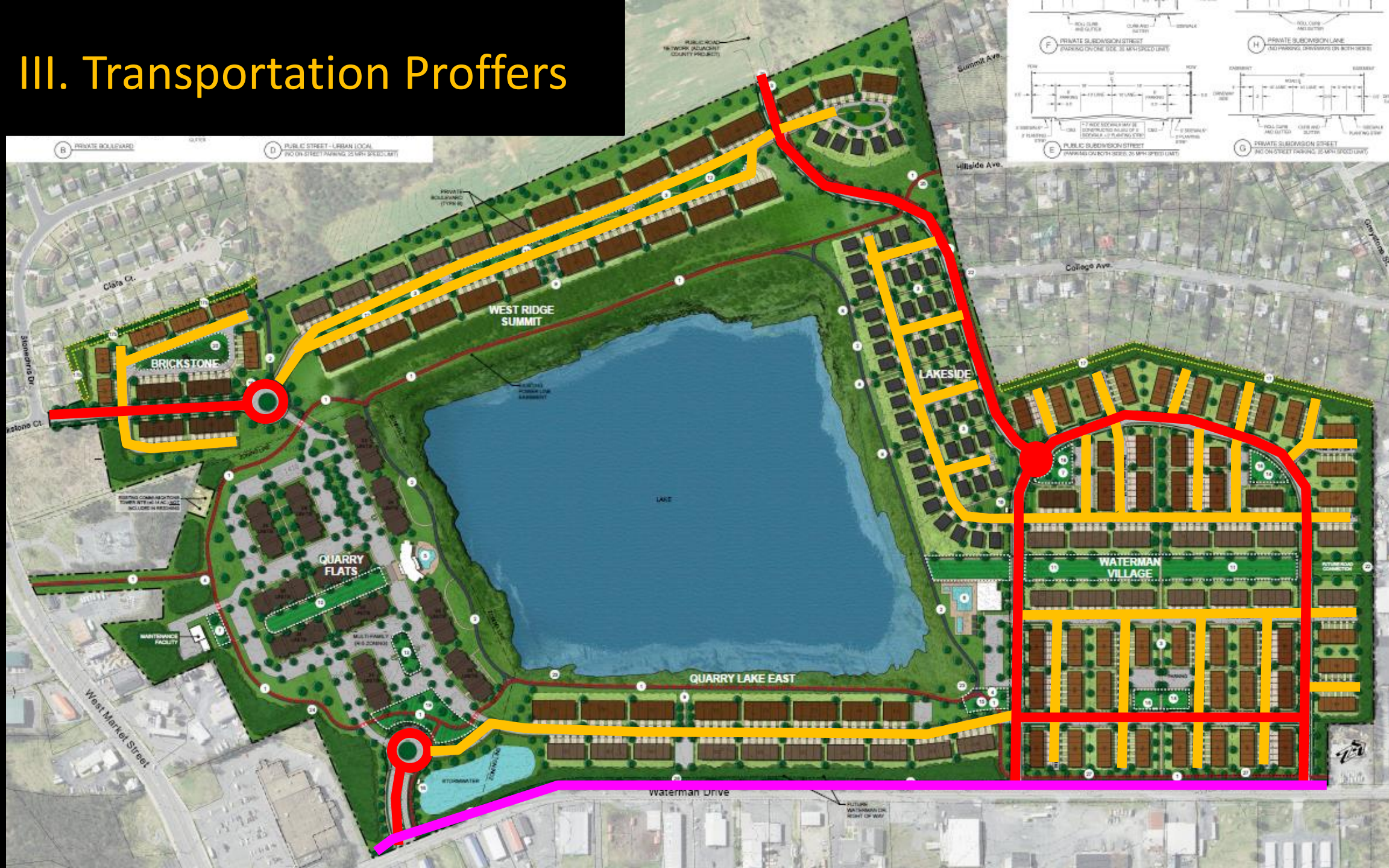


II. R-8C District Proffers

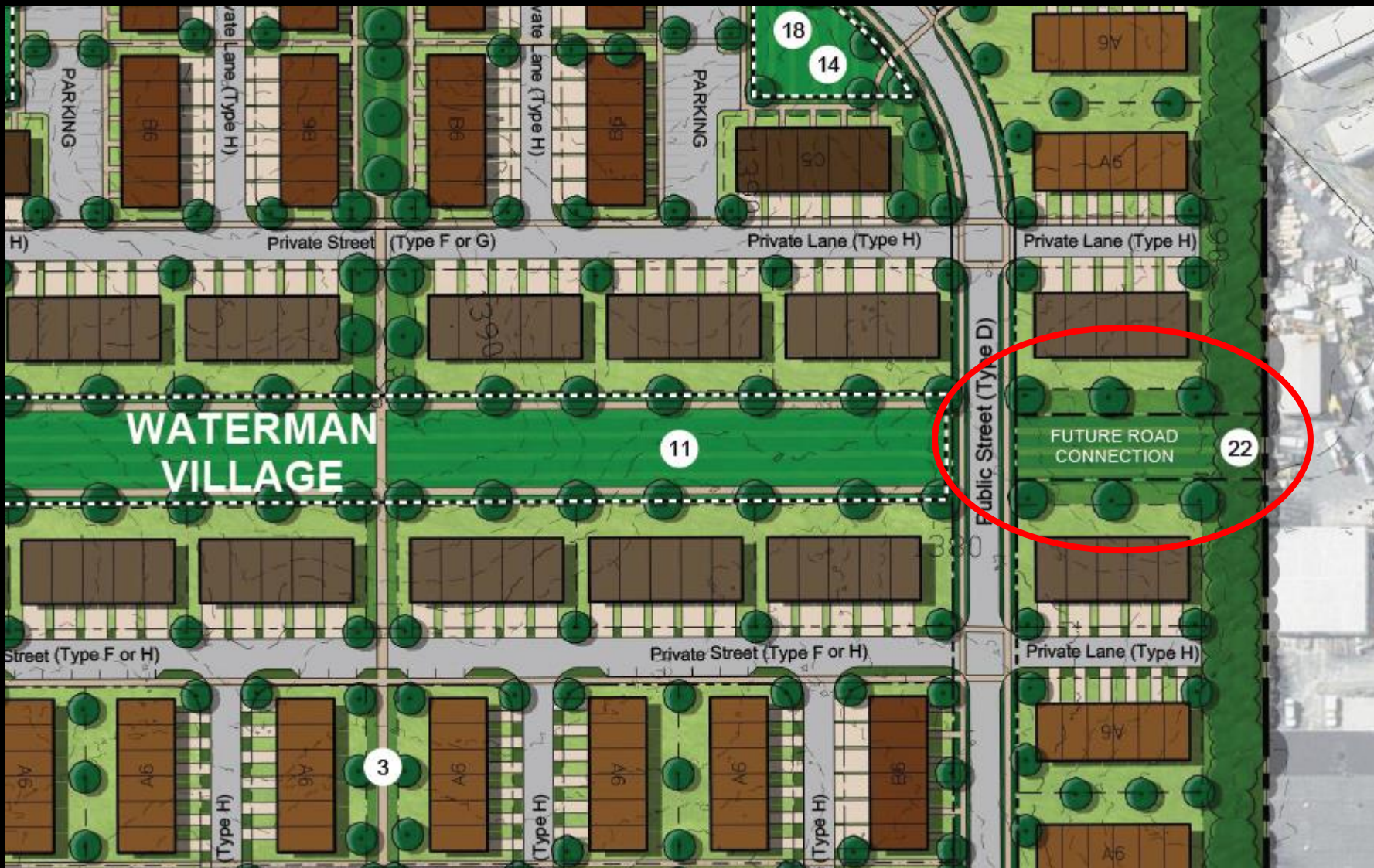
- No more than 653 DUs; no fewer than 45 single-family detached dwellings
- Solar panels on club house
- Amenities – club house, central lawn, 2 playgrounds, 3 pocket parks, 3 overlooks, linear park,
- 20-ft vegetative buffer



III. Transportation Proffers

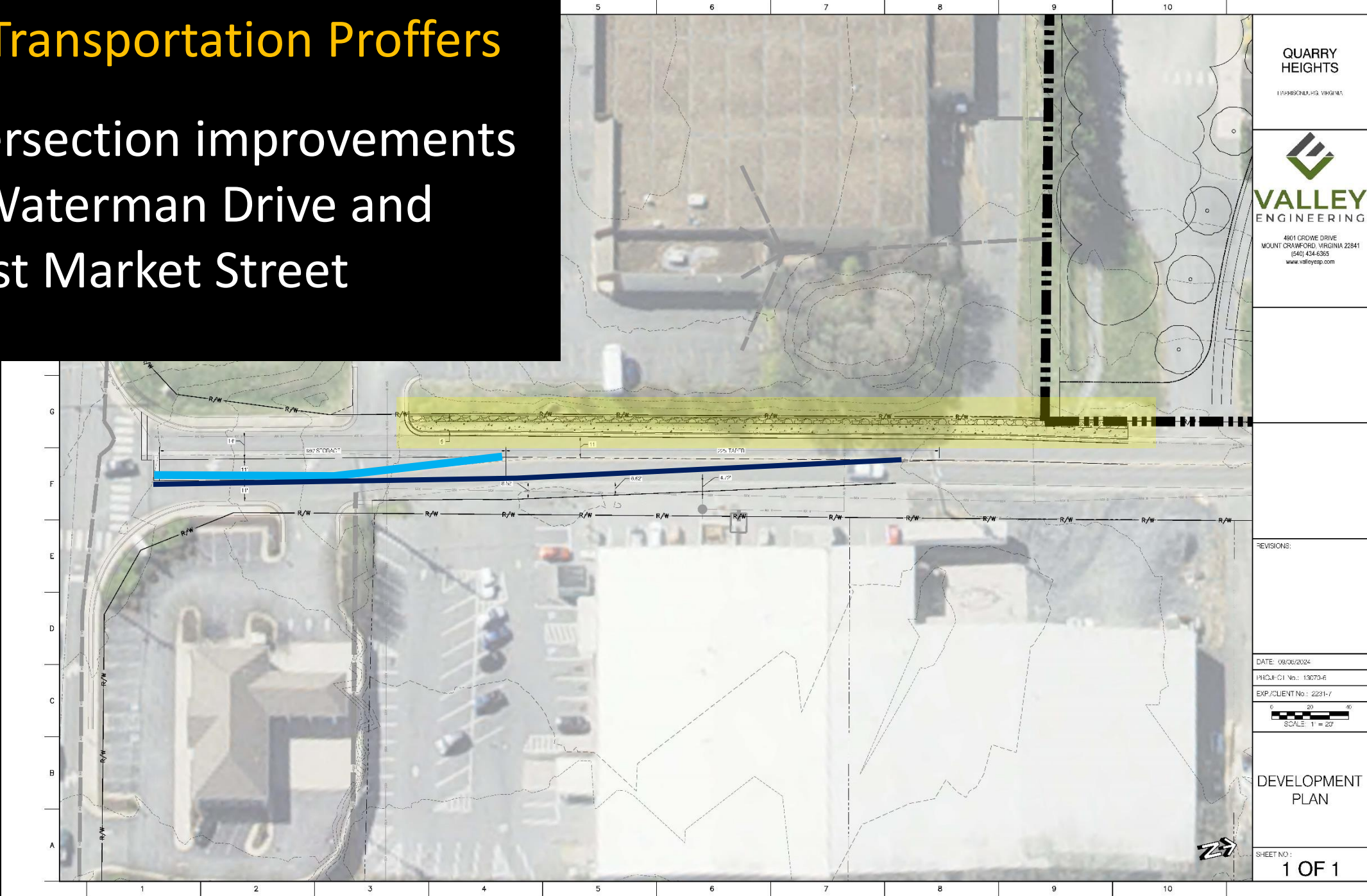






III. Transportation Proffers

Intersection improvements at Waterman Drive and West Market Street



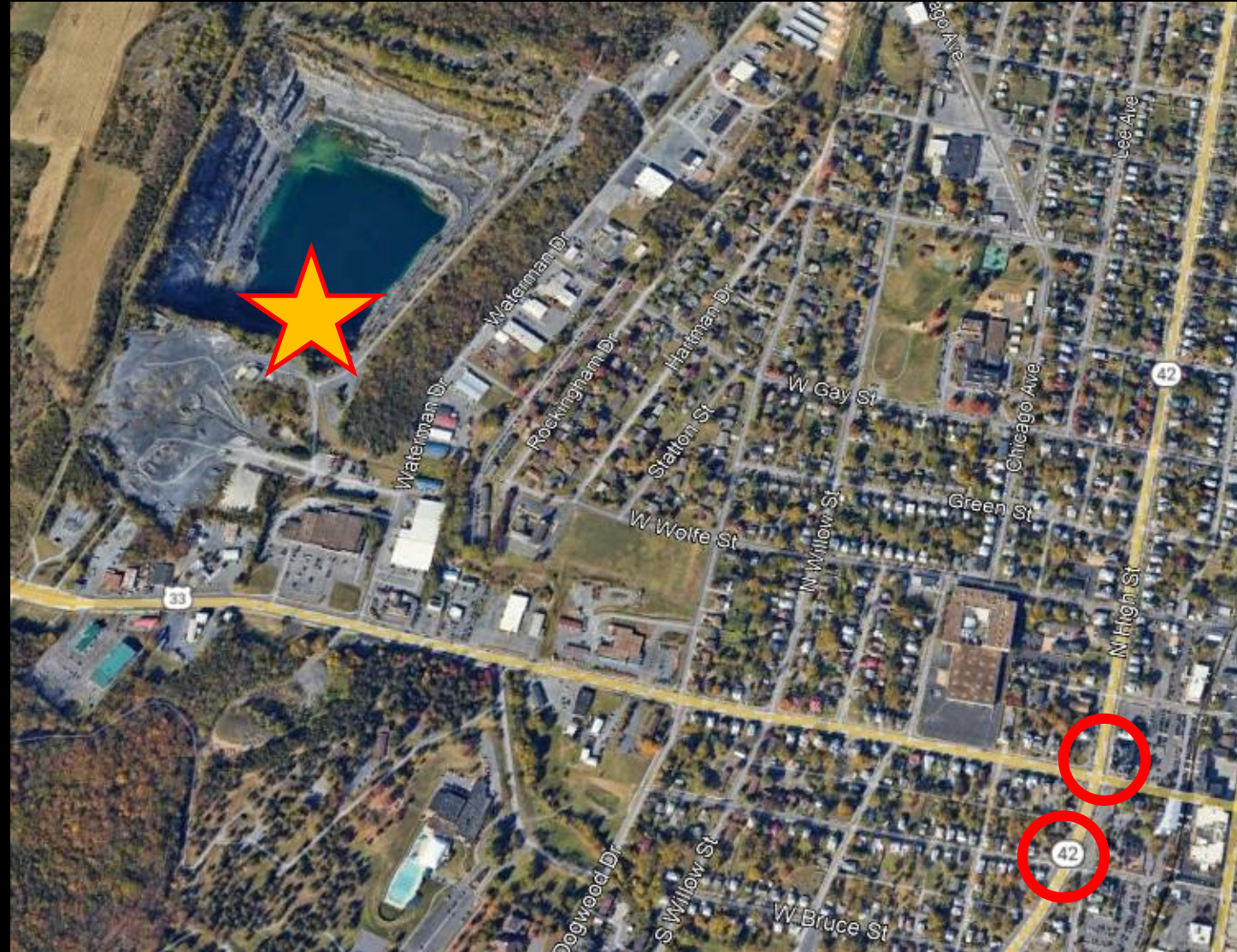
III. Transportation Proffers

- Trees along public streets
- A minimum of 4 concrete pads and easements/ ROW for bus shelters
- Traffic calming measures
- 15 mph speed limit on private streets

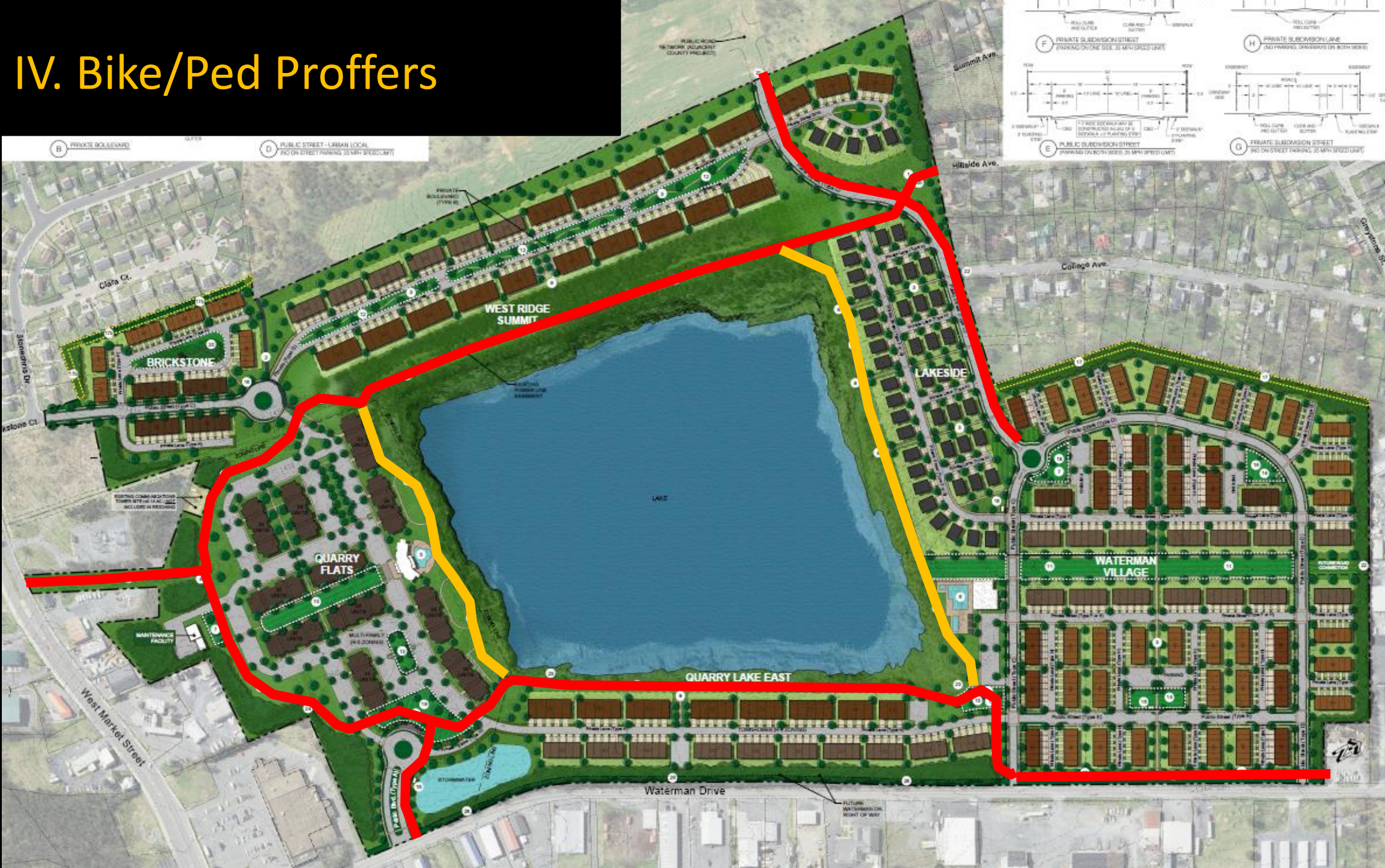


Street Improvement Agreement

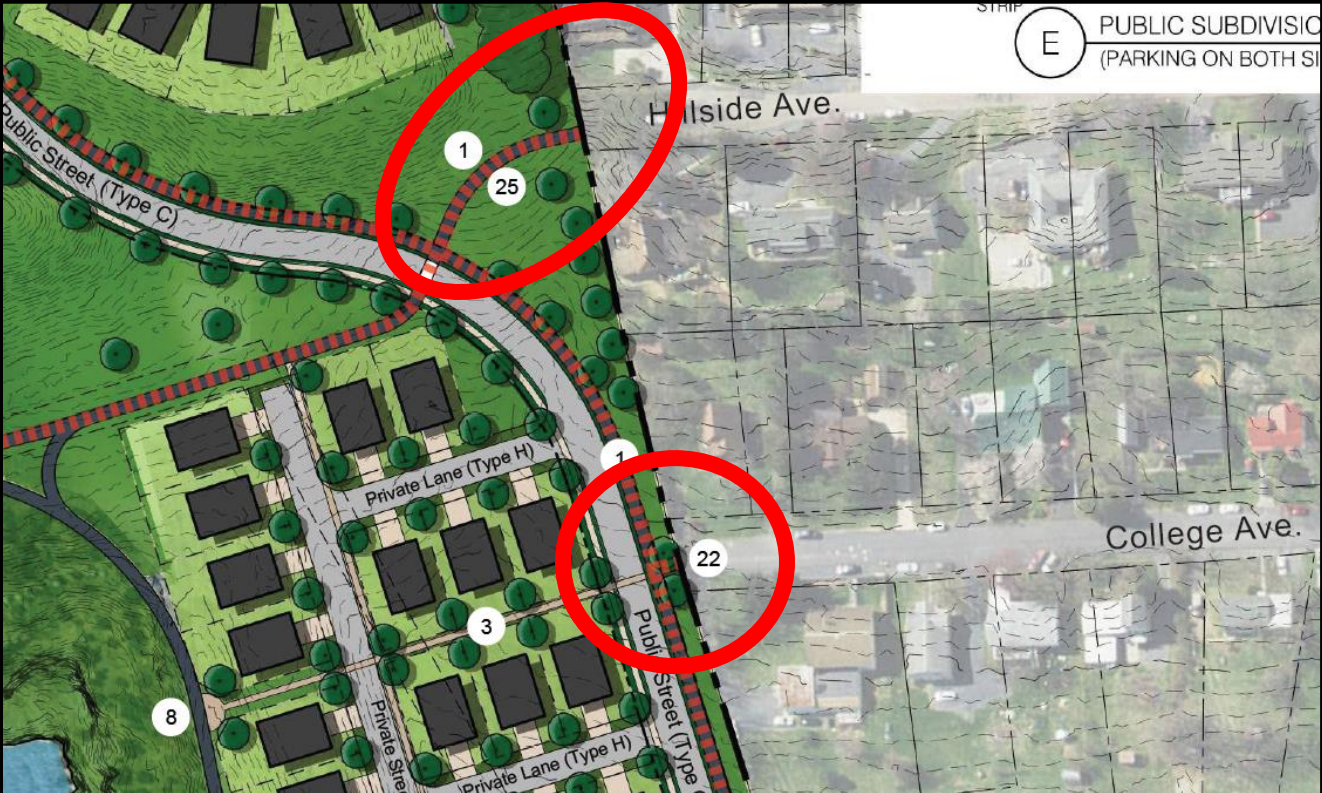
- West Market St/High St and other studied intersections



IV. Bike/Ped Proffers



IV. Bike/Ped Proffers



IV. Bike/Ped Proffers

- Public access easements over private sidewalks and pedestrian connections
- 2 bike repair stations

V. Resident and Public Safety Proffers

- Fencing around the quarry lake
- Emergency access into quarry lake
- Location of mail stations on public streets



Special Use Permits and Recommended Conditions

For the SUP to allow multiple-family dwellings of more than 12 units per building in the R-5:

- *Staff has no recommended conditions.*

For the SUP to allow attached townhomes of not more than eight (8) units in the R-8 :

1. The maximum attached townhome groups shall be limited to a maximum of six (6) units.

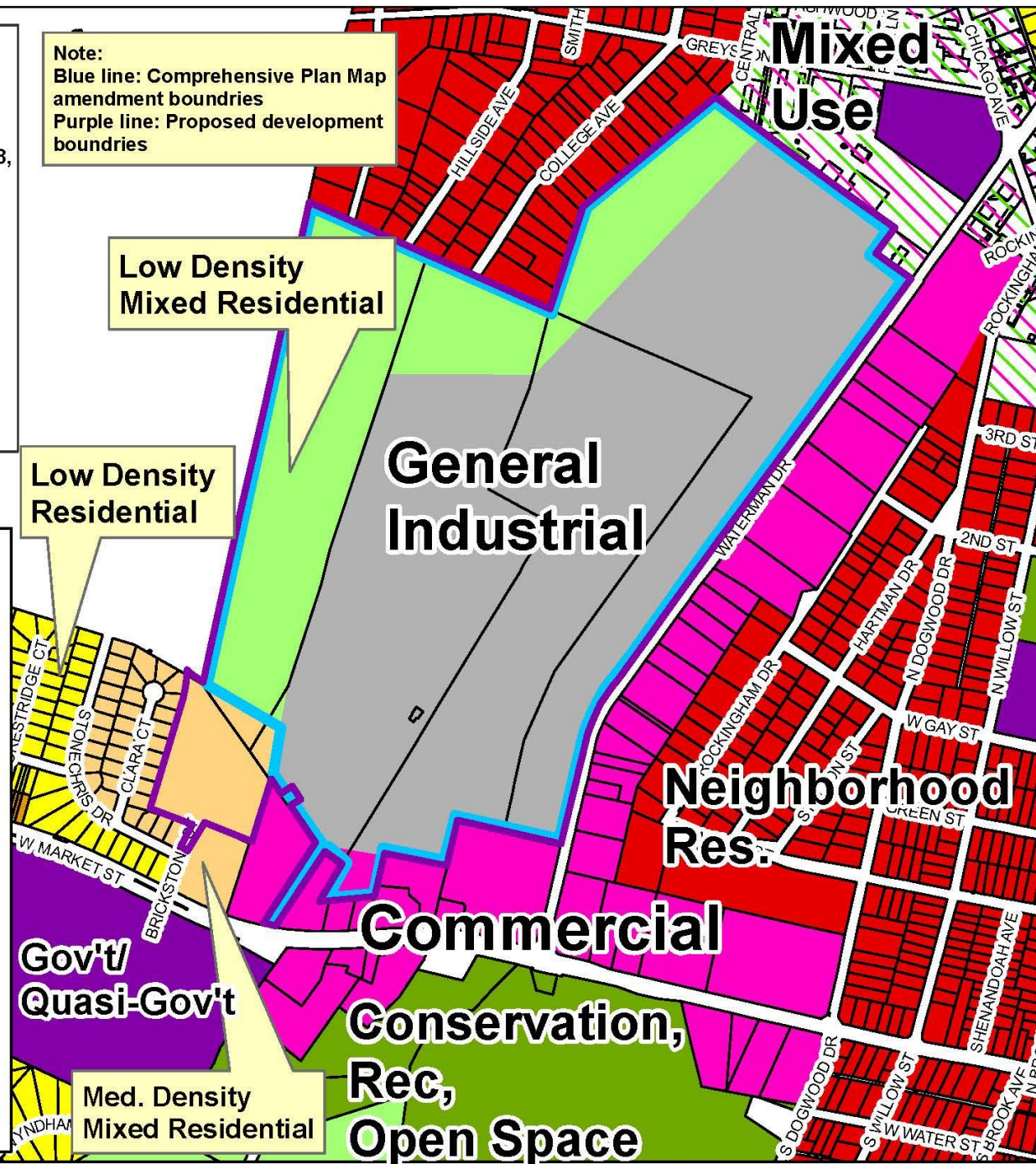
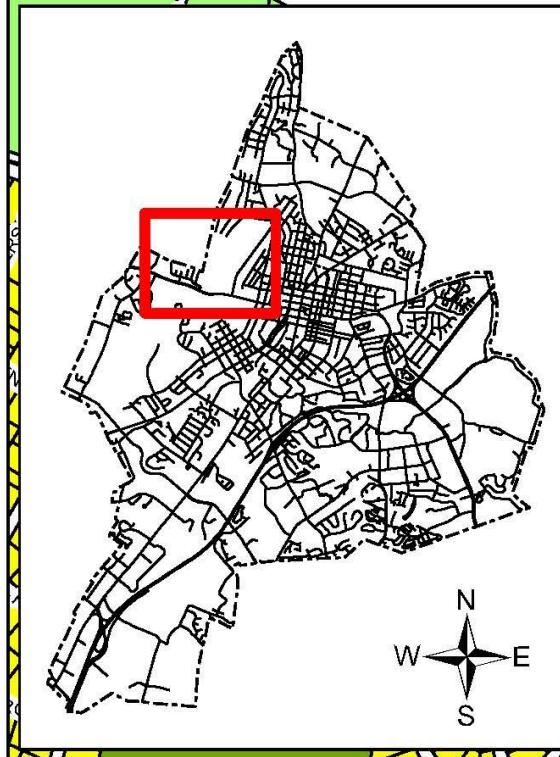
For the SUP to allow reduced side yard setbacks for townhomes in the R-8 district:

1. The minimum side yard setback for townhouse groups shall be no less than ten (10) feet.

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Recommendation

Staff and Planning Commission (7-0) recommends approval of all five requests – Comprehensive Plan map amendment, rezoning, and 3 special use permits with conditions:

For the SUP to allow multiple-family dwellings of more than 12 units per building in the R-5:

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