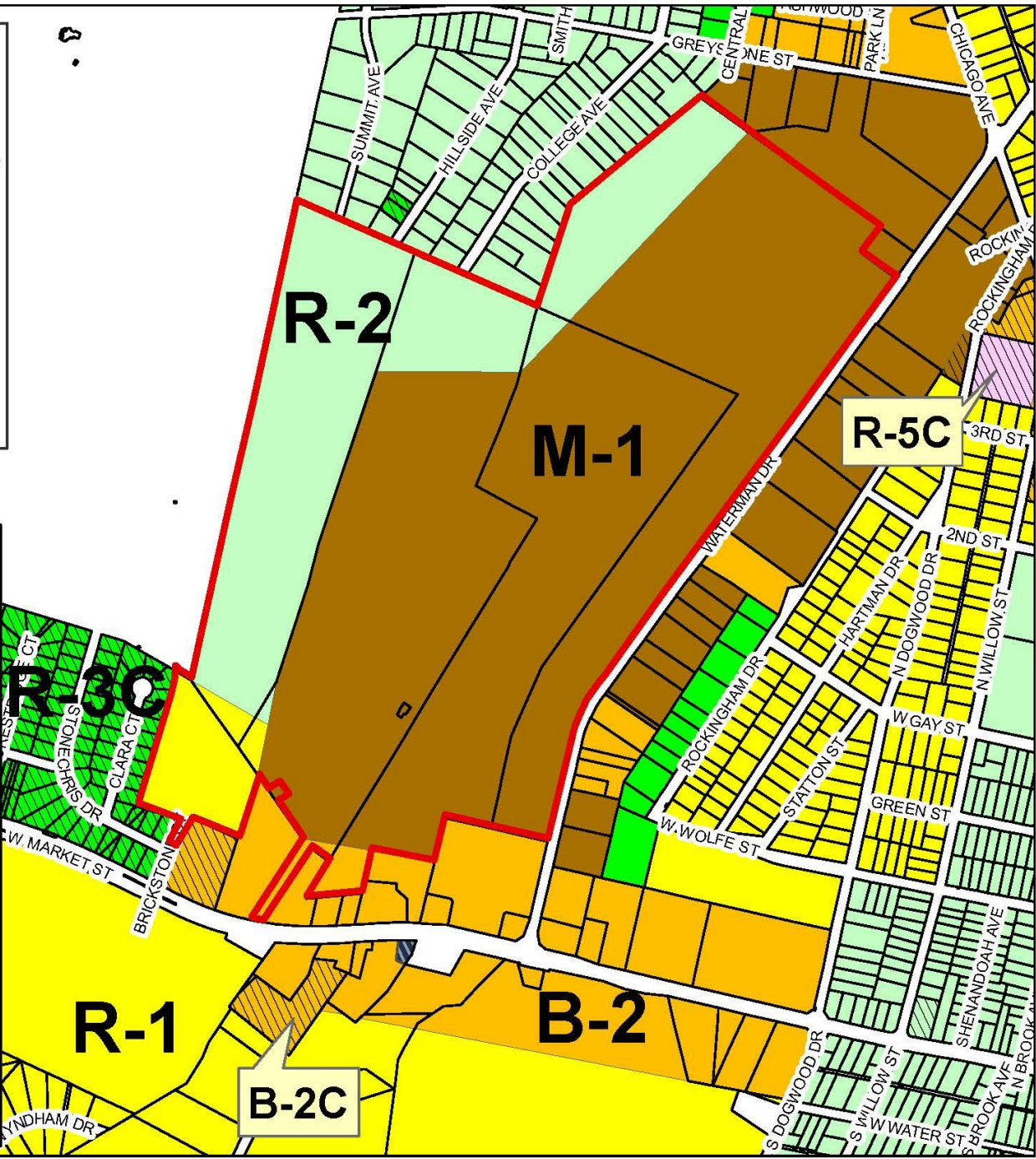
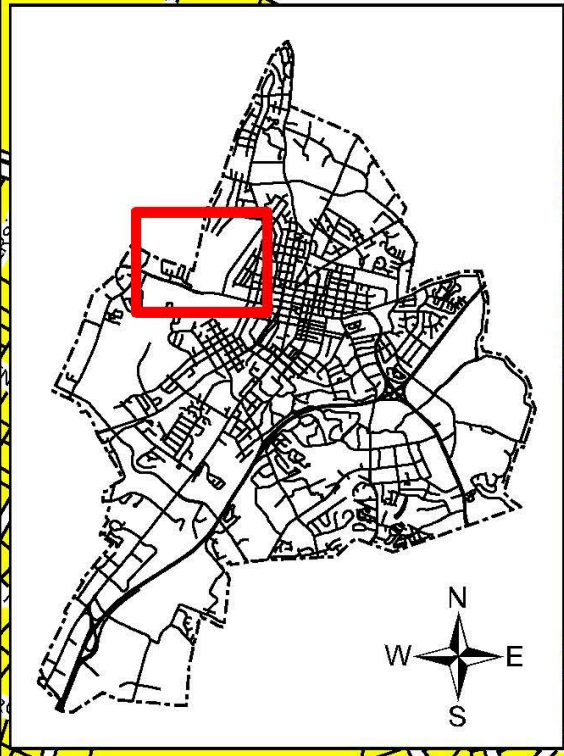




Quarry Heights

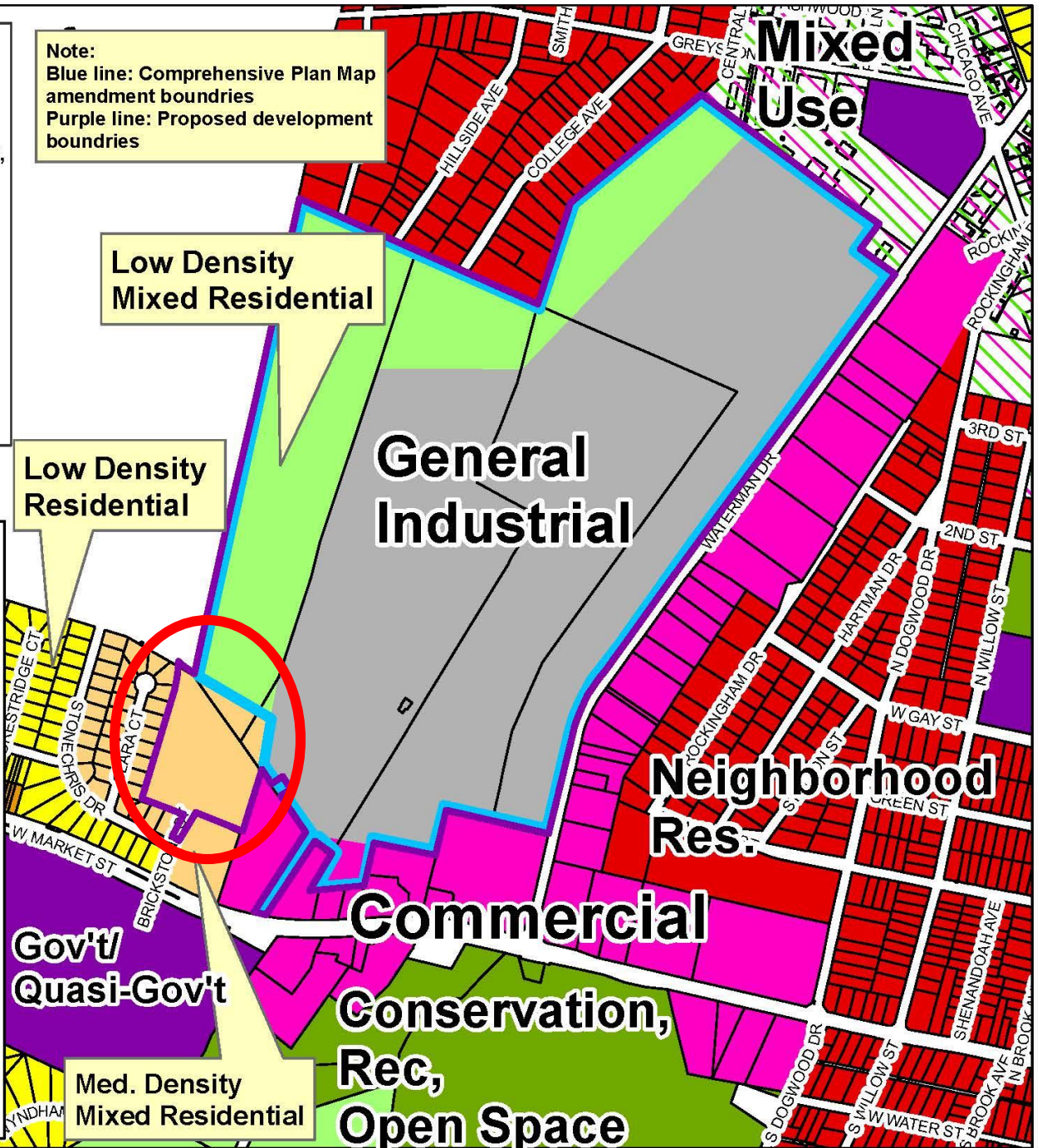
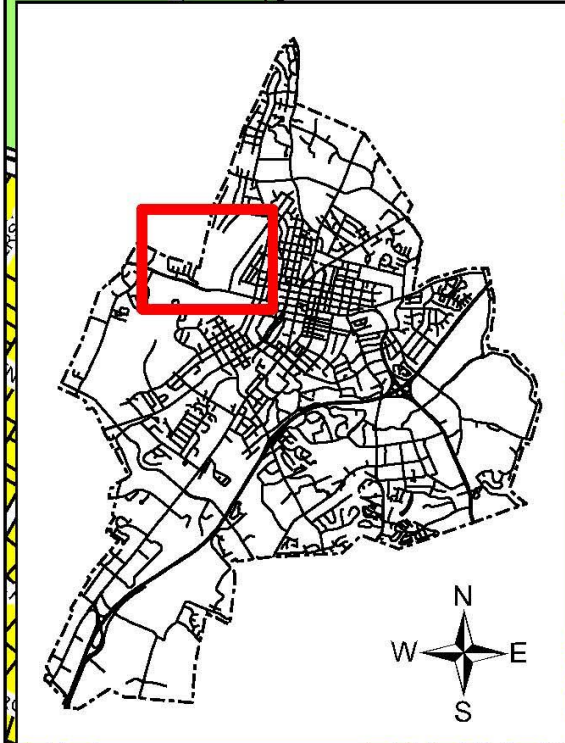
1. Comprehensive Plan Map Amendment – Low density Mixed Residential, Commercial, and Industrial to Medium Density Mixed Residential
2. Rezoning – R-1/R-2/B-2/M-1 to R-5C and R-8C
3. Special Use Permit – To allow multiple-family dwellings of more than 12 units per building in R-5
4. Special Use Permit – 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



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
(Future) Land Use Guide

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



Low Density Mixed Residential

Low Density Residential

General Industrial

Neighborhood Res.

Commercial

Conservation, Rec, Open Space

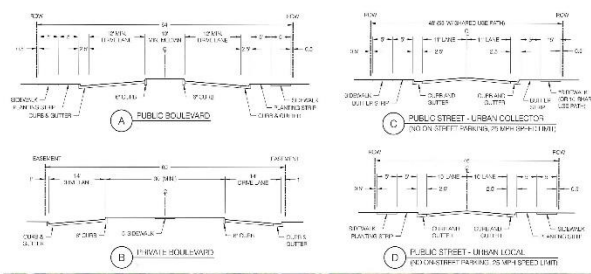
Gov't/Quasi-Gov't

Med. Density Mixed Residential

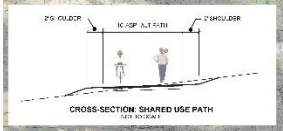
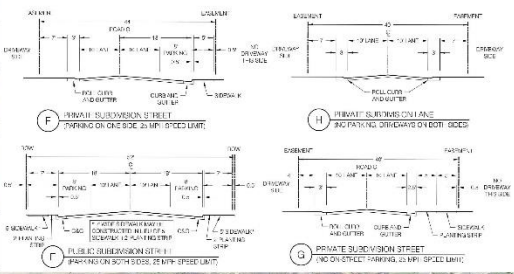
Mixed Use

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





CONCEPT PLAN NOTE
 1. DEVELOPER SHALL PROVIDE 40% OPEN SPACE AND 60% BUILDING FOOTPRINT.
 2. ZONING REGULATIONS: THE ZONING REGULATIONS SHALL BE DETERMINED BY THE TOWN OF WEST RIDGE WITH A SPECIAL USE PERMIT.
 3. SPECIAL USE PERMIT: THE SPECIAL USE PERMIT SHALL REQUIRE THE DEVELOPER TO PROVIDE THE FOLLOWING:
 3.1. OPEN SPACE: THE DEVELOPER SHALL PROVIDE A MINIMUM OF 40% OPEN SPACE.
 3.2. BUILDING FOOTPRINT: THE DEVELOPER SHALL PROVIDE A MAXIMUM OF 60% BUILDING FOOTPRINT.
 3.3. PARKING: THE DEVELOPER SHALL PROVIDE A MINIMUM OF 1 SPACE PER UNIT.
 3.4. STREETS: THE DEVELOPER SHALL PROVIDE A MINIMUM OF 10' WIDE SIDEWALKS AND 10' WIDE BICYCLE LANES.
 3.5. UTILITIES: THE DEVELOPER SHALL PROVIDE ALL UTILITIES TO THE STREET EDGE.
 4. UTILITIES: THE DEVELOPER SHALL PROVIDE ALL UTILITIES TO THE STREET EDGE.
 5. UTILITIES: THE DEVELOPER SHALL PROVIDE ALL UTILITIES TO THE STREET EDGE.



LEGEND

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



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

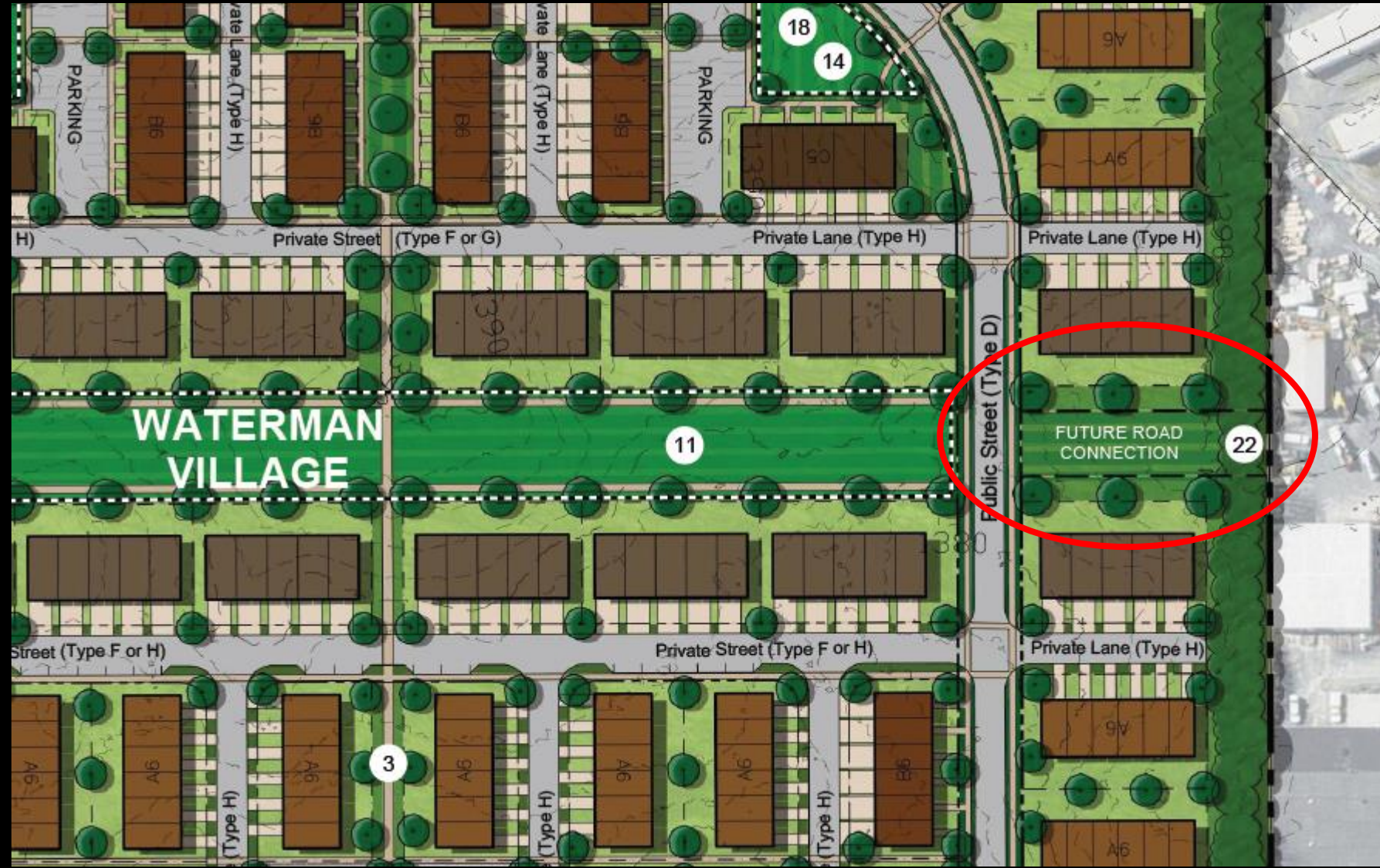


III. Transportation Proffers



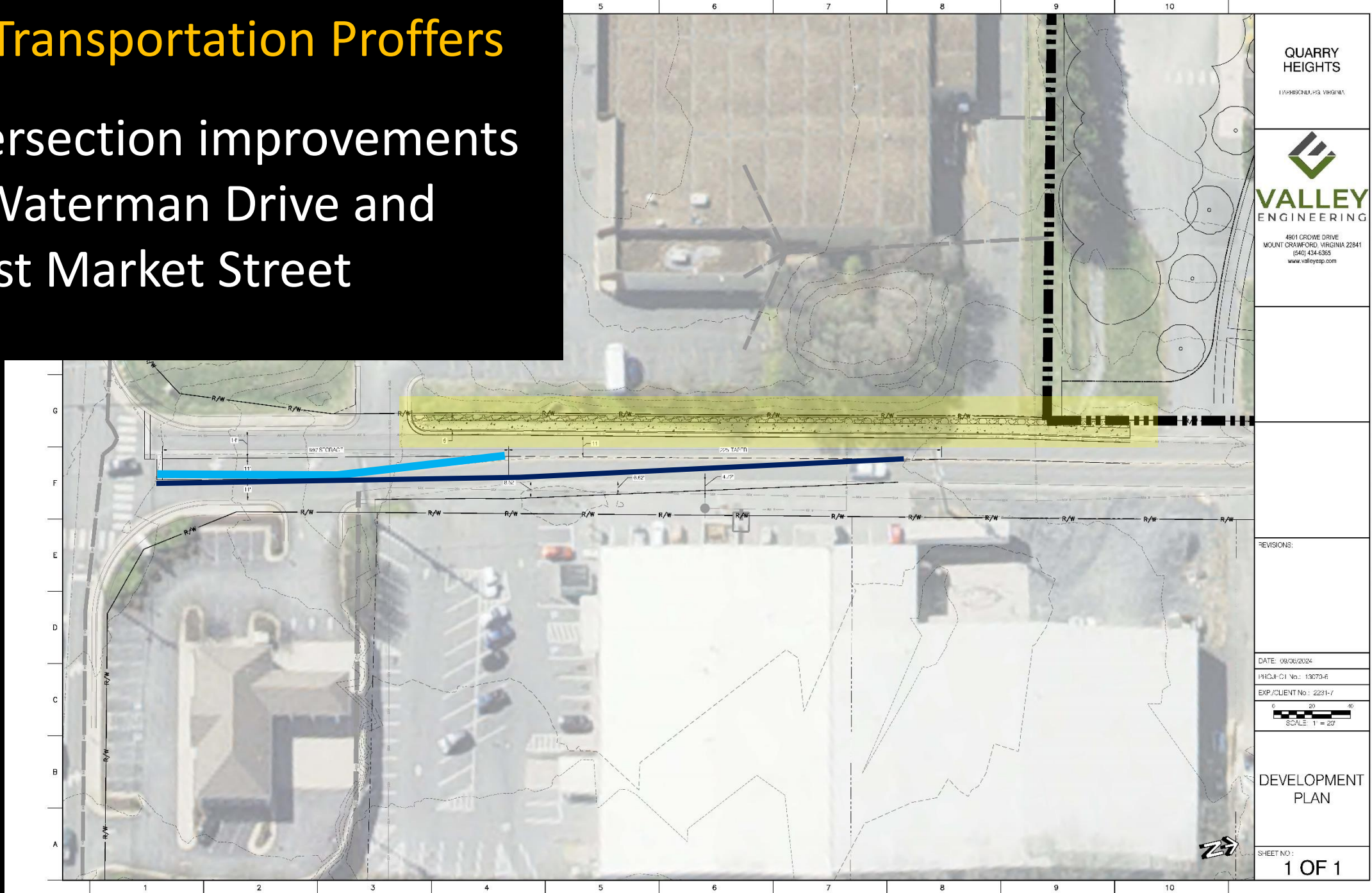


III. Transportation Proffers



III. Transportation Proffers

Intersection improvements at Waterman Drive and West Market Street



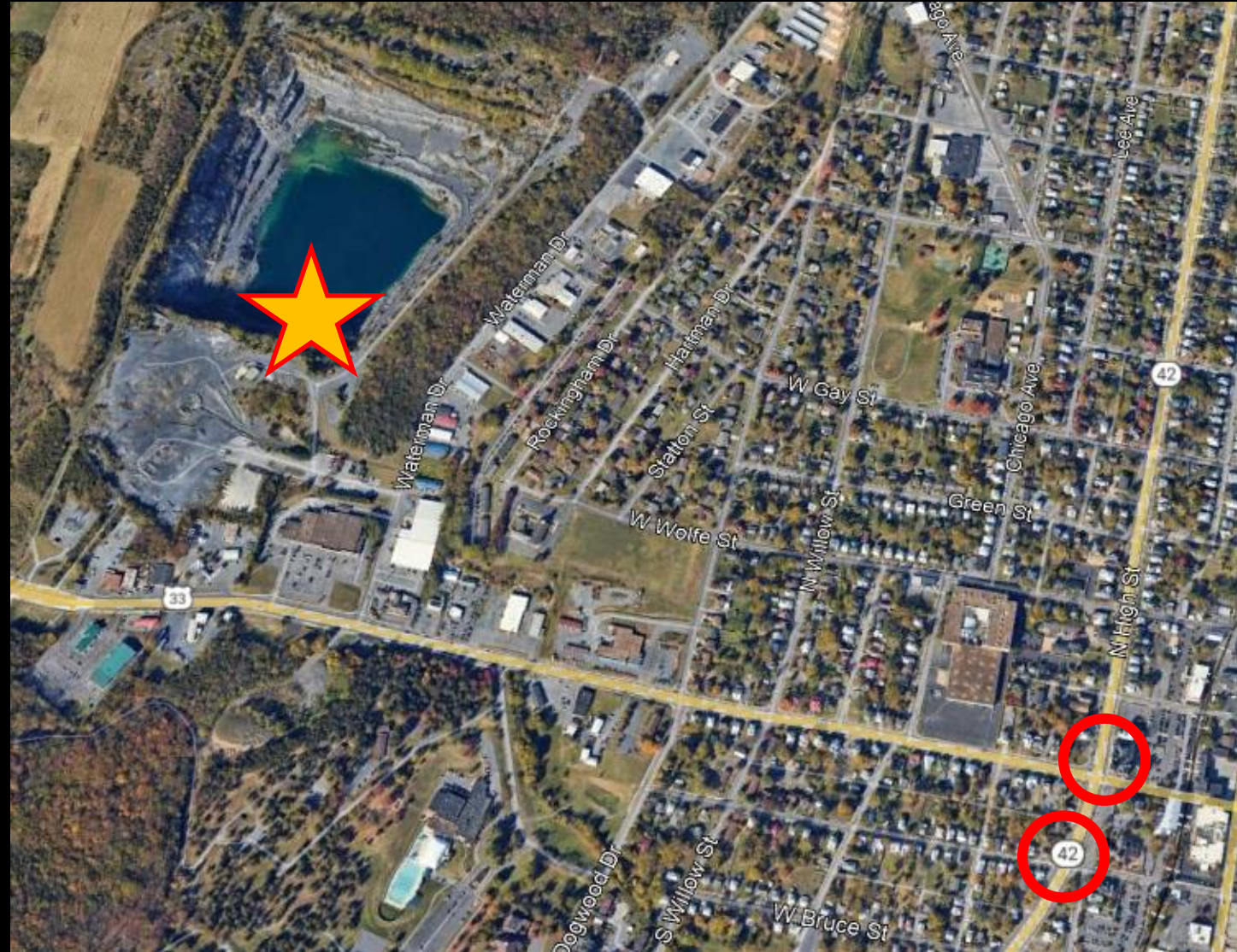
III. Transportation Proffers

- 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



B PRIVATE BOLLARD

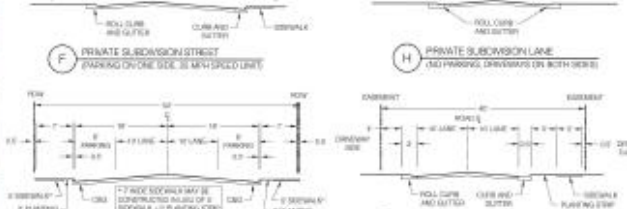
D PUBLIC STREET - URBAN (LOCAL) ON-STREET PARKING 35 MPH SPEED LIMIT

F PRIVATE SUBDIVISION STREET PARKING ON ONE SIDE 35 MPH SPEED LIMIT

H PRIVATE SUBDIVISION LANE TWO PARKING DRIVERS ON BOTH SIDES

E PUBLIC SUBDIVISION STREET PARKING ON BOTH SIDES 35 MPH SPEED LIMIT

G PRIVATE SUBDIVISION STREET NO ON-STREET PARKING 35 MPH SPEED LIMIT



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 :

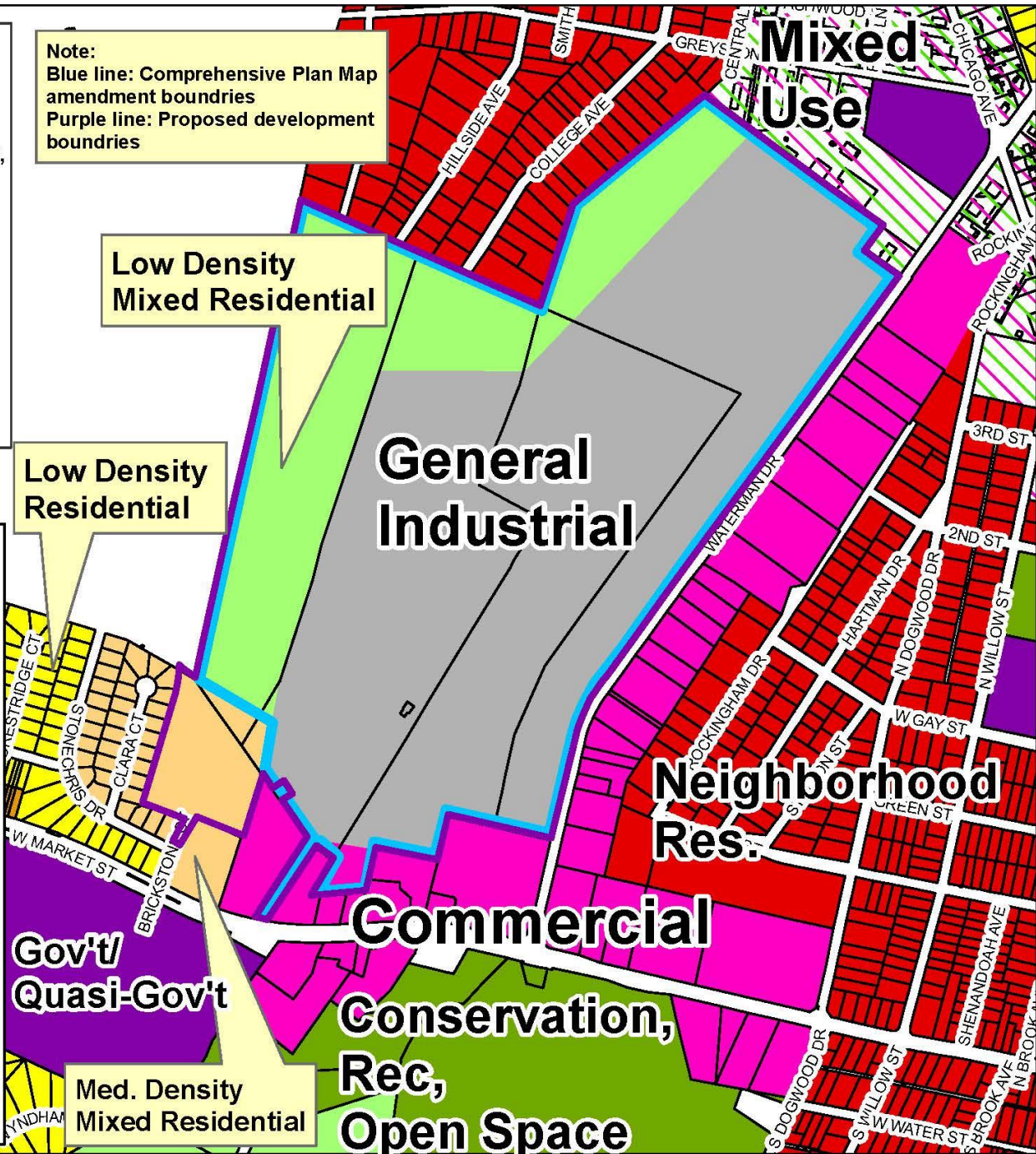
1. The maximum attached townhome groups shall be limited to a maximum of six (6) units.

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.

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
(Future) Land Use Guide

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



Low Density Mixed Residential

Low Density Residential

General Industrial

Neighborhood Res.

Commercial

Conservation, Rec, Open Space

Gov't/Quasi-Gov't

Med. Density Mixed Residential

Mixed Use

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:

- *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.

