

Application for Change of Zoning District City of Harrisonburg, Virginia

Section 1: Property Owner's Information

Name: K & K LLC
Street Address: 4895 WALNUT RIVER LANE Email: _____
City/State/Zip: BRIDGEWATER VA 22812
Telephone (work): _____ (home or cellular): _____ (fax): _____

Section 2: Owner's Representative Information

Name: WILLIAM C. RIVER
Street Address: 3365 MANNHEIM CT Email: WILLIAM.C.RIVER@gmail.com
City/State/Zip: HARRISONBURG VA 22801
Telephone (work): 540-438-8800 (home or cellular): 540-487-3671 (fax): 540-433-1733

Section 3: Description of Property

Location (street address): 811-821 Port Republic Rd HARRISONBURG, VA 22801
Tax Map Number: Sheet: 92 Block: H Lot: 0 Total Land Area (acres or square feet): 0.915
Existing Zoning District: R-3C Proposed Zoning District * : R-3C
Existing Comprehensive Plan Designation: High Density Residential

**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 _____

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 _____

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: K & K LLC by [Signature]
Property Owner

See Back for Items Required for Submission

Existing Proffers

May 18, 1999
REVISED May 24, 1999

Department of Community Development
City of Harrisonburg, Planning Commission,
City Council
409 South Main Street
Harrisonburg, VA 22801

**RE: PROFFER OF CONDITIONS -
RELATED TO THE REZONING REQUEST OF AB BUILDERS
LOCATED AT 811 PORT REPUBLIC ROAD**

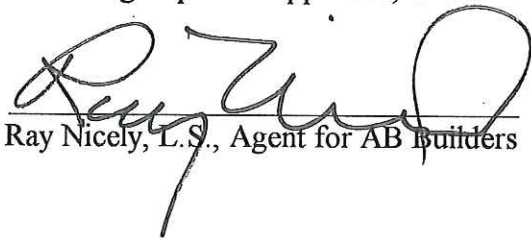
In regard to the rezoning request referenced above, the following conditions are submitted to be considered as elements of the request.

1. A strip of land along the northeast boundary (the Port Republic Road frontage), up to 25 feet average width shall be reserved for dedication as additional right-of-way for the improvement of Port Republic Road. All building setbacks and development of the property shall be established in conformance with the proposed new right-of-way line as defined by the City Engineering Department.
2. In conjunction with development of the property, the existing structures and other unsightly conditions shall be removed. The property is intended to be developed in an attractive, comprehensive manner.
3. Any building(s) containing residential units shall be constructed on the Eastern one-half of the subject property.
4. There shall be no parking areas constructed between residential buildings and the Eastern property line.
5. There shall be no entrances or decks situated on the Eastern side of residential building(s).

6. Holly or evergreen trees and/or shrubs shall be planted along the Eastern property line to provide a visual buffer and to discourage pedestrian access across the Eastern property line, to the extent that will not affect the existing overhead power lines. Existing trees and plants will be left in place wherever possible and practical to accomplish the intent of the buffer. Maximum spacing between new or existing plants comprising the buffer shall be 12 feet.

It is understood that these conditions, if the rezoning request is approved, will become part of the zoning of the land.

5/25/99
Date


Ray Nicely, L.S., Agent for AB Builders

RN/pb
abproffer:ltr

Proposal to change PROFFER OF CONDITIONS Located at 811 Port Republic Road

PROFFER OF CONDITIONS- February 26, 2015

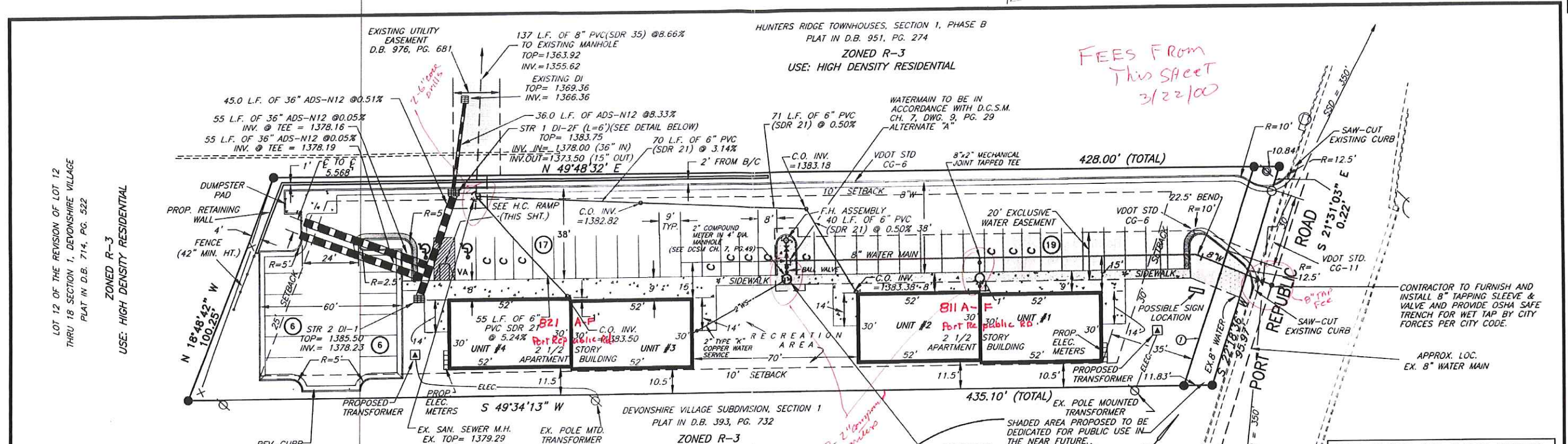
1. REMAIN IN EFFECT
2. REMAIN IN EFFECT
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5. REMAIN IN EFFECT
6. Changed to the following:

“A privacy fence and/or evergreen shrubs or trees shall be provided along the eastern property line to provide a visual and physical barrier to discourage pedestrian access across the property line. Installed fences shall be six feet in height and maintained. Installed vegetation intended to achieve the purposes as described herein shall, at the time of planting, be at least six feet in height and planted a minimum of five feet on center so as to form a dense screen. Such vegetation shall be maintained and replaced when necessary.

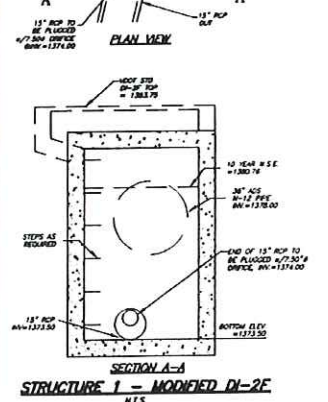
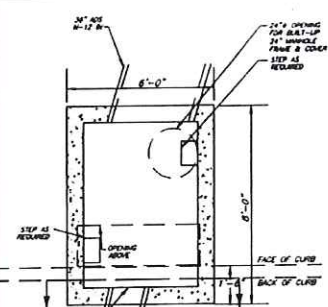
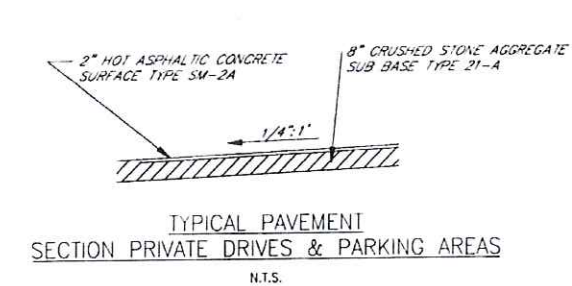
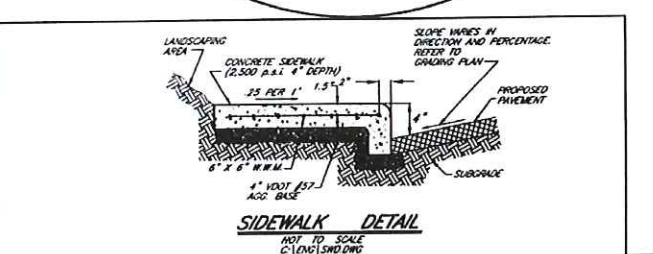
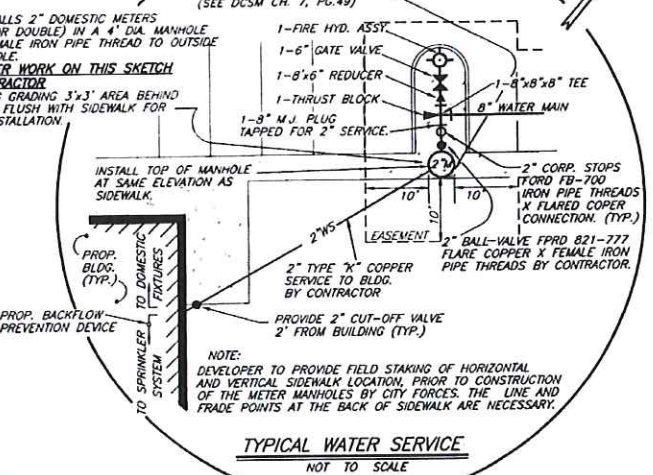
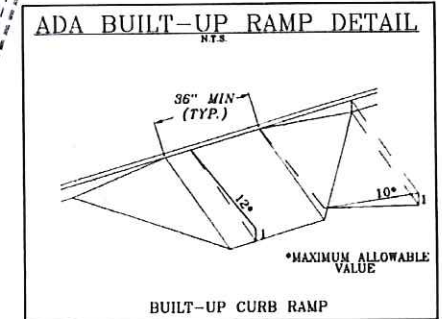
Rezoning Addresses Adjacent to Westport Village:

Devon Lane

- 1301 Devon Lane : Mallie, LLC 922 CHESTNUT DR, HARRISONBURG VA 22801
- 1303 Devon Lane : Timothy M. and Rebecca J. Simmons 314 Mountain Run Road, Churchville, VA 24421
- 1305 Devon Lane : Kittenger Properties LLC 10606 Birch St., Thornton, CO 80233-3959
- 1307 Devon Lane : James Mahlon and Delores Kay Miller 2951 Rileyville Road, Rileyville, VA 22650
- 1309 Devon Lane : Douglas A. Jones 1011 Greendale Road, Harriosnburg, VA 22801
- 1315 Devon Lane : Mallie, LLC 922 CHESTNUT DR, HARRISONBURG VA 22801
- 1317 Devon Lane : 1317 Devon Lane LLC 4247 Raleigh Road, Chesapeake, VA 23321
- 1319 Devon Lane : Thomas H. and Martha S. Pack 6460 Showalter Road, Mt. Crawford, VA 22841
- 1321 Devon Lane : William Huntley Voige 1321 Devon Lane, Harrisonburg, VA 22801
- 1323 Devon Lane : Ronald H. and Peggy C. Powell c/o Riner Rentals P.O. Box 1391, Harrisonburg, VA 22803
- 1325 Devon Lane : Brandon M. Feather 1206 Bishopsgate Way, Reston, VA 20194
- 1331 Devon Lane : Bruce G. and Elizabeth I. Davis 1200 Hillcrest Drive, Harrisonburg, VA 22801
- 1333 Devon Lane : Bruce G. and Elizabeth I. Davis 1200 Hillcrest Drive, Harrisonburg, VA 22801
- 1335 Devon Lane : Margaret A. Alexander 1011 Greendale Drive, Harrisonburg, VA 22801
- 1337 Devon Lane : Devon Lane LLC c/o Riner Rentals P.O. Box 1391, Harrisonburg, VA 22803
- 1339 Devon Lane : Douglas A. Jones 1011 Greendale Road, Harrisonburg, VA 22801
- 1341 Devon Lane : Ho Johnson 15622 Marathon Circle Apt. 303, Gaithersburg, MD 20878-5363
- 1343 Devon Lane : Pamela L. Carter and Rebecca Anne Jones 314 Mountain Run Road, Churchville, VA 24421



Fees From This Sheet 3/22/00



NOTES:

- Contractor to obtain permission from adjacent property owner prior to working offsite.
- Test pits are required where proposed utilities cross ex. gas, cable, telephone, electric or any other existing utility where a conflict may arise.
- All traffic control to be in accordance with MUTCD, latest edition.
- Information on plans and outlined in the City of Harrisonburg Design and Construction Manual will govern in the event of any conflicts w/other material.
- A separate lighting plan shall be submitted to the City of Harrisonburg Engineer for his approval prior to the placement of any site lighting. Any work done prior to the approval of the City of Harrisonburg Engineer will be at the contractors risk.
- Dumpster pad required. Screening required per city standards.
- Refer to architectural plans for exact building dimensions and exact point of entry for utilities into the building.
- Sanitary Connection to Ex. main to be in accordance with Chapter 7, Pg. 69, Drawing 49 of the City of Harrisonburg Design and Construction Standards Manual.
- 9' spaces to be designed as handicapped accessible with a vertical sign displaying the universal symbol. Spaces denoted with VA shall also bear a sign indicating the space as van accessible.
- All spaces shown with C shall be designated for compact cars. Vertical signage shall be used with the wording "COMPACT CARS ONLY".
- The posted speed limit on Port Republic Road is 35 M.P.H.
- The Line of Sight for a driver exiting the site is clear and unobstructed to the North and South on Port Republic Road is in excess of 350'.

- LEGEND:**
- IRON PIN FOUND
 - IRON PIN SET
 - EX. POWER BOX
 - ⊕ EX. WATER VALVE
 - ⊕ EX. FIRE HYDRANT
 - ⊕ EX. LIGHT POLE
 - W--- APPROXIMATE LOCATION OF EX. WATER LINE
 - S--- EX. SANITARY SEWER LINE
 - G--- APPROXIMATE LOCATION OF EX. GAS LINE FOR COMMONWEALTH GAS SERVICES
 - GTE--- APPROXIMATE LOCATION OF EX. UNDERGROUND UTILITIES FOR GTE & HEC
 - UE--- PROPOSED ELECTRIC SERVICE
 - W--- PROPOSED WATER SERVICE
 - S--- PROPOSED SANITARY LATERAL
 - G— PROPOSED GAS SERVICE
 - CO PROPOSED SANITARY CLEANOUT
 - DS PROPOSED DOWN SPOUT
 - 1454--- PROPOSED CONTOURS
 - 1454--- EXISTING CONTOURS
 - EXISTING LIGHT POLE
 - EXISTING STORM SEWER
 - EX PROPOSED STORM SEWER
 - ⊗ EX TELEPHONE PEDESTAL
 - ⊗ EX WATER METER
 - T/C TOP OF CURB
 - T/P TOP OF PAVEMENT
 - T/W TOP OF WALL
 - B/W BOTTOM OF WALL
 - T/S TOP OF SIDEWALK
 - EX UTILITY POLE
 - REVERSE CURB AND GUTTER
 - ⊗ TBM
 - EX. OVERHEAD LINES
 - F/C FACE OF CURB

SITE STATISTICS	PARKING ANALYSIS	LANDSCAPE ANALYSIS
PARCEL = D.B. 392, PG. 189 PRESENTLY IN THE NAME OF ROBERT F. & JOYCE S. JELUM AREA = .915 AC. ZONED R-3 TAX MAP = 92-C-5	USE = APARTMENTS (2) BUILDINGS ZONING = R-3 AREA = FIRST FLOOR-3,098± SF = SECOND FLOOR-3,493± SF = LOFT-2,080± SF TOTAL = 8,671± SF PER BUILDING TOTAL PARKING SPACES REQUIRED = 42 NUMBER SPACES PROVIDED = 48	AREA WITHIN PAVED PARKING LANDSCAPED AREA = 0.27 AC DRIVING ZONES = 0.48 AC PERCENT LANDSCAPED AREA TO PAVED PARKING/ DRIVING = 56.6% NOTE: ALL AREAS NOT PAVED OR BUILT UPON SHALL BE LANDSCAPED.

Notes:

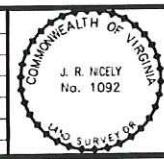
1. 21-A Crushed Aggregate base Type 1, shall be compacted to 95 % Standard Proctor Density.
2. Subgrade shall be compacted to 95 % of the Standard Proctor Density.

Curb and Gutter may be cast in place Class A-3 Concrete. If it is precast, it shall have a minimum of 4000 psi concrete.

The bottom of the curb and gutter will be parallel to the earth on which it is placed as long as the minimum 7' depth is maintained.

COMBINATION CG-6 CURB AND GUTTER

CHECKED:	REV. No.	DATE	DESCRIPTION
D.K.M.	1	01-10-00	PER CITY COMMENTS
DRAWN:			
C.D.R.			
DESIGNED:			
D.K.M.			



COPPER, MARS. NICELY & ASSOCIATES
SURVEYORS • ENGINEERS • PLANNERS
1041 SOUTH HIGH STREET
HARRISONBURG, VIRGINIA 22801
TELEPHONE (540) 434-6365



VALLEY ENGINEERING, PLC.
350 UNIVERSITY BOULEVARD
HARRISONBURG, VIRGINIA 22801
TELEPHONE (540) 438-9263 OR (800) 296-9593

WESTPORT
811 PORT ROAD
HARRISONBURG, VIRGINIA

SITE DIMENSION & COMPOSITE UTILITY PLAN

PROJECT No. **4334-7**
SCALE: 1" = 20'
DATE: 11-30-99
SHEET 2 OF 4