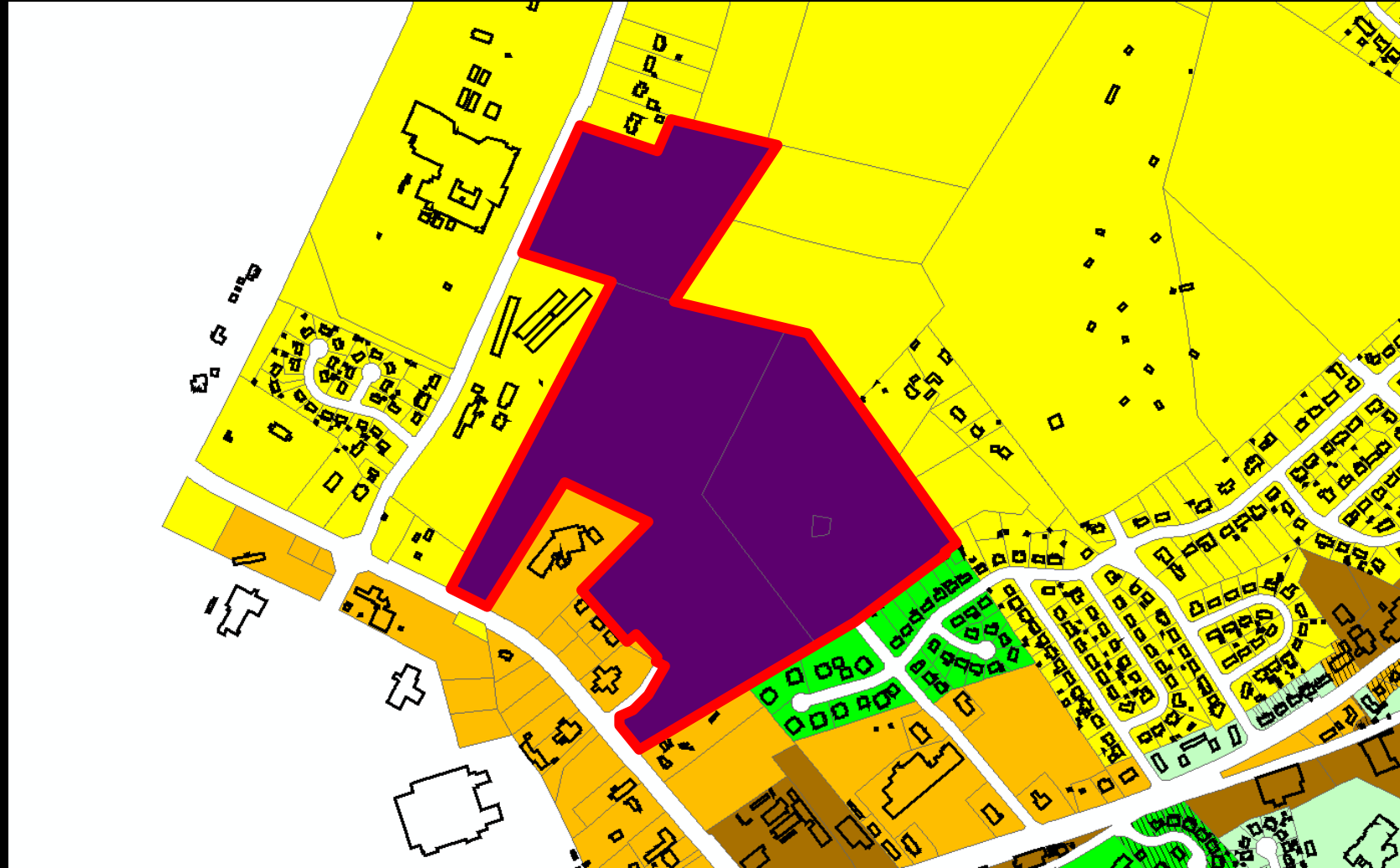
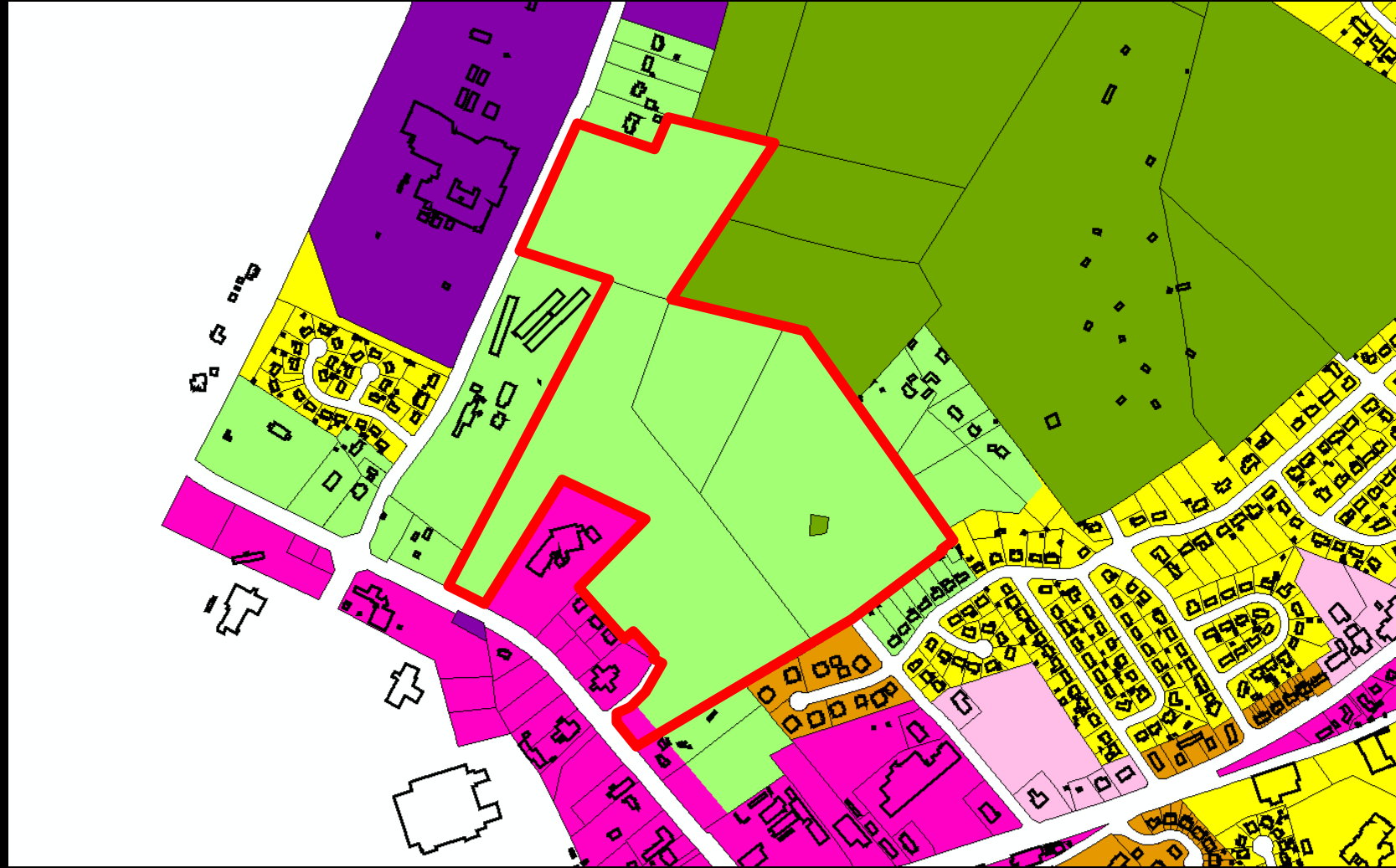


Rezoning (Proffer Amendment) Bluestone Town Center



Rezoning (Proffer Amendment) Bluestone Town Center



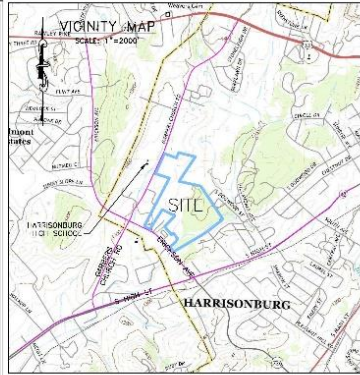
Rezoning (Proffer Amendment) Bluestone Town Center



What is an R-7 Development?

- “Conventional” Zoning District vs. Residential Planned Community District (or Master Planned Community)
- R-7 zoning includes a Master Development Plan
 - Master plan includes:
 - Text
 - Layout
 - Proffers

Line #	Length	Direction
L1	169.81	N39° 30' 41.7"W
L2	4.09	N30° 44' 49.24"E
L3	552.04	S82° 42' 23.11"W
L4	21.88	S33° 55' 28.89"E
L5	17.32	S77° 08' 47.58"E
L6	419.18	S70° 35' 07.46"E
L7	55.00	N58° 17' 12.82"W
L8	75.17	S50° 42' 47.08"W
L9	348.56	N45° 36' 50.47"W
L10	215.04	S57° 08' 44.11"W
L11	1802.77	N27° 42' 05.33"E
L12	145.31	N50° 42' 01.08"E



LAND PLANNING
ZAVOS ARCHITECTURAL +
DESIGN, LLC
21 BYE COURT
SUITE 1
FREDERICK, MD 21702
301-586-0050

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

DEVELOPER
HARRISONBURG REDEVELOPMENT
& HOUSING AUTHORITY
ATTN: MICHAEL WONG
386 KELLEY STREET
HARRISONBURG, VA 22802
540-434-7386

PROPERTY INFO
TM 115 (C) 1, 4
BARBARA MATHIAS CLARK OTHERS
ATTN: CHARLES CLARK
10545 DENVER LA
DAYTON, VA 22821
AREA=48.443 ACRES
ZONED: R-3, R-1, R-3

TM 115 (C) 2
G S W INVESTORS
PO BOX 1234
HARRISONBURG, VA 22803
AREA=25.984 ACRES
ZONED: R-3

TM 115 (C) 3
COKO CREEK CHURCH OF
BETHLEHEM
HARRISONBURG, VA 22801
AREA=0.20 ACRES
ZONED: R-3

TM 117 (C) 3
WILLOW LANE PARTNERS C/O
BARBARA REE
1005 TULIP TERRACE DR
HARRISONBURG, VA 22801
AREA=17.215 ACRES
ZONED: R-1

TOTAL SITE AREA: 89.64 ACRES
BOUNDARY DATA IS FROM
BENNER & ASSOCIATES LAND
SURVEYORS

- LEGEND**
- PROPOSED PUBLIC STREET
 - PROPOSED SIDEWALK
 - PROPOSED CURB AND GUTTER
 - PROPOSED SLOPED USE PATI
 - SITE PROPERTY LINE
 - PROPOSED R.E.M.
 - CITY S.I.S. R.O.W.
 - FLOODPLAIN
 - FLOODWAY
 - SHOULD-HEAVY DETACHED DWELLINGS AND MANUFACTURED HOMES
 - TOWNHOMES
 - MULTIFAMILY/TOWNHOMES
 - RETAIL/MULTIFAMILY/TOWNHOMES/EDUCATION/COMMUNITY
 - PERMISSIBLE USES

Date: 12/11/2022
Scale: 1"=200'
Designed by: —
Drawn by: NF-K
Checked by: F-B

Blackwell Engineering
A Division of Blackwell Consulting Engineers
10000 N. Highway 100, Suite 100
Harrisonburg, VA 22801
Phone: (540) 432-9555
Email: info@blackwelleng.com

Revision Dates
1/4/23 PER CITY
1/10/23 PER CITY

MASTER PLAN
BLUESTONE TOWN CENTER
HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
286 KELLEY STREET
HARRISONBURG, VA 22802

Drawing No.
1
of 2 Sheets

Job No. 2835-R

1. *Provision of Affordable Dwelling Units. Provision of Affordable Housing.* Where the Master Plan indicates residential uses, the residential dwelling units within the Project are two-fold: a) for-purchase units; and b) rental units. The Project will incorporate affordable housing components as set forth below:
 - a. For-Purchase Units (single-family detached dwellings, manufactured homes, and townhouses):
 - i. Term: The For-Purchase Units affordability period shall only be upon the initial sale from the Developer to the initial homebuyer.
 - ii. Income Restrictions: 100% of the For-Purchase Units will be initially sold and restricted only to households with incomes below ~~between 80% and~~ 120% of the Area Median Income (AMI), as established and updated regularly by the U.S. Department of Housing and Urban Development (HUD).
 - iii. Compliance and Monitoring: Upon request from the City, the Developer will provide certification of household income eligibility for all For-Purchase Unit sales.

Recommendation

Staff and Planning Commission (6-0) recommends approval of the rezoning (proffer amendment) request.

