

DESCRIPTION OF THE PROPOSED USE

The Proposed use of Freeman Station will remain the same as previously approved by the City of Harrisonburg. The purpose of this rezoning is to amend the original parking proffer associated with the duplex building units.

October 7, 2014

Adam Fletcher
Senior Planner, City of Harrisonburg
409 South Main Street
Harrisonburg, Virginia 22801

Re: Conditional Zoning Proffers

Dear Mr. Fletcher:

I hereby proffer that the development of the subject property on this application shall be in strict accordance with the conditions set forth in this submission. The proffers are listed below.

1. The concept plan prepared by Hamrick Engineering, P.C. dated October 7, 2014 is proffered except for the location of the street trees which may vary due to necessary site distance easements.
2. Occupancy will be limited to two unrelated people or a single family.
3. Tax map parcel numbers 9-T-4 through 9-T-15 will have three off-street parking spaces.

Thank you for your consideration.

Sincerely,



Randy Cosner

Existing Regulating Proffers

June 4, 2008

Adam Fletcher
Senior Planner, City of Harrisonburg
409 South Main Street
Harrisonburg, Virginia 22801

Re: Conditional Zoning Proffers



Dear Mr. Fletcher:

I hereby proffer that the development of the subject property on this application shall be in strict accordance with the conditions set forth in this submission. The proffers are listed below.

- 1. The concept plan prepared by Hamrick Engineering, P.C. dated June 10, 2008 is proffered except for the location of street trees which may vary due to necessary sight distance easements.
- 2. Occupancy will be limited to two unrelated people or a single family.
- 3. Each duplex unit will have three parking spaces. One in the garage and two in the driveway.

Thank you for your consideration.

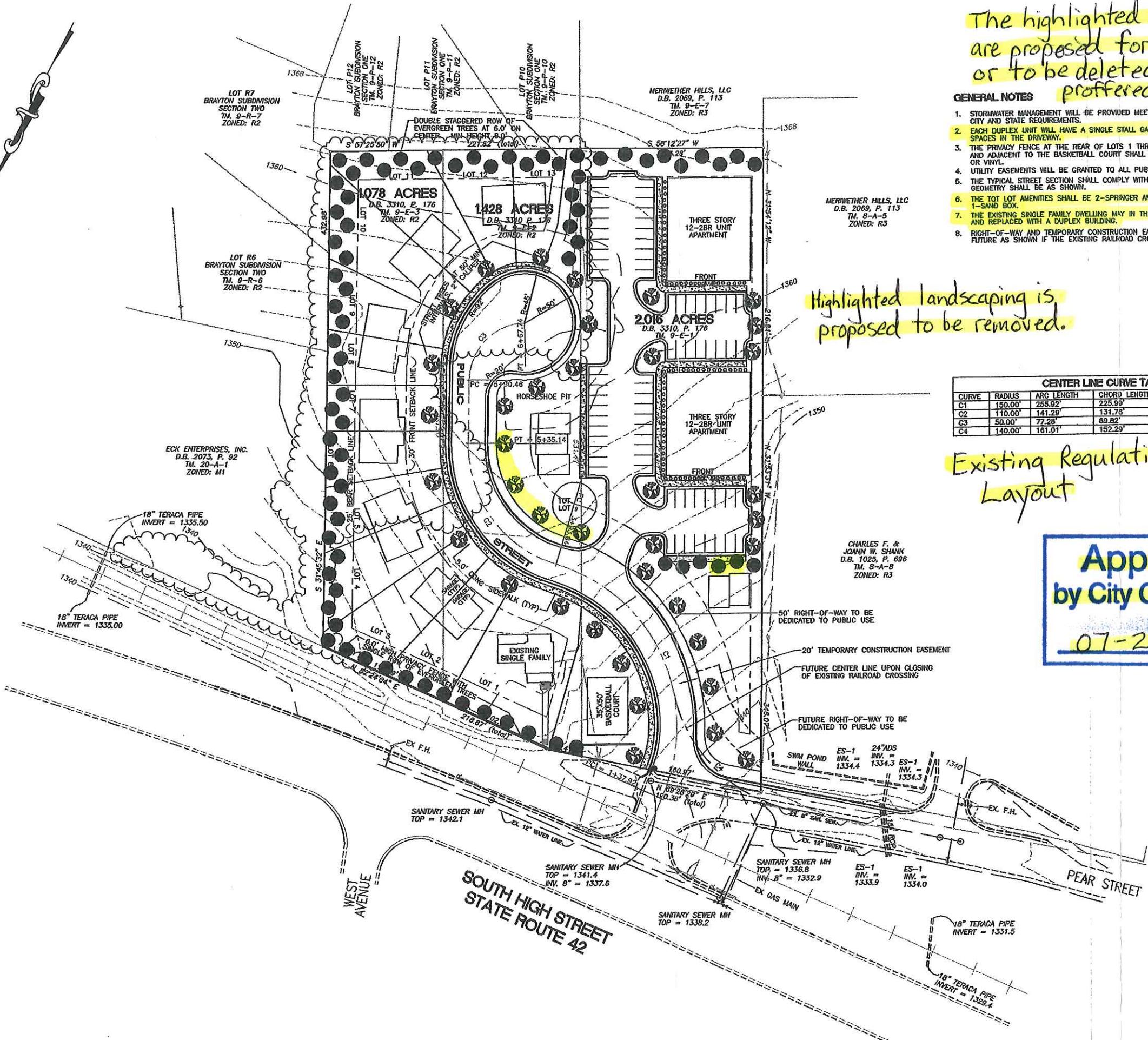
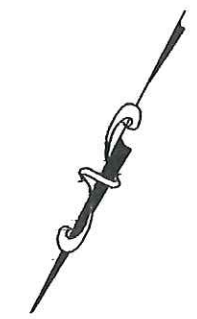
Sincerely,

A handwritten signature in cursive that reads 'Randy Cosner'.

Randy Cosner

The applicant is proposing to amend this statement.





The highlighted notes below are proposed for modification or to be deleted from the proffered layout.

GENERAL NOTES

1. STORMWATER MANAGEMENT WILL BE PROVIDED MEETING ALL APPLICABLE CITY AND STATE REQUIREMENTS.
2. EACH DUPLEX UNIT WILL HAVE A SINGLE STALL GARAGE AND TWO PARKING SPACES IN THE DRIVEWAY.
3. THE PRIVACY FENCE AT THE REAR OF LOTS 1 THROUGH 3 ALONG THE RAILROAD AND ADJACENT TO THE BASKETBALL COURT SHALL BE CONSTRUCTED OF WOOD OR VINYL.
4. UTILITY EASEMENTS WILL BE GRANTED TO ALL PUBLIC UTILITIES AS NECESSARY.
5. THE TYPICAL STREET SECTION SHALL COMPLY WITH CITY STANDARDS. THE HORIZONTAL GEOMETRY SHALL BE AS SHOWN.
6. THE TOT LOT AMENITIES SHALL BE 2-SPRINGER ANIMALS, 1-JUNIOR SWING, AND 1-SAND BOX.
7. THE EXISTING SINGLE FAMILY DWELLING MAY IN THE FUTURE BE DEMOLISHED AND REPLACED WITH A DUPLEX BUILDING.
8. RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENT WILL BE DEDICATED IN THE FUTURE AS SHOWN IF THE EXISTING RAILROAD CROSSING IS ABANDONED.

Highlighted landscaping is proposed to be removed.

CENTER LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	255.92'	225.92'	S 66°28'38" E	97°45'22"
C2	110.00'	141.29'	131.78'	S 68°33'25" E	73°35'46"
C3	50.00'	77.28'	69.82'	S 12°31'13" W	88°33'30"
C4	140.00'	161.01'	152.29'	N 77°39'49" W	65°53'45"

Existing Regulating Proffered Layout

Approved
 by City Council on:
07-22-2008



HE HAMRICK ENGINEERING, P.C.
 1581 Laurel Road, Suite 101
 Charlottesville, VA 22902
 Phone: 434-981-7777
 Fax: 434-981-7778
 Email: info@hamrickeng.com

CONCEPT PLAN

**RANDY COSNER LAND
 PEAR STREET
 CITY OF HARRISONBURG, VIRGINIA**

Date Application Received: 08-07-14

Total Paid: 525.00

Application for Change of Zoning District City of Harrisonburg, Virginia

Section 1: Property Owner's Information

Name: Randy Cosner Construction Inc + H/M+S LLC

Street Address: P.O. Box 609 Email: RWCOSNER@COMCONST.NET

City/State/Zip: BROADWAY VA 22815

Telephone (work): 540-896-1185 (home or cellular): 540-820-6495 (fax): _____

Section 2: Owner's Representative Information

Name: _____

Street Address: _____ Email: _____

City/State/Zip: _____

Telephone (work): _____ (home or cellular): _____ (fax): _____

Section 3: Description of Property

Location (street address): _____

Tax Map Number, Sheet: Q-1-D Block: 15 Lot: _____ Total Land Area (acres or square feet): ~~3.757~~ 4.441

Existing Zoning District: R-3C Proposed Zoning District #: R-3C

Existing Comprehensive Plan Designation: _____

If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper

Section 4: Application Fee

\$375.00 plus \$30.00 per acre, and if applicable, Fees for a Traffic Impact Analysis (TIA) Review (see below)

(a) Would the development from this rezoning require a Traffic Impact Analysis by VDOT?
Yes _____ No X

*If yes, then fees must be made payable to VDOT to cover costs associated with the TIA review.
PLEASE NOTE - If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.*

(b) Would the development from this rezoning require a Traffic Impact Analysis review by the City?
Yes _____ No X

*If yes, then an additional \$1,000.00 must be made payable to the City to cover costs associated with the TIA review.
PLEASE NOTE - If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.*

Section 5: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: _____

East: _____

South: _____

West: _____

Section 6: Certification

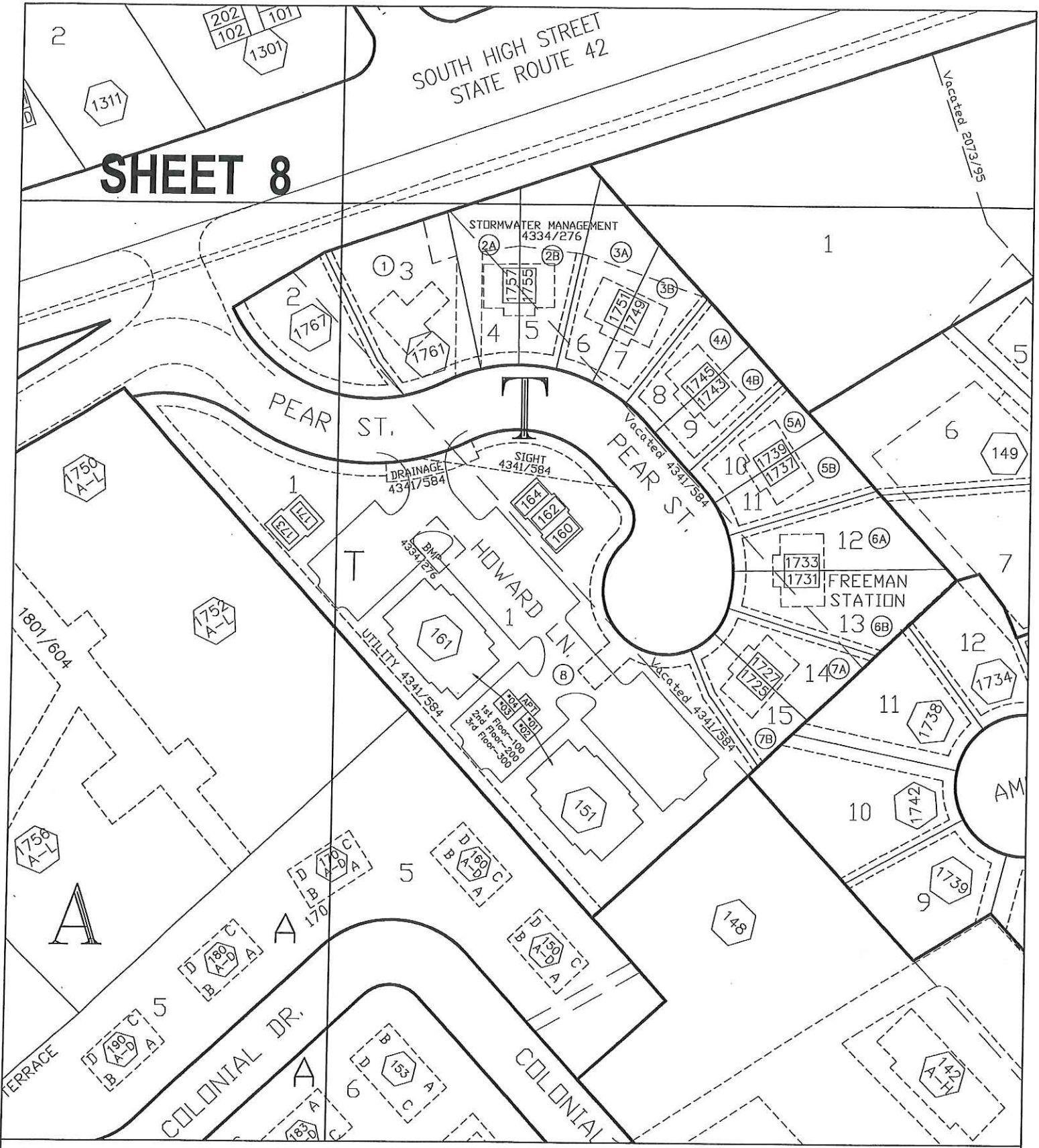
I certify that the information contained herein is true and accurate. Signature: _____

[Handwritten Signature]
Property Owner
W. M. Held

See Back for Items Required for Submission

[Handwritten Signature]

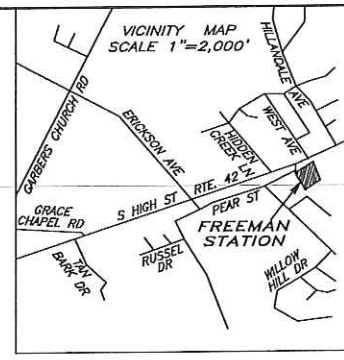
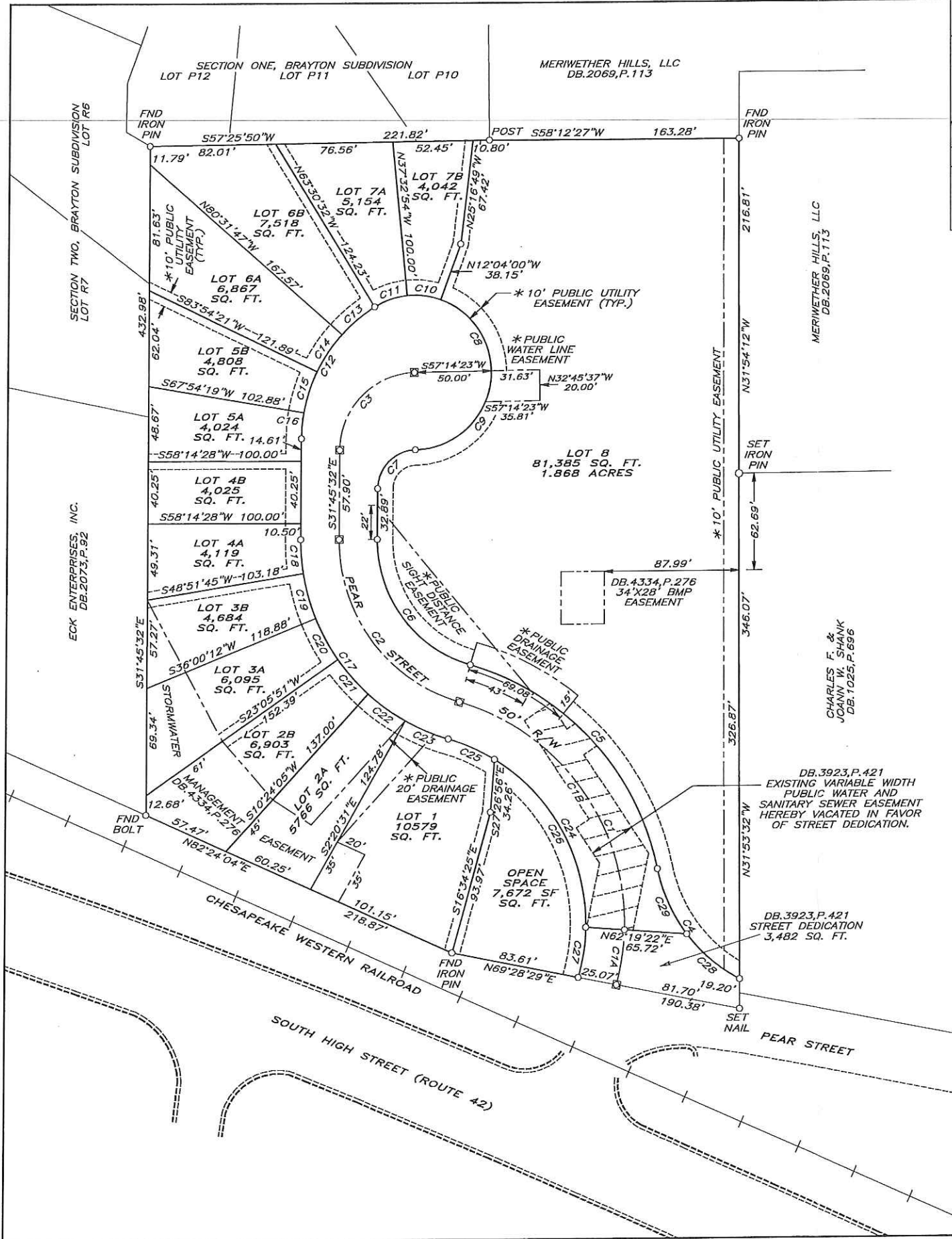
SHEET 8



TM 9-T-1

Removed street name C & W Crossing which was added in my 1-21-14 e-mail & is no longer valid.
Restored proposed private street Howard Lane which comes off of Pear St. & will serve proposed apartments on parcel T-1.
Restored Howard Ln. addresses for apartments.

2 - 25 - 2014



CURVE DATA					
NO.	R	Δ	ARC	TAN	CHORD
1	150.00'	88°50'24"	232.58'	146.99'	S60°56'07"E 209.97'
1A	150.00'	13°42'48"	35.90'	18.04'	S23°22'19"E 35.82'
1B	150.00'	75°07'36"	196.68'	115.36'	S67°47'31"E 182.89'
2	110.00'	73°35'46"	141.29'	82.28'	S68°33'25"E 131.78'
3	50.00'	88°29'53"	77.23'	48.71'	S12°29'24"W 69.78'
4	105.00'	50°16'34"	92.14'	49.27'	S68°32'03"E 89.21'
5	175.00'	61°57'32"	189.24'	105.07'	S74°22'33"E 180.16'
6	85.00'	73°35'46"	109.18'	63.58'	S68°33'25"E 101.83'
7	25.00'	88°59'55"	38.83'	24.57'	S12°44'26"W 35.05'
8	50.00'	210°44'55"	183.91'		S48°08'04"E 96.42'
9	50.00'	159°18'24"	139.02'	273.86'	S22°24'48"E 98.37'
10	50.00'	25°28'54"	22.24'	11.31'	N65°11'33"E 22.05'
11	50.00'	25°57'37"	22.66'	11.53'	N39°28'17"E 22.46'
12	100.00'	58°15'00"	101.67'	55.72'	N2°38'02"W 97.34'
13	100.00'	15°57'36"	27.86'	14.02'	N18°30'40"E 27.77'
14	100.00'	16°37'31"	29.02'	14.61'	N2°13'06"E 28.91'
15	100.00'	16°00'02"	27.93'	14.05'	N14°05'40"W 27.84'
16	100.00'	9°39'51"	16.87'	8.45'	N26°55'36"W 16.85'
17	135.00'	73°35'46"	173.41'	100.99'	N68°33'25"W 161.73'
18	135.00'	9°22'43"	22.10'	11.07'	N36°26'54"W 22.07'
19	135.00'	12°51'33"	30.30'	15.21'	N47°34'02"W 30.24'
20	135.00'	12°54'20"	30.41'	15.27'	N60°26'58"W 30.34'
21	135.00'	12°41'46"	29.91'	15.02'	N73°15'02"W 29.85'
22	135.00'	12°44'36"	30.03'	15.08'	N85°58'13"W 29.96'
23	135.00'	13°00'48"	30.66'	15.40'	S81°09'05"W 30.60'
24	125.00'	89°38'37"	195.57'	124.22'	N60°32'00"W 176.23'
25	125.00'	15°05'44"	32.93'	16.56'	S82°11'33"W 32.84'
26	125.00'	59°31'13"	129.85'	71.47'	N60°29'58"W 124.09'
27	125.00'	15°01'40"	32.79'	16.49'	N23°13'31"W 32.69'
28	105.00'	24°46'55"	45.42'	23.07'	S81°16'53"E 45.06'
29	105.00'	25°29'39"	46.72'	23.75'	S56°08'36"E 46.34'

SURVEYOR'S CERTIFICATE

I, JERRY L. SHEFFER, L.S., CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS OF THE PLANNING COMMISSION AND ORDINANCES OF THE CITY OF HARRISONBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.



THIS PLAT CONFORMS TO THE PRELIMINARY PLAT AND THE STREET DESIGN VARIANCES APPROVED BY CITY COUNCIL, ON OCTOBER 14, 2008.

MERIDIAN FROM DB.2799,P.21 (MAGNETIC-1996)

TAX MAP PARCELS 9-E-1, 9-E-2 AND 9-E-3 ACQUIRED BY COSNER DEVELOPMENT, L.C. BY DEED RECORDED IN DB.3310,P.176. INTERIOR TRACT LINES ARE HEREBY VACATED.

AREA OF STREET = 29,827 SQ. FT., 0.685 ACRES
 AREA OF LOTS = 155,969 SQ. FT., 3.581 ACRES
 AREA OF OPEN SPACE = 7,672 SQ. FT., 0.176 ACRES
 TOTAL AREA = 193,468 SQ. FT., 4.441 ACRES

ZONE R3C
 FRONT YARD SETBACK = 30'
 SIDE YARD SETBACK = 10'
 REAR YARD SETBACK = 25'

NO TITLE REPORT FURNISHED. PLAT MAY NOT SHOW ALL EASEMENTS AND ENCUMBRANCES. DATA SHOWN FROM A CURRENT FIELD SURVEY.

☐ DENOTES CENTERLINE MONUMENT
 IRON PINS WILL BE SET AT ALL LOT CORNERS

* ALL PUBLIC EASEMENTS SHOWN ARE HEREBY DEDICATED TO PUBLIC USE.

PLAT SHOWING
FREEMAN STATION
 HARRISONBURG, VIRGINIA
 SCALE 1" = 50' OCTOBER 29, 2013
 HAMRICK ENGINEERING, P.C.
 ENGINEERS - SURVEYORS - PLANNERS
 156 LAUREL HILL ROAD, VERONA, VIRGINIA
 SHEET 4 OF 4

Application Received: 08-07-14

Total Paid: 525.00

Application for Change of Zoning District City of Harrisonburg, Virginia

Section 1: Property Owner's Information

Name: Richard C. S. M. Carver Construction Inc + HFM + S LLC
 Street Address: P.O. Box 409 Email: RW.CARVER@COMCAST.NET
 City/State/Zip: Harrisonburg, VA 22845
 Telephone (work): 540-896-1185 (home or cellular): 540-820-6495 (fax): _____

Section 2: Owner's Representative Information

Name: _____
 Street Address: _____ Email: _____
 City/State/Zip: _____
 Telephone (work): _____ (home or cellular): _____ (fax): _____

Section 3: Description of Property

Location (street address): _____
 The Map District Sheet: 15 Lot: _____ Total Land Area (acres or square feet): 2757 4.44
 Existing Zoning District: R-3C Proposed Zoning District: R-3C
 Existing Comprehensive Plan Designation: _____

If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper

Section 4: Application Fee

\$375.00 plus \$30.00 per page, and if applicable, fees for a Traffic Impact Analysis (TIA) Review (see below)

- (a) Would the development from this rezoning require a Traffic Impact Analysis by VDOT?
 Yes No X
 Note: If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.
- (b) Would the development from this rezoning require a Traffic Impact Analysis review by the City?
 Yes No X
 Note: If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.
- PLEASE NOTE-- If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

Section 5: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

Name: _____
 Address: _____
 Name: _____
 Address: _____
 Name: _____
 Address: _____

Section 6: Certification

I certify that the information provided herein is true and accurate. Signature: _____

Richard C. S. M. Carver
 Property Owner

See Back for Items Required for Submission

W. M. Kelly
 City Engineer
 Roy Hartman
 Wanda L. Hartman
 City Manager

Case Number: 08012061