

COBBLER'S VALLEY ZONING AMENDMENT REQUEST (R-8)

PROFFER STATEMENT

DATE: 11/3/2023 (REVISED 12/15/2023)

RE: Cobbler's Valley Rezoning
Owner: Cobblers Valley Development Inc.
Rezoning Case No: TBD
Tax Map Numbers: 008 E 2A

Cobblers Valley Development Inc. hereby proffer(s) that the use and development of this property shall be in strict accordance with the following conditions:

1. Density of the development shall not exceed 21 units.
2. Developer shall provide a vehicular connection/road stub to parcel # 008-E-3 & 008-E-5 (located in City of Harrisonburg) to allow for future connectivity.
3. A 5' wide sidewalk extension connecting the existing sidewalk along the south side of Cobblers Court to Tailor Drive as generally depicted on the concept plan.
4. A 5' wide sidewalk along the west side of the private drive 1 extending through the development as generally depicted on the concept plan.
5. Amendment of the 2018 Signal Agreement for Pear/SS to shift proffer funds to other local projects and studies in the form attached as "First Amendment to Traffic Signal Cost Sharing Agreement".
6. Developer shall install and maintain a posted speed limit signage not to exceed 15 miles per hour to serve as a traffic calming measure as generally depicted on the concept plan.
7. Developer shall install and maintain a raised crosswalk to serve as a traffic calming measure as generally depicted on the concept plan. The raised crosswalk design requires approval by the department of public works.
8. Developer shall provide a public access easement encompassing the 5' wide sidewalk, extending from Cobbler's Court to the southern boundary line bordering parcels # 008-E-3 & 008-E-5 as generally depicted on the concept plan.

Cobblers Valley Development Inc.

By: 
Dennis Wenger

Title: Manager