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December 4, 2023

Thanh Dang
City of Harrisonburg, Assistant Director of Community Development
409 S Main St
Harrisonburg, VA 22801

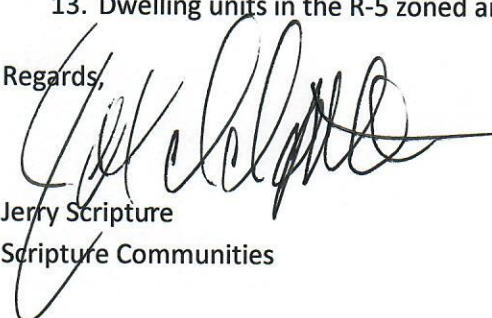
RE: Tuscan Village Proposed Proffers associated with Rezoning Request

Dear Mrs. Dang,

As part of our rezoning request for the Tuscan Village TM#'s 72-B-4, 72-B-6, and 72-B-7, we offer the following proffers:

1. Construct Public Street 1 from Country Club Rd to the eastern boundary of the development to provide connectivity for future development of City parcel TM# 70-A-1.
2. Construct Public Street 2 from Keezletown Rd to intersect the proposed Public Street 1.
3. A shared-use path along Public Street 1 will be installed to extend from Country Club Rd to the eastern boundary of the development. The shared-use path outside of the Public Street 1 right-of-way will be located within a 20 feet shared-use path easement.
4. The two large (approx. 50 ft tall) oak trees close to Country Club Road as shown on the Tuscan Village Conceptual Layout, and as located by a field survey; will be protected and preserved by the developer. In the event of the loss of one or both trees, during, or after construction is completed; the property owner will replace each tree with two 15 ft or taller (height at time of planting) deciduous trees.
5. Multi-family units within the R-5 district may be occupied by a single family or no more than two (2) unrelated persons.
6. Multi-family units within the R-5 district shall provide 1 parking space per dwelling unit with one bedroom and/or 1.5 parking spaces per dwelling unit with two or more bedrooms.
7. Ten (10) deciduous trees, no less than 6 feet in height at the time of planting, will be planted along the two proposed public streets, in addition to the trees required by the parking lot landscaping requirements of the zoning ordinance.
8. A playground area, no less than 1,800 sf in size, will be provided within the development.
9. The proposed multifamily buildings will be limited to 3-stories, and will not exceed 45 ft in height.
10. 28 feet and 36 feet of right-of-way will be dedicated from the center of the existing Keezletown Rd and Country Club Rd respectively. Additionally, a 15 feet temporary construction easements will be provided for the City's future roadway widening for both roadways.
11. The R-5-zoned area of the development shall not exceed 56 dwelling units.
12. The R-8-zoned areas of the development shall not exceed 62 dwelling units.
13. Dwelling units in the R-5 zoned area shall be two-bedroom, one-bedroom, or efficiency units only.

Regards,


Jerry Scripture
Scripture Communities