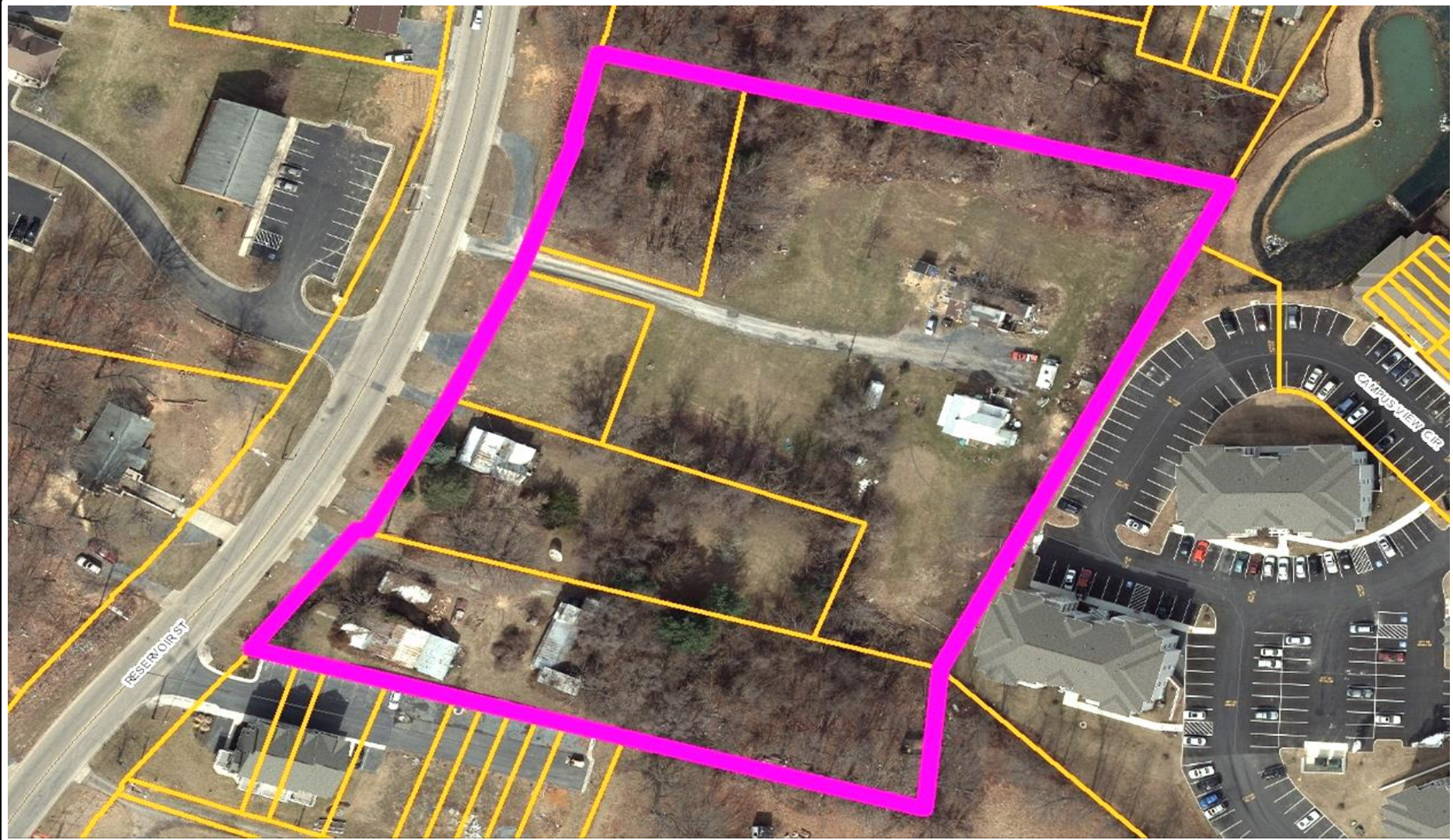
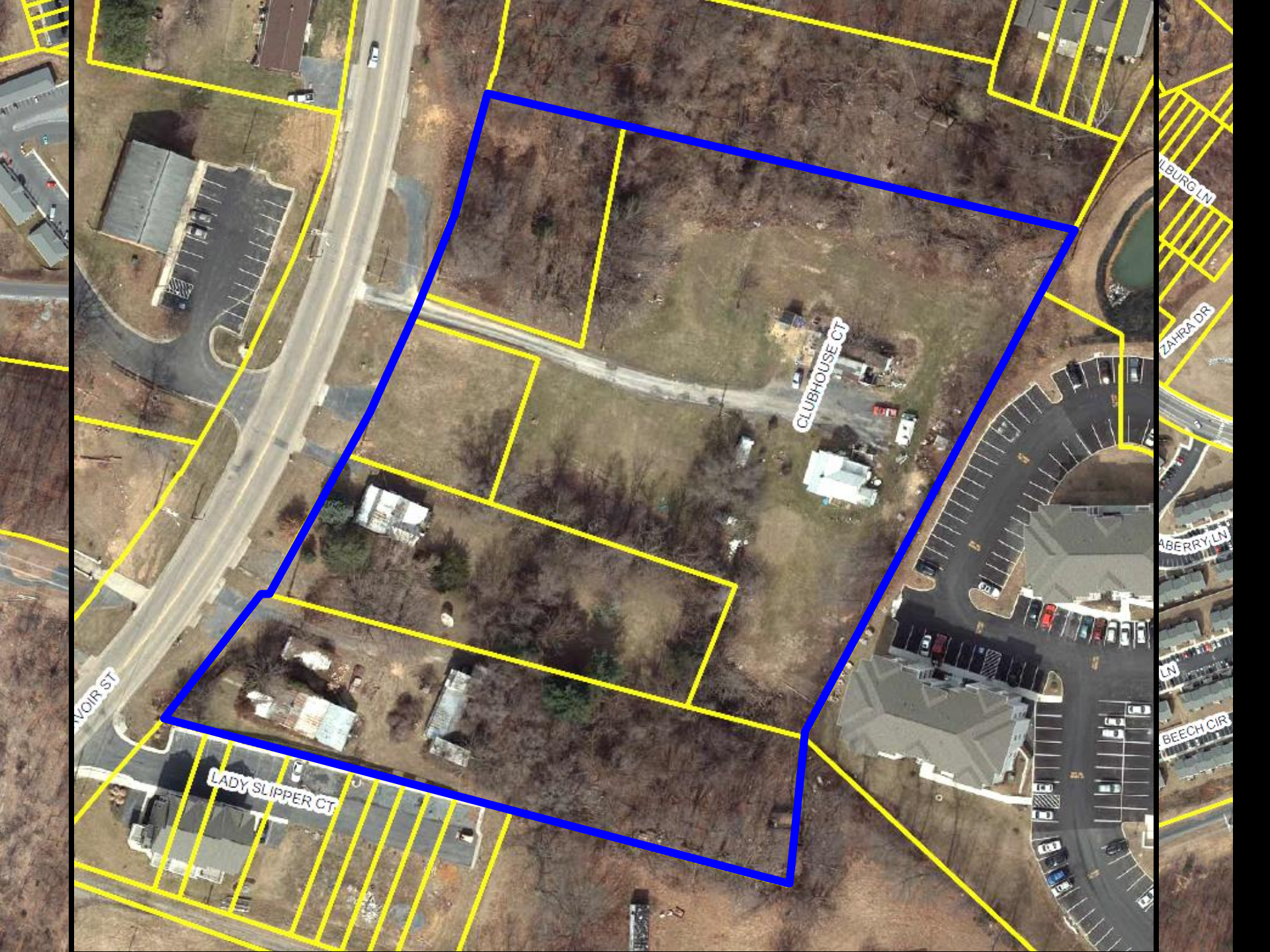


Rezoning – R-3 to R-5C (Campus View)

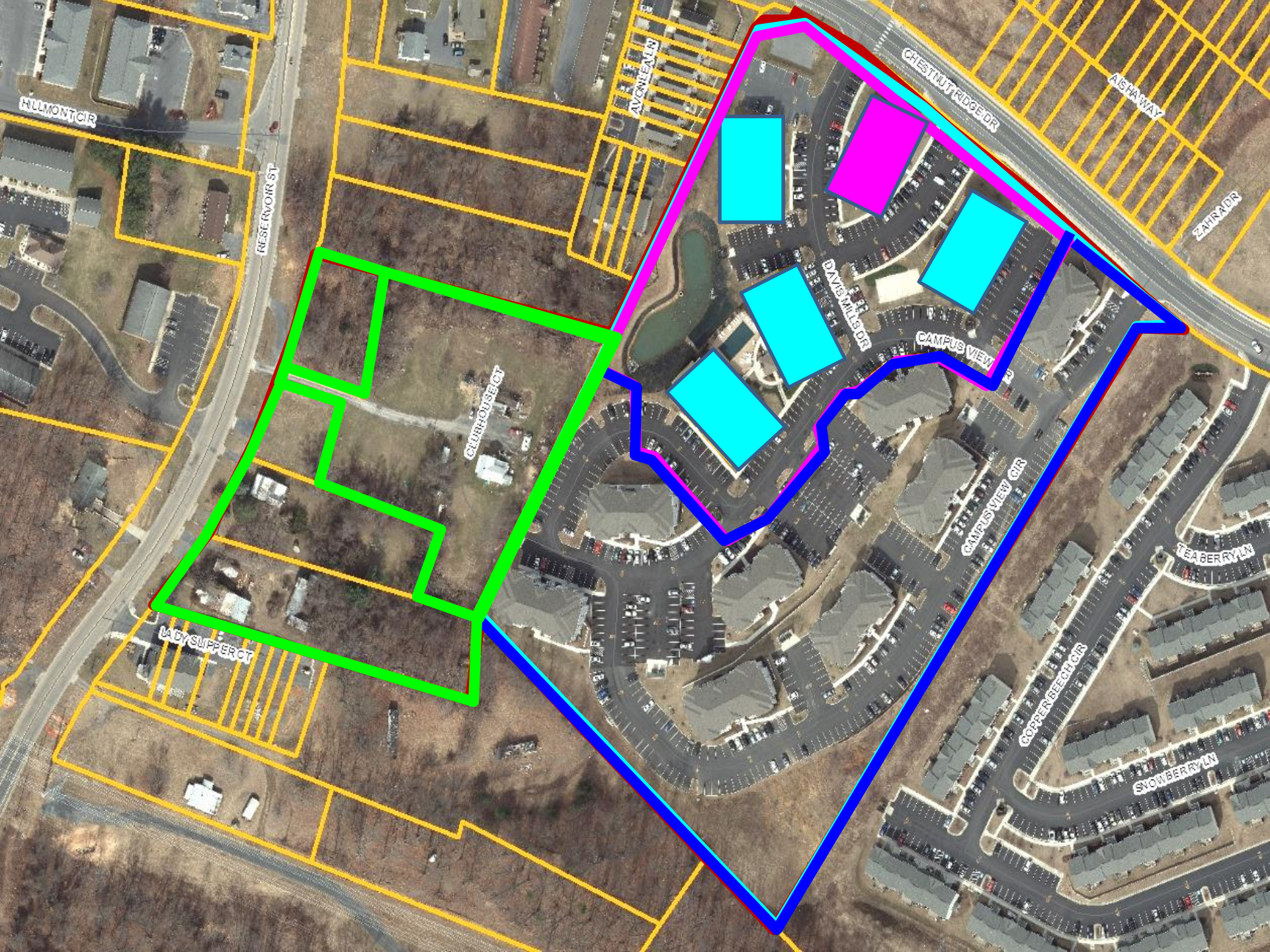
2465, 2485, 2511 & 2521 Reservoir Street











HILLMONT CIR

RESERVOIR ST

AVONLEA DR

CHESTNUT RIDGE DR

ASHWAY

ZEBRA DR

CHURCHOUSE CT

LADY SLIPPER CT

DAVIS HILLS DR

CAMPUS VIEW

CAMPUS VIEW CIR

TEA BERRY LN

COPPER RECTORS

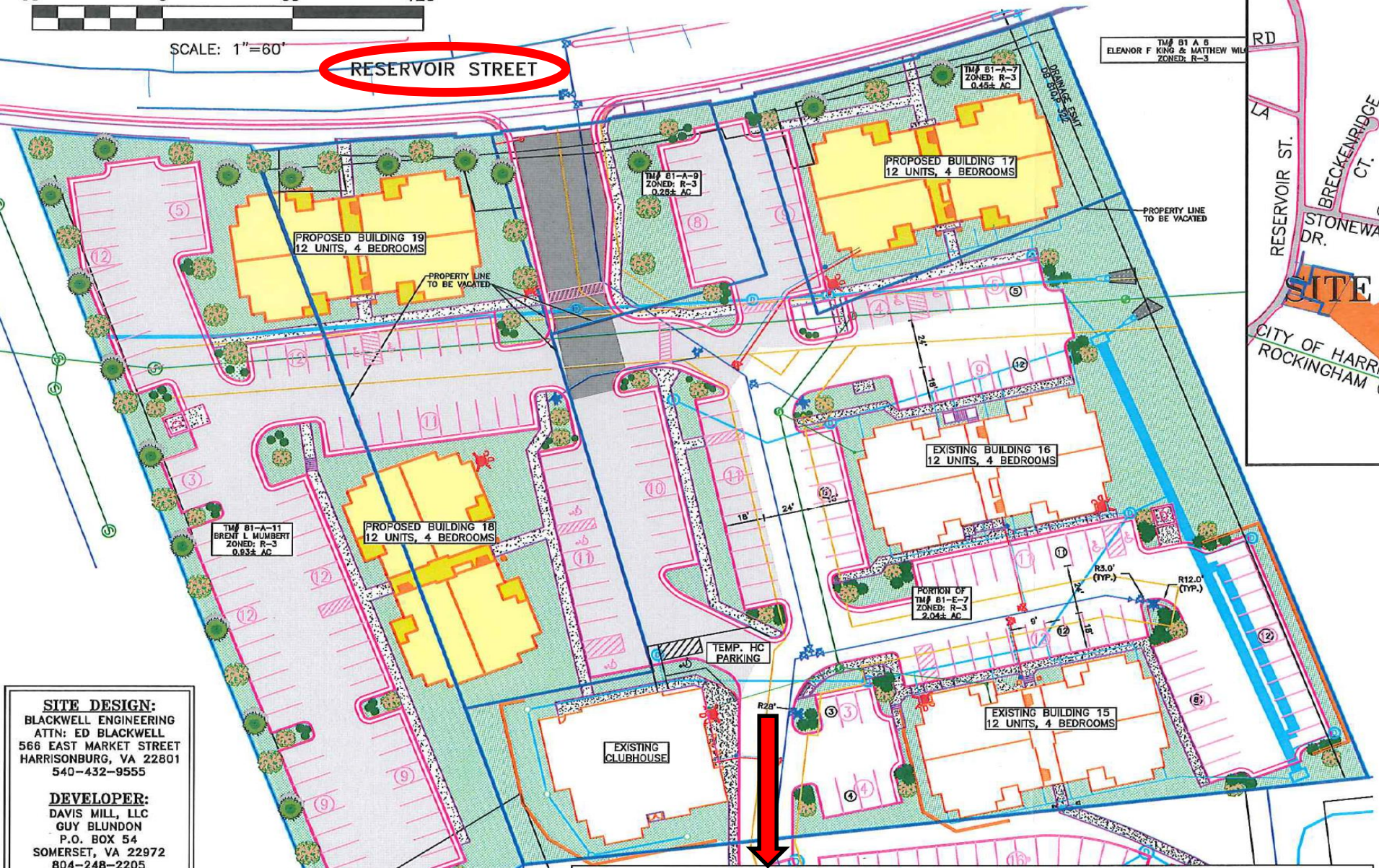
SNOWBERRY LN

GRAPHIC SCALE



SCALE: 1"=60'

RESERVOIR STREET



SITE DESIGN:
 BLACKWELL ENGINEERING
 ATTN: ED BLACKWELL
 566 EAST MARKET STREET
 HARRISONBURG, VA 22801
 540-432-9555

DEVELOPER:
 DAVIS MILL, LLC
 GUY BLUNDON
 P.O. BOX 54
 SOMERSET, VA 22972
 804-248-2205

PROPERTY INFO:
 TM# 81-A-7
 TM# 81-A-9
 TM# 81-A-10
 TM# 81-A-11
 and PORTION OF
 TM# 81-E-7
 TOTAL ACRES : 3.41±

LEGEND

	CENTER LINE		EXISTING PARKING
	CITY/COUNTY LINE		CURBING: CG-6 OR CG-7
	SITE BOUNDARY		CURBING: CG-2 OR CG-3
			HANDICAP PARKING

The 4.34 acre site:

**R-3 with SUP = 61 dwelling units and clubhouse
(Density 14.05 units per acre)**

**R-5 without proffers = 101 dwelling units and
clubhouse (Density 23.27 units per acre)**

**R-5 with submitted proffers = 66 dwelling units and
clubhouse (Density 15.21 units per acre)**

The 11.37 acre site:

**R-3 with SUP = 163 dwelling units and clubhouse
(Density 14.3 units per acre)**

**R-5 without proffers = 271 dwelling units and clubhouse
(Density 23.8 units per acre)**

**R-5 with submitted proffers = 174 dwelling units and clubhouse
(Density 15.3 units per acre)**



- No more than 42 additional units constructed on the subject properties beyond those approved by SUP in August 2014 and as shown on the ECSP approved on April 13, 2016.
- There shall be 19 additional trees (beyond the landscaping requirements located along the southern property boundary).
- There shall be 13 buildings with no more than 174 units.

Recommendation

Staff recommended and Planning Commission voted 7-0 for approval of the rezoning request from R-3 to R-5C as presented.

