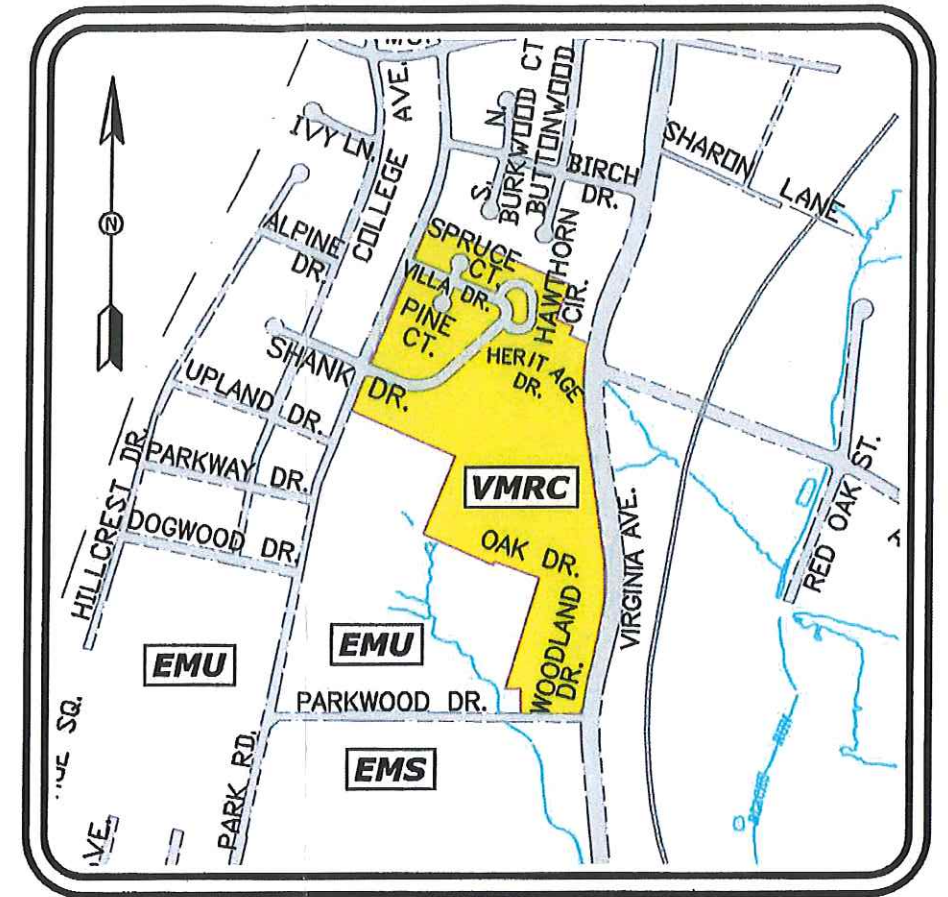
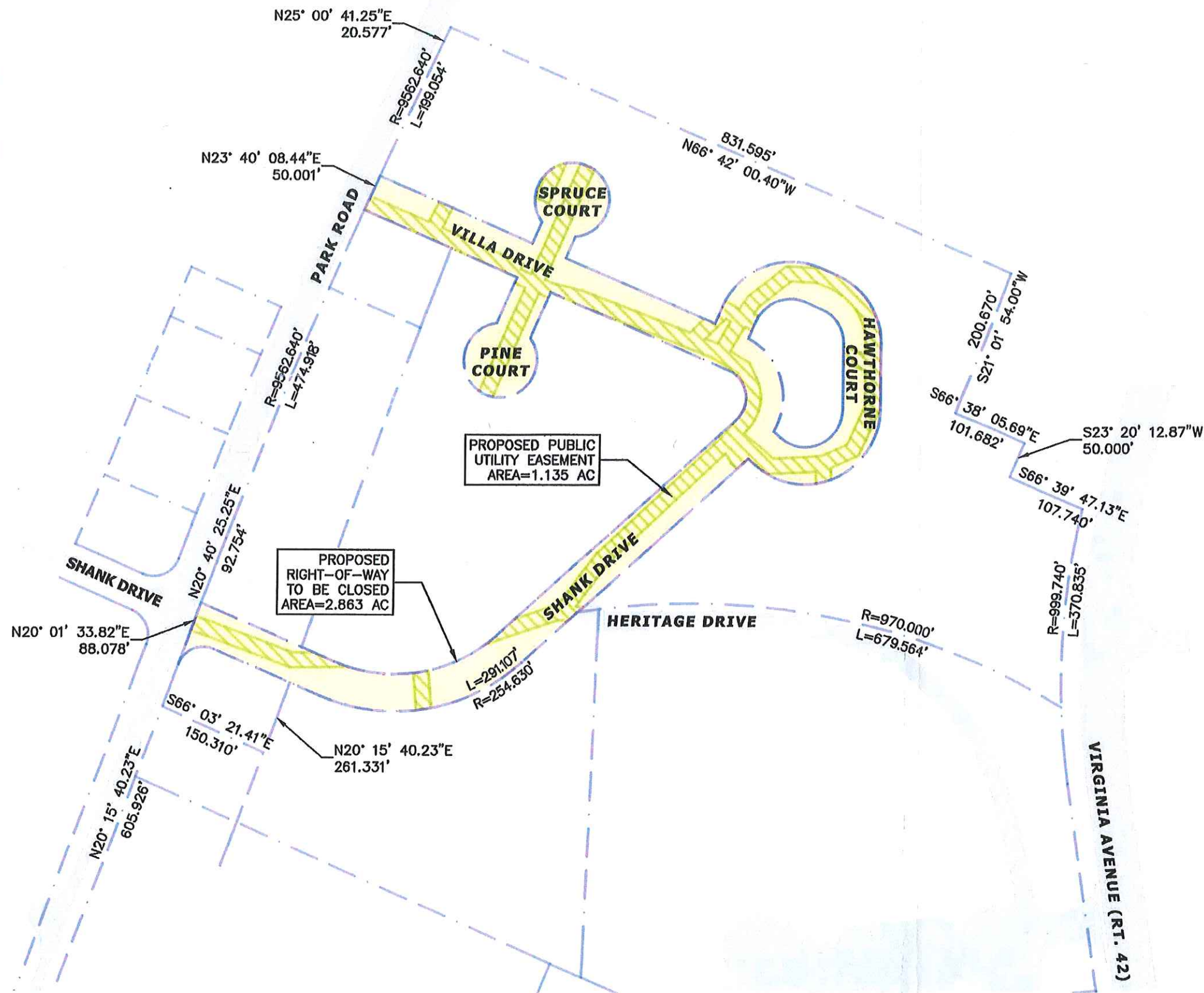
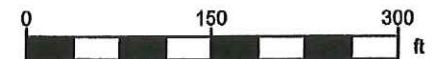


Virginia Mennonite Retirement Community (VMRC) - Street Right-Of-Way Closing



VICINITY MAP
1" = 1000'

RIGHT-OF-WAY CLOSING INCLUDES STREETS:
VILLA DRIVE, SPRUCE COURT, PINE COURT,
HAWTHORNE COURT, & SHANK DRIVE EAST
OF PARK ROAD



SCALE: 1"=150'

MASTER PLAN AMENDMENT



Virginia Mennonite Retirement Community (VMRC)

PROPERTY INFORMATION:

VIRGINIA MENNONITE RETIREMENT COMMUNITY (VMRC)
1501 VIRGINIA AVENUE
HARRISONBURG, VA 22802

LOT TAX MAP: 52-A-1, 52-D-1, 3, 4, 6 THRU 10 AND 13,
52-G-6 THRU 9.

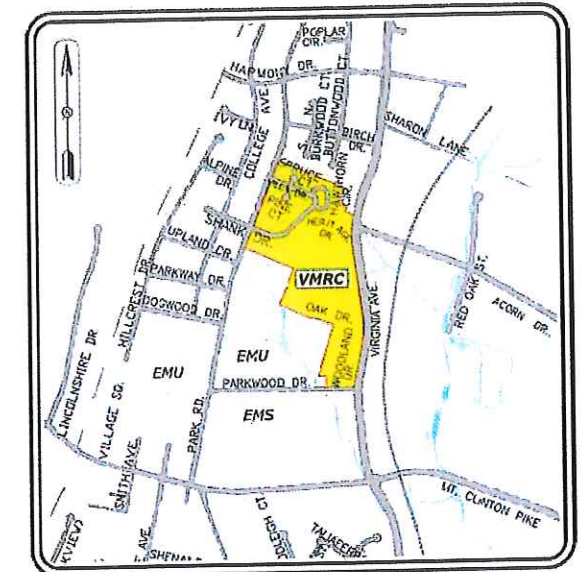
PARK VILLAGE INC.: 21.762 ACRES
HERITAGE HAVEN, INC.: 7.559 ACRES
VIRGINIA MENNONITE HOME, INC.: 13.626 ACRES

TOTAL AREA = 42.947 ACRES

PROPOSED AMENDMENTS:

THESE PROPOSED AMENDMENTS APPLY TO PARK VILLAGE, INC. LOTS 52-D-4, 52-D-6, 52-D-7, 52-D-8, 52-D-9, & 52-D-10
ZONE: R-3 (13.353 ACRES)
PROPOSED RIGHT-OF-WAY CLOSING (2.863 ACRES)
PROPOSED TOTAL AREA = 16.216 ACRES

- TWENTY FEET (20') FRONT SETBACKS ALONG PARK ROAD AND VIRGINIA AVENUE
- FIVE FEET (5') SIDE, AND REAR SETBACKS ELSEWHERE
- INCREASE DENSITY ON RESIDENTIAL BUILDING UNITS FROM 6 TO 7 UNITS/ACRE, AND INCLUDE UP TO TWELVEPLEXES AS AN ALLOWED BUILDING TYPE
- ONE (1) PARKING SPACE PER RESIDENTIAL UNIT
- ALLOW DRIVEWAY SPACE BEHIND GARAGES TO BE COUNTED AS PARKING SPACES



PARK VILLAGE CURRENT PARKING NEEDS					
DWELLING UNITS	NUMBER OF UNITS	NUMBER OF PARKING SPACES NEEDED	VILLAGE HALL		TOTAL EXISTING NUMBER OF PARKING SPACES
			AREA (SQ)	RATE (SPACES PER 250 SQ)	
1 BEDROOM	6	6	3,967	1	172
2 BEDROOM	74	50			
PARKING SPACES REQUIRED =			56	14	

PARK VILLAGE PROPOSED PARKING	
TYPE OF PARKING	NUMBER OF PARKING SPACES PROVIDED
GARAGE	75
DRIVEWAY	79
PARKING LOT	18
PROPOSED PRIVATE STREET	53
TOTAL PARKING SPACES =	225

DWELLING UNIT DENSITY				
EXISTING NUMBER OF DWELLING UNITS	CURRENT LOT AREA (ACRES)	CURRENT UNIT DENSITY (UNITS/ACRE)	PROPOSED UNIT DENSITY (UNITS/ACRE)	ALLOWABLE NUMBER OF DWELLING UNITS
83	13.353	6.00	7.00	314

