



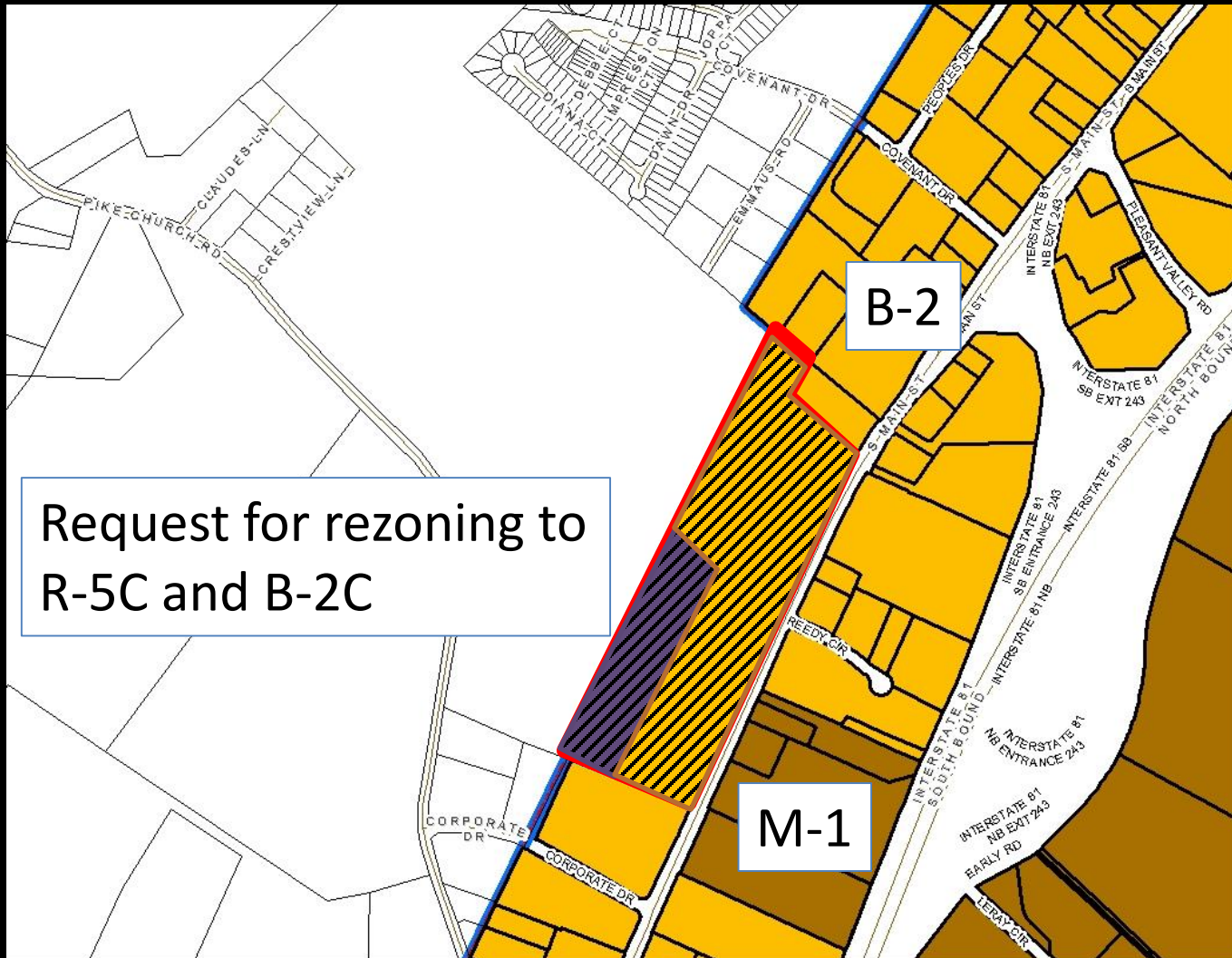
# Comprehensive Plan Amendment & Rezoning – Stoney Ridge Development

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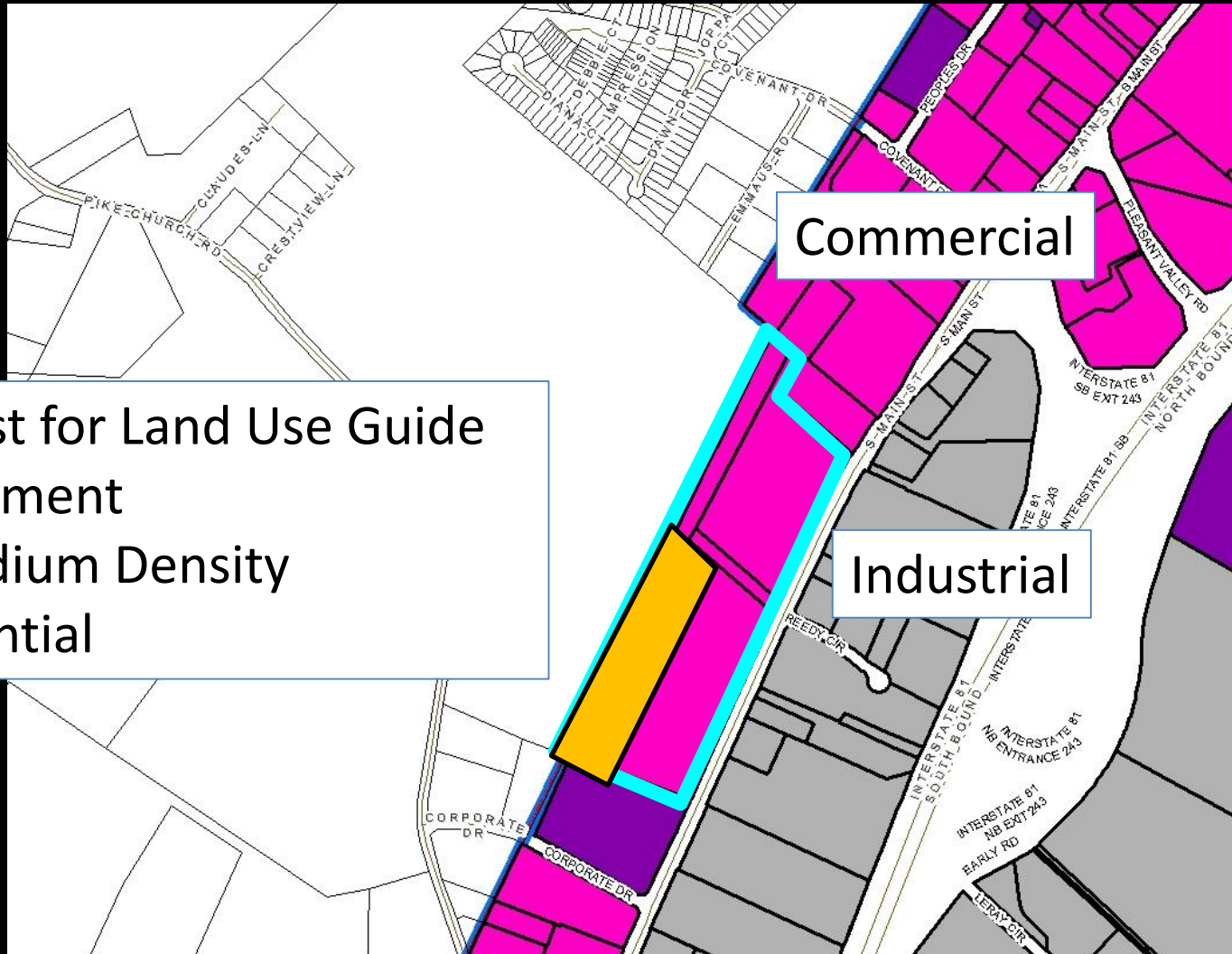


1. Amend the Comprehensive Plan's Land Use Guide map within Chapter 6 Land Use & Development Quality by amending +/- 5.54 acres of land from the Commercial designation to Medium Density Residential.
2. Rezone +/- 5.54 acres from B-2, General Business District to R-5C, High Density Residential District Conditional and to rezone +/- 20.76 acres from B-2, General Business District to B-2C, General Business District Conditional.

# Comprehensive Plan Amendment & Rezoning – Stoney Ridge Development



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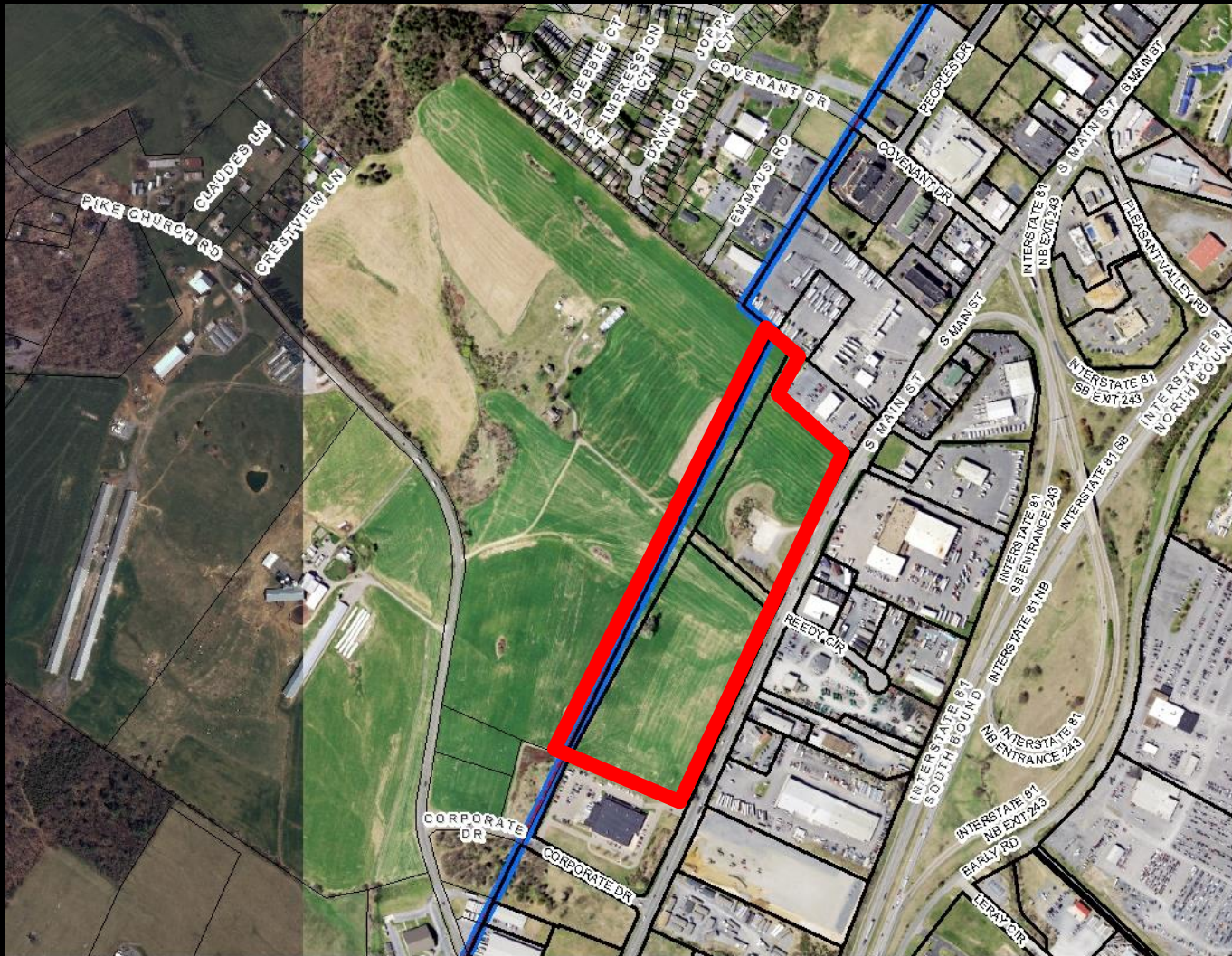
Request for Land Use Guide amendment  
To Medium Density Residential

Commercial

Industrial



# Comprehensive Plan Amendment & Rezoning – Stoney Ridge Development



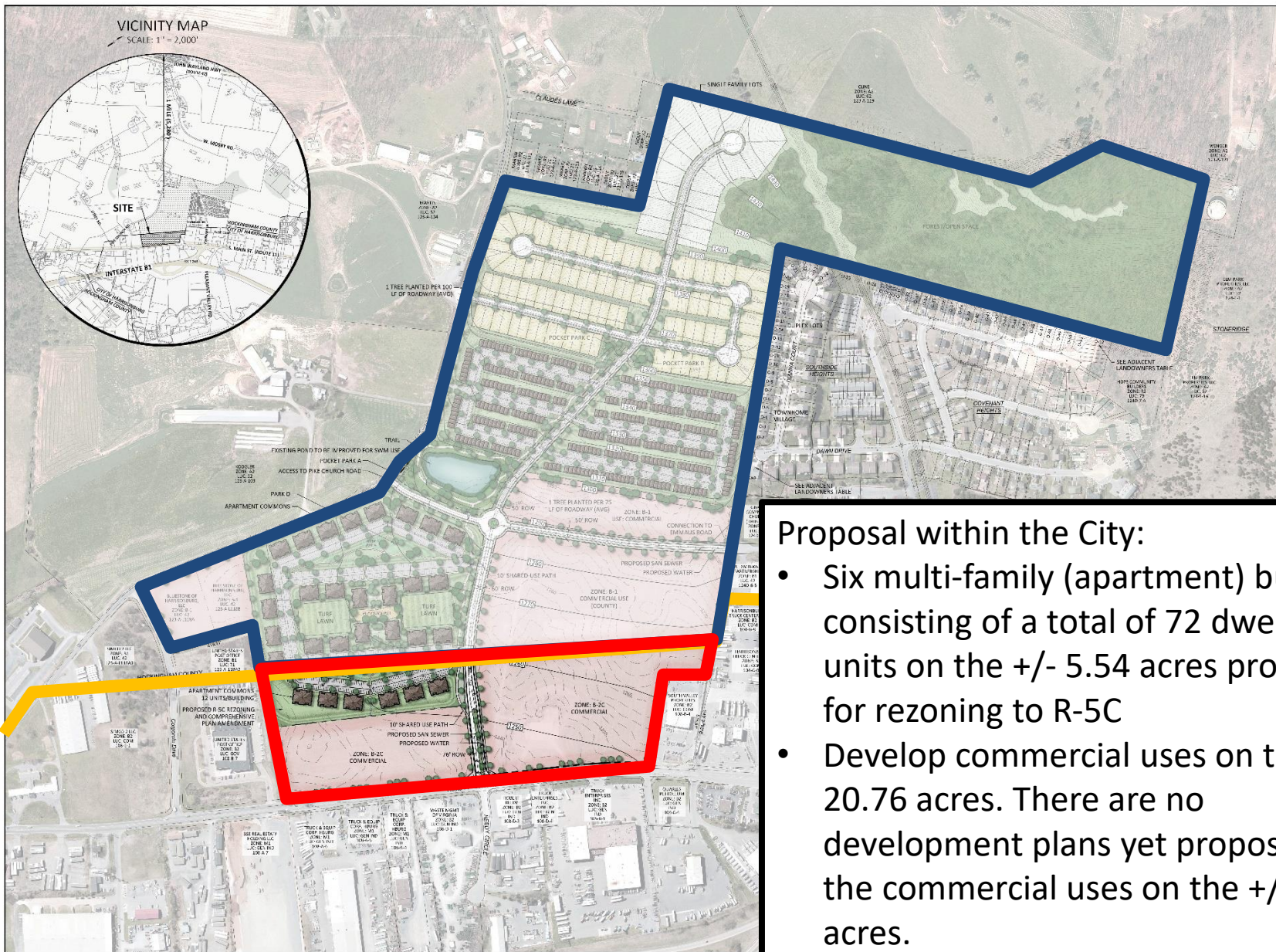




(Above) Looking west of South Main St. (Below) Looking east of South Main St.







**Proposal within the City:**

- Six multi-family (apartment) buildings consisting of a total of 72 dwelling units on the +/- 5.54 acres proposed for rezoning to R-5C
- Develop commercial uses on the +/- 20.76 acres. There are no development plans yet proposed for the commercial uses on the +/- 20.76 acres.

EXHIBITS  
ESTATES

STREET  
VA 22801







# Proffers

1. Residential Uses associated with R-5C zoning district shall be limited to a maximum of 72 units.
2. A shared use path, measuring at least 10-feet in width, shall be constructed adjacent and concurrent with the main entry road between S Main St and the City-County line, connecting to the shared use path located on the County side of the development.
3. A minimum of two (2) pedestrian connections, inclusive of the shared-use path referenced in Proffer #2, will be made between the residential and business components of the developments. Pedestrian connections shall be constructed concurrently with on-site development.



VICINITY MAP  
SCALE: 1" = 2,000'

SITE

**DEVELOPMENT EXHIBITS**  
**STONEY RIDGE ESTATES**  
3485 S. MAIN STREET  
HARRISONBURG, VA 22801

**PROJECT DATA**

SITE INFORMATION:	
TAX MAP #	108-B-1, 108-B-2, 108-B-6
DEEDBOOK/PAGE	3924/162
ACRAGE	76.30 AC
ZONING	EXISTING: B-2 , PROPOSED: R-5C, B-2C
RT/ZONING ACRAGE	5.54 AC (R-5C), 20.76 AC (B-2C)
ADDRESS	3485 S. MAIN ST. HARRISONBURG, VA 22801
ENGINEER/PLANNER:	
FIRM	MONTEVERDE ENGINEERING & DESIGN STUDIO
ADDRESS	250 E. ELIZABETH ST, SUITE 114 HARRISONBURG, VA 22802
CONTACT NAME	SETH RODERICK, PE
EMAIL	sroderick@MonteverdeDesigns.com
PHONE	(540) 820-0888
APPLICANT:	
APPLICANT	BLUESTONE OF HARRISONBURG, LLC
CONTACT NAME	MICHAEL MCGINNIS
ADDRESS	PO BOX 300 LINDHURST, VA 22952
EMAIL	mcmginn@737.net
PHONE	(540) 941-1980

**ZONING DATA**

RESIDENTIAL DENSITY:	
EXISTING ZONING (B-2) GENERAL BUSINESS DISTRICT	
MAX. DENSITY ALLOWED	N/A
PROPOSED ZONING (R-5C) HIGH DENSITY RESIDENTIAL DISTRICT	
MAX. DENSITY ALLOWED	134 UNITS (14 UNITS/AC)
MAX. DENSITY PROPOSED	72 UNITS (13 UNITS/AC)
COMPREHENSIVE PLAN DESIGNATION	
EXISTING LAND USE	COMMERCIAL
PROPOSED LAND USE	COMMERCIAL & MULTI-FAMILY RES.
AREA & DIMENSIONAL REGULATIONS - MULTIFAMILY:	
FRONT SETBACK	10'
SIDE SETBACK	10'
REAR SETBACK	25'
MAXIMUM STORES	4*
MAXIMUM HEIGHT	52'

**NOTE:**  
1. DEVELOPMENT PLAN SHOWN ON THIS PAGE SHALL BE USED FOR CONCEPTUAL PURPOSES ONLY AND IS SHOWN TO ILLUSTRATE DESIGN INTENT. PROFFER LANGUAGE INCLUDED WITH THIS PLANNING APPLICATION SHALL SUPERSEDE ANY POTENTIAL CONFLICTS SHOWN HEREIN.

**ZONING DATA NOTE:**  
\* THE MAXIMUM NUMBER OF STORES AND/OR HEIGHT OF MULTI-FAMILY BUILDINGS MAY BE INCREASED BY SPECIAL USE PERMITS AS SET FORTH IN CITY CODE.



Revised: \_\_\_\_\_  
Drawn by: \_\_\_\_\_  
Checked by: \_\_\_\_\_

PRELIMINARY ISSUE  
NOT FOR CONSTRUCTION

**DEVELOPMENT PLAN (CITY)**

Project number: 18030C  
Date: December 4, 2020  
Drawn by: JWE  
Checked by: SKD

**EXHIBIT C**



- Proffers 4 through 12 include mitigations and improvements recommended by the Traffic Impact Analysis (TIA) and match almost verbatim the Street Improvement Agreement dated September 9, 2020
  - The TIA evaluated the entire development in the City and Rockingham Co.
- “Exit 243 Interchange Cost Contribution and Escrow Agreement”





# Recommendation

**Staff and Planning Commission (7-0) recommends approval of the requests to amend the Comprehensive Plan's Land Use Guide and to rezone the properties as described.**