

Rezoning & Special Use Permit

601 Pear Street



1. Rezone from R-1, Single-Family Residential District to R-8C, Small Lot Residential District Conditional
2. Special Use Permit to allow attached townhomes of not more than 8 units

Rezoning & Special Use Permit

601 Pear Street



GOOD'S SERVICES

Excavation
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(540) 879-3149

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PCE
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COBBLERS VALLEY

VALLEY ENGINEERING
 IDEAS MADE REAL

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REVISIONS:
 05/27 - To City Council

DATE: 07/08/2007
 PROJECT No.: 0804-5
 EX-CLIENT No.: 9014-4



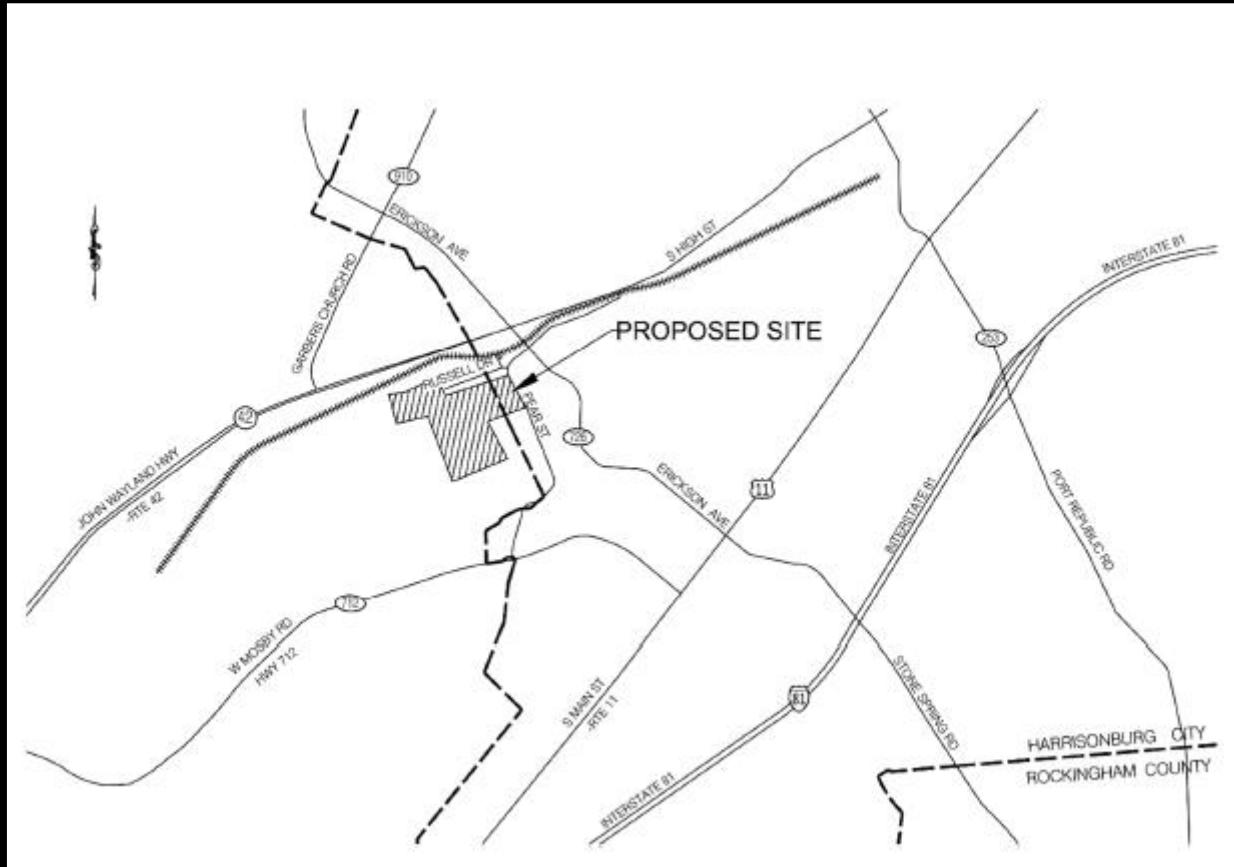
CONCEPT PLAN (EXHIBIT 'A')

SHEET NO.
1 OF 1

NOTE:
 THIS PLAN IS CONCEPTUAL IN NATURE INTENDED TO
 DISPLAY GENERAL BUILDING FOOTPRINTS AND
 LOTS. THE EXACT LOCATIONS OF THE CONCEPT PLAN ARE
 SUBJECT TO MODIFICATION DURING THE SITE
 PLAN REVIEW PHASE OF THE PROJECT.

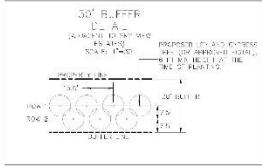
Proffers

1. Density of the development shall not exceed 40 units.



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2. Developer shall plant and maintain a 30' landscape buffer adjacent to the existing Sky View Estates Subdivision as depicted and described on the Concept Plan.



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REVISIONS:
02/21 - To City Council

DATE - 07/08/2011

PROJECT No. - 0803-5

EX-CLIENT No. 9014-4



CONCEPT PLAN (EXHIBIT 'A')

SHEET NO.
1 OF 1

NOTE:
THIS PLAN IS CONCEPTUAL IN NATURE INTENDED TO DISPLAY GENERAL BUILDING FOOTPRINTS AND CONCEPTS. THE EXACT LOCATIONS OF THE BUILDINGS AND OTHER DETAILS ARE SUBJECT TO MODIFICATION DURING THE SITE PLAN REVIEW PHASE OF THE PROJECT.

Proffers

1. Density of the development shall not exceed 40 units.
2. Developer shall plant and maintain a 30' landscape buffer adjacent to the existing Sky View Estates Subdivision as depicted and described on the Concept Plan.
3. A 5 ft wide sidewalk connection shall be provided that connects the internal sidewalk system with the existing sidewalk along Pear Street as generally depicted on the Concept Plan.
4. The Developer shall provide an easement for a bus shelter at a location acceptable to Harrisonburg Department of Public Transportation (HDPT) and will construct a concrete pad to HDPT's specifications.
5. The Developer shall provide a vehicular connection/road stub to parcel # 108-(6)-L2 (located in Rockingham County) to allow for future connectivity. Cross-access shall be provided from Cobbler's Court to the stub location to provide for inter-parcel connectivity.



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REVISIONS:
 02/27 - To City Council

DATE: 07/08/2011
 PROJECT No.: 0904-5
 EX' CLIENT No.: 9014-4

SCALE: 1" = 30'

CONCEPT PLAN (EXHIBIT 'A')

Recommendation

**Staff and Planning Commission (5-0)
recommend approval of the rezoning and
SUP.**