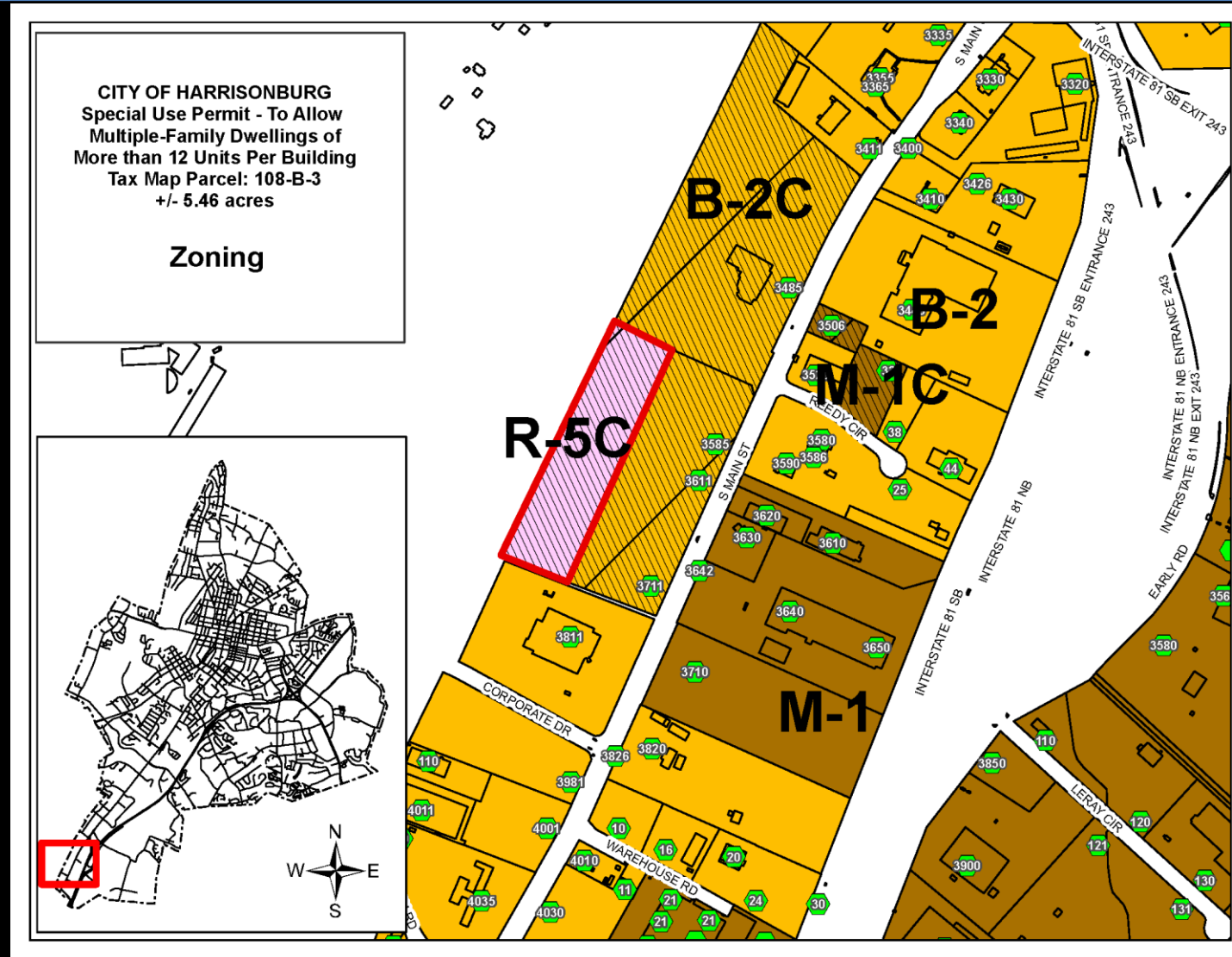
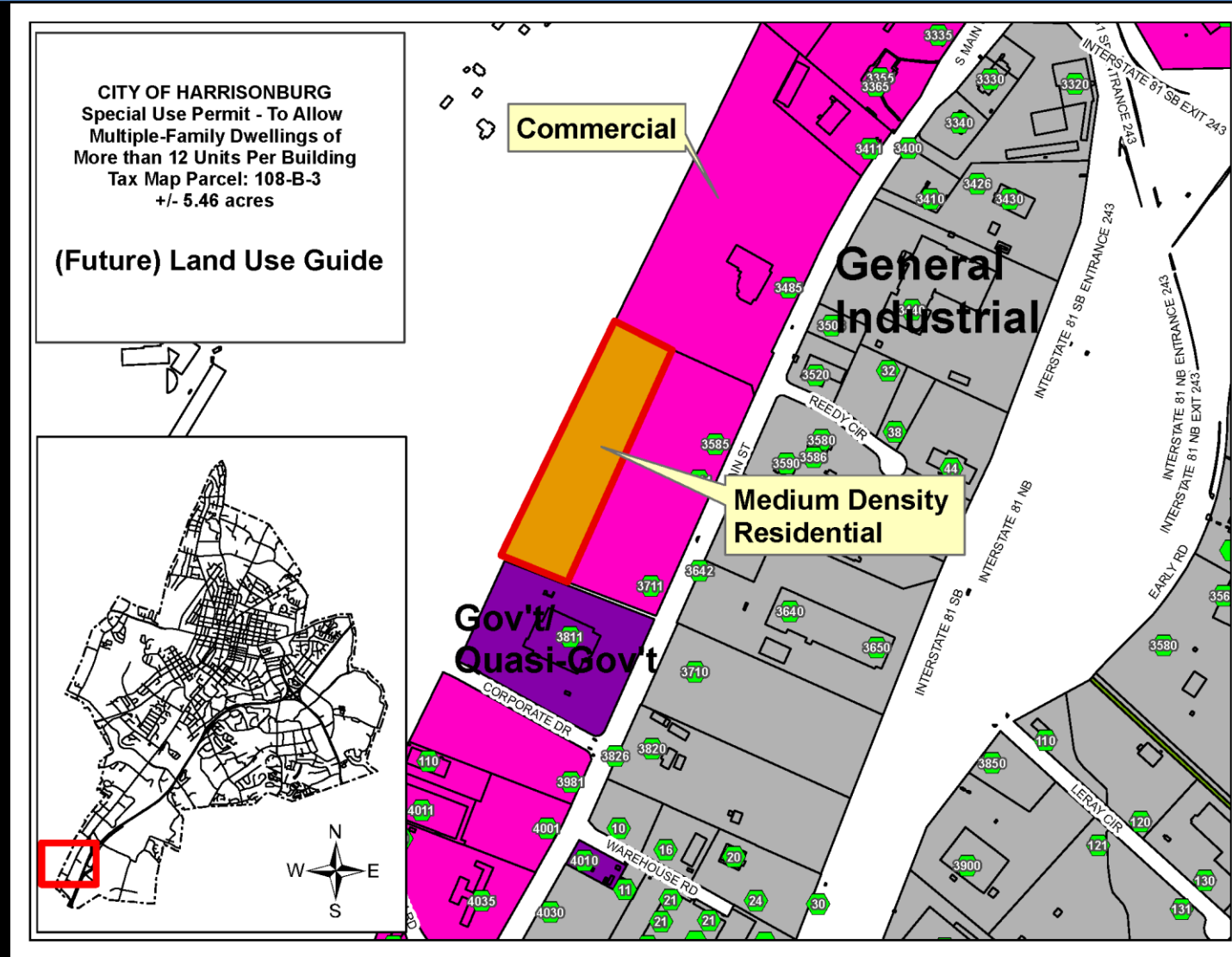


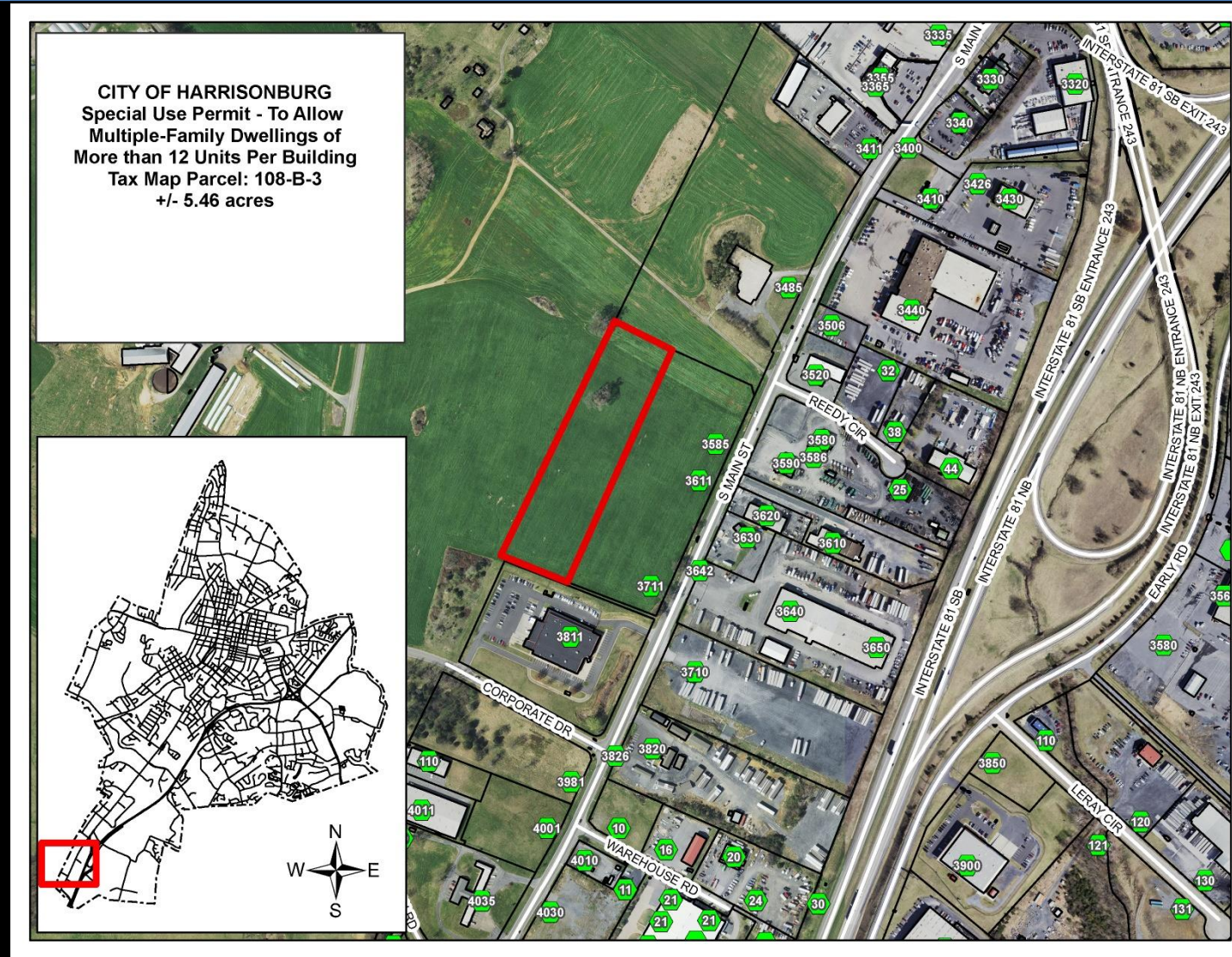
Special Use Permit – Boulder Ridge (To Allow Multiple-Family Dwellings of More than 12 Units)



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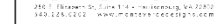
Special Use Permit – Boulder Ridge (To Allow Multiple-Family Dwellings of More than 12 Units)



February 2021 – City Council approved requests to:

1. Amend the Comprehensive Plan's Land Use Guide map by modifying +/- 5.5 acres from Commercial to Medium Density Residential.
2. Rezone +/- 5.5 acres from B-2, General Business District to R-5C, High Density Residential District Conditional, and rezone +/- 20.76 acres from B-2, General Business District to B-2C, General Business District Conditional.





BUILDING 4A: SIX(6) 3-BEDROOM UNITS; FIFTEEN (15) 2-BEDROOM UNITS; THREE(3) 1-BEDROOM UNITS.

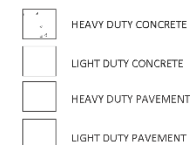
BUILDING HEIGHT: 45'
SPRINKLER SYSTEM: YES
ARCHITECT: MATHER ARCHITECTS
ATT: JOHN MATHER, AIA
37 PAUL ST
HARRISONBURG, VA 22801
JOHN@MATHERARCHITECTS.COM
(540) 442-1400

TAX MAP #: 106-B-2
ZONING DISTRICT: R5, HIGH DENSITY RESIDENTIAL DISTRICT
ACERAGE: 5.46 AC
TOTAL DWELLING UNITS: 72 UNITS
PROPOSED DENSITY: 13.18 UNITS/AC


FRONT: 10
SIDE: 10
REAR: 25
MAX. BUILDING HEIGHT: 52'
PARKING BUFFER: 5' (SIDE)
10' (STREET)

PARKING REQUIRED: MULTIFAMILY UNITS WITHIN R 5

- ONE BEDROOM UNIT = 1.5 SPACE PER UNIT
- TWO OR THREE BEDROOM UNITS = 2.5 SPACES PER UNIT
- 27 - ONE BEDROOM UNITS = 41 REQUIRED SPACES
- 39 - TWO BEDROOM UNITS = 98 REQUIRED SPACES
- 6 - THREE BEDROOM UNITS = 15 REQUIRED SPACES
- TOTAL 154 PARKING SPACES REQUIRED
- 6 ADA SPACES REQUIRED (5 STANDARD AND 1 VAN)
- ONE BICYCLE SPACE REQUIRED PER 6 DWELLING UNITS
- 72/6 = 12 BICYCLE SPACES REQUIRED



SCALE: 1" = 60'-0"



0 60 120 Feet

TBD Boulder Ridge Rd
Rockingham County, VA 22801

[illegible]

Project number:	
Date:	FEBRUARY 7, 2025
Drawn by:	JMO/OP
Checked by:	SOR

SUP is to Allow Multi-Family Dwellings of More than 12 Units per Building

Original Concept Plan:

- 6 Buildings with 12 units each

Current Plan:

- 3 Buildings with 24 units each

Buildings would be consistent with the approved multi-family buildings being constructed in Rockingham County.

Recommendation

Staff and Planning Commission (5-0) recommends approval of the SUP request.