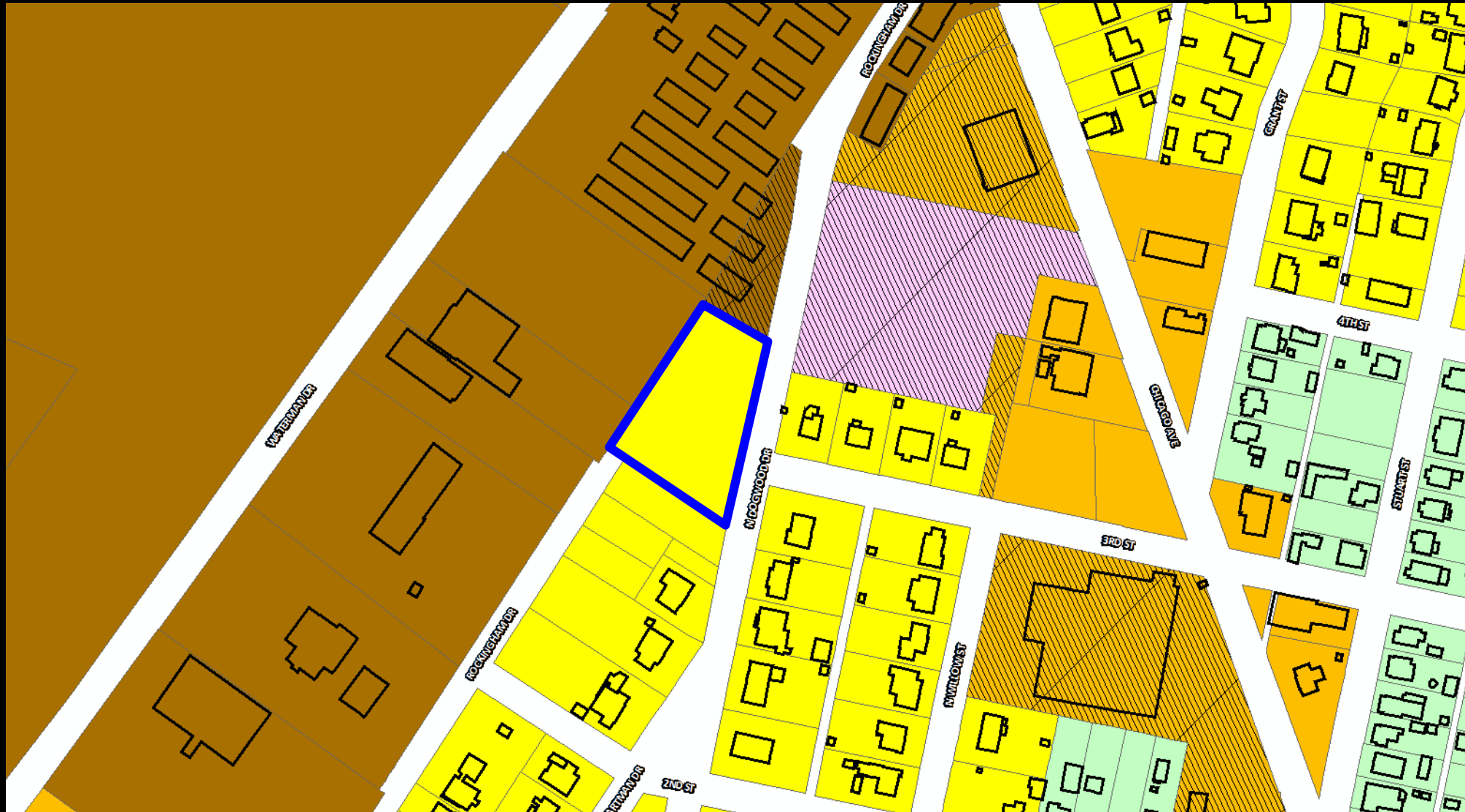
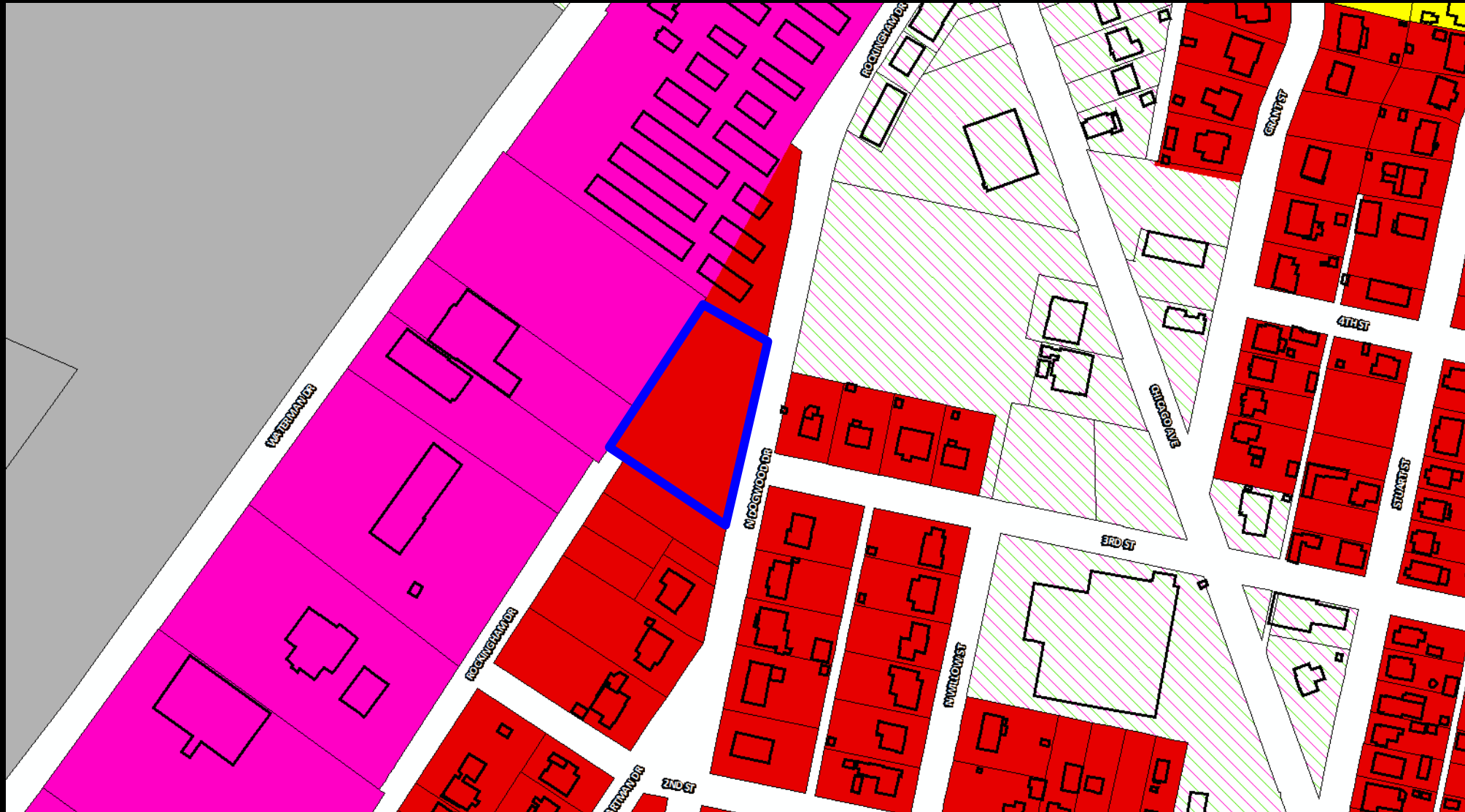


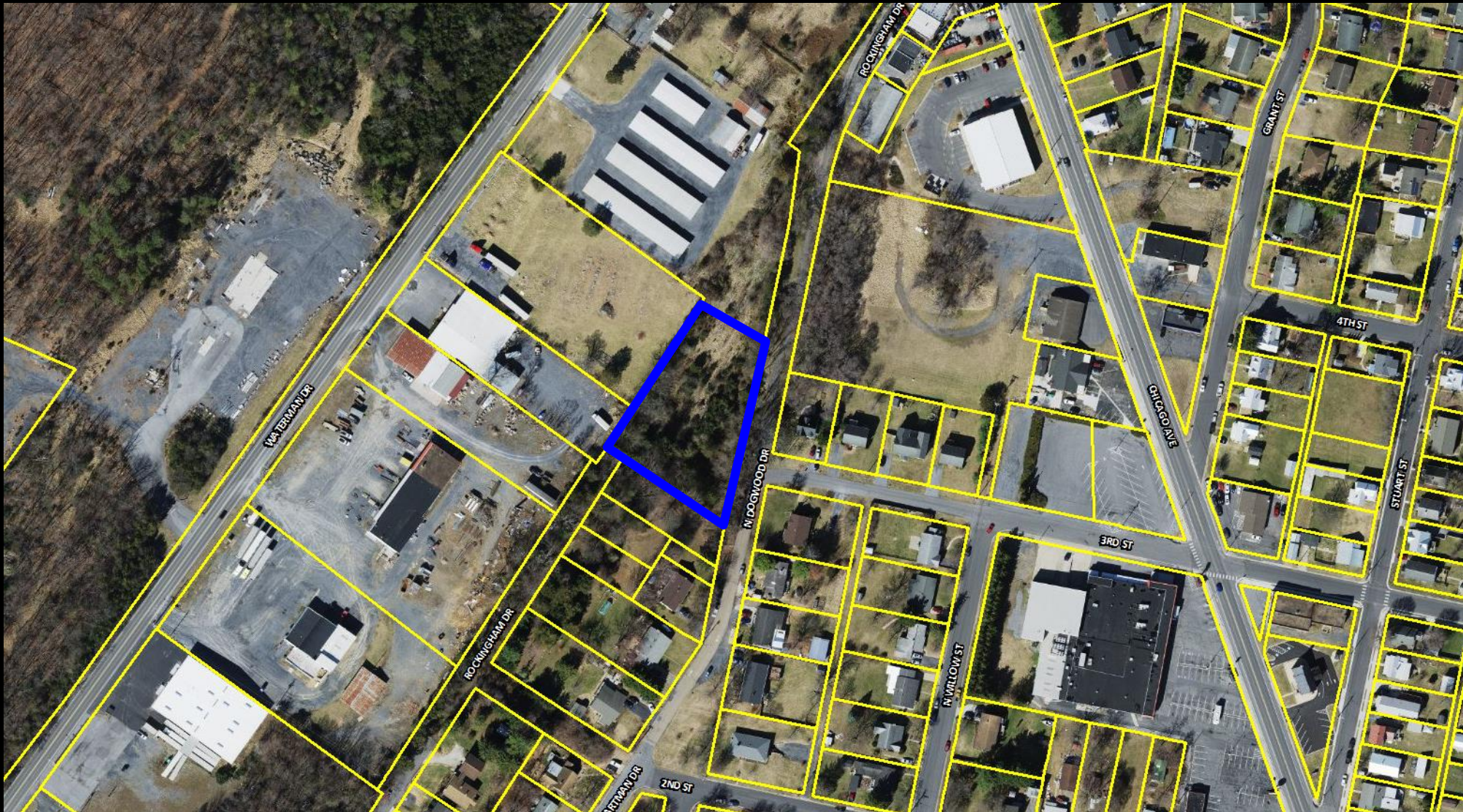
Rezoning - 715 North Dogwood Drive (R-1 to R-5C)



Rezoning - 715 North Dogwood Drive (R-1 to R-5C)



Rezoning - 715 North Dogwood Drive (R-1 to R-5C)







N Dogwood Dr –
looking north towards Third St and shared use path



Third Street -
looking west towards the site and N Dogwood Dr



VICINITY MAP
1" = 2000'

PRELIMINARY
NOT FOR CONSTRUCTION

CFW COMMUNICATIONS SERVICES
PO BOX 1990
WAYNESBORO, VA 22980
TAX MAP 39-P-1
ZONE: B-2C
USE: VACANT

ANTONIO P & RACHEL E FLOWE
580 3RD ST
HARRISONBURG, VA 22802
TAX MAP 39-P-6
ZONE: R-1
USE: RESIDENTIAL - SINGLE
FAMILY DETACHED

BRAUMN NET INVESTMENTS LLC
500 VOLVO PARKWAY
CHESAPEAKE, VA 23320
TAX MAP 39-F-1
ZONE: B-2C
USE: COMMERCIAL - RETAIL
SERVCE

PROPOSED 6' HIGH BUFFER,
VEGETATION AT 5' O.C. MIN.

PROPOSED 5' FENCE

VACATE EASEMENT

PROPOSED PROPERTY
LINE & FENCE LINE

PROPOSED FIRE
TRUCK TURN AROUND
& REMOVABLE BARRIER

PROPERTY TO BE ZONED
M-1 (0.36 ac), VACATE
ALL INTERNAL LOT LINES

PROPOSED MINI-STORAGE
BUILDINGS (TYP)

PROPOSED
STORM PIPING

PROPOSED SANITARY SEWER
MAIN CENTERED ON 20'
PUBLIC SEWER EASEMENT

PROPOSED
MIN-STORAGE
BUILDING (TYP)

NEW VENTURE PARTNERS, LLC
P.O. BOX 1215
HARRISONBURG, VA 22802

2.271 ACRES
D.B. 2782, PG. 210
TRACT FOUR
TAX MAP 39-(E)-7
ZONE: M-1
USE: COMMERCIAL

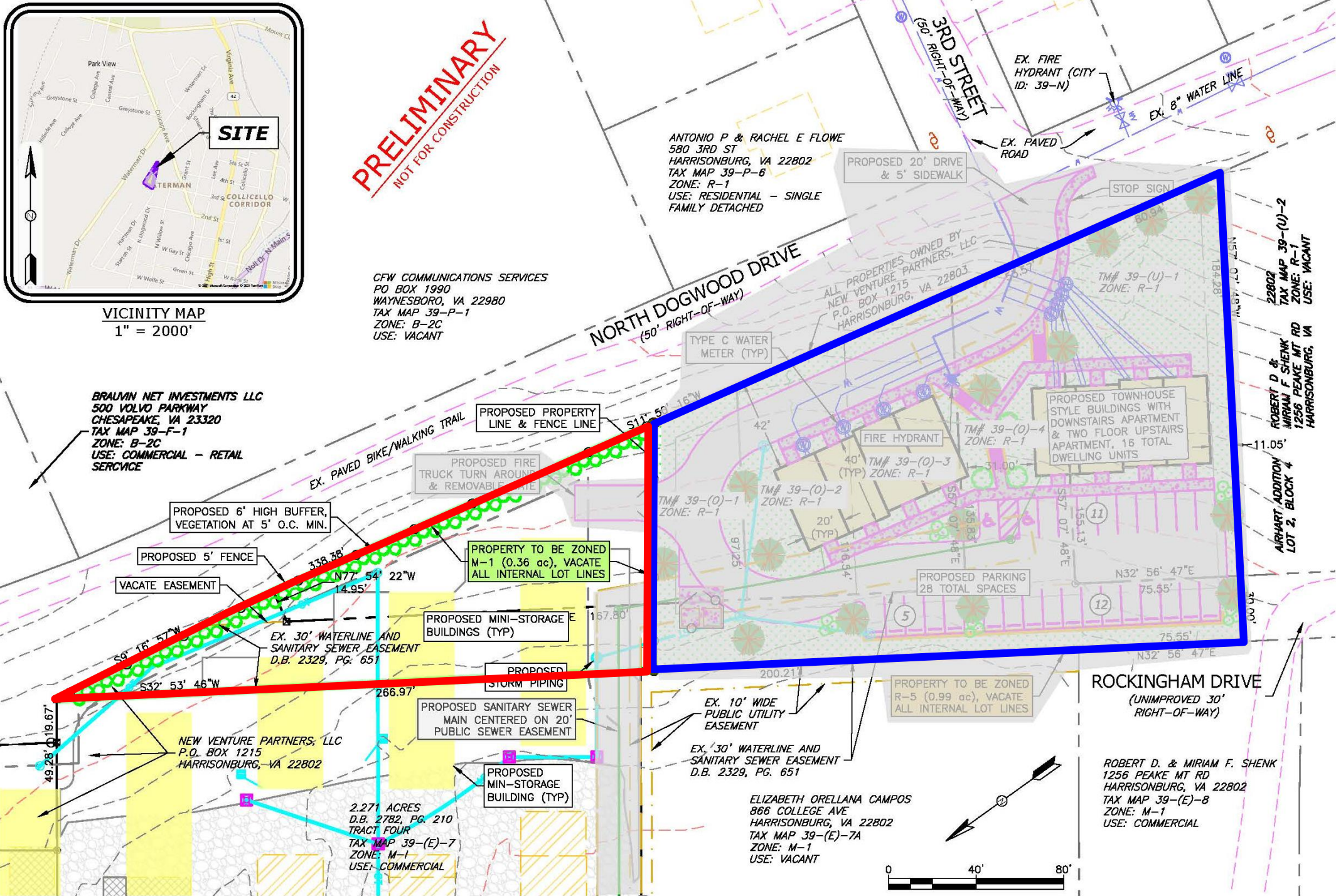
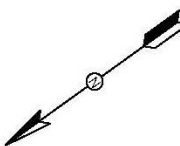
EX. 10' WIDE
PUBLIC UTILITY
EASEMENT

EX. 30' WATERLINE AND
SANITARY SEWER EASEMENT
D.B. 2329, PG. 651

ELIZABETH ORELLANA CAMPOS
866 COLLEGE AVE
HARRISONBURG, VA 22802
TAX MAP 39-(E)-7A
ZONE: M-1
USE: VACANT

ROCKINGHAM DRIVE
(UNIMPROVED 30'
RIGHT-OF-WAY)

ROBERT D. & MIRIAM F. SHENK
1256 PEAKE MT RD
HARRISONBURG, VA 22802
TAX MAP 39-(E)-8
ZONE: M-1
USE: COMMERCIAL



22802
TAX MAP 39-(U)-2
ZONE: R-1
USE: VACANT

ROBERT D &
MIRIAM F SHENK
1256 PEAKE MT RD
HARRISONBURG, VA

AIRHART ADDITION
LOT 2, BLOCK 4

PROPOSED 20' DRIVE
& 5' SIDEWALK

EX. PAVED
ROAD

EX. FIRE
HYDRANT (CITY
ID: 39-N)

EX. 8" WATER LINE

STOP SIGN

ALL PROPERTIES OWNED BY
NEW VENTURE PARTNERS, LLC
P.O. BOX 1215
HARRISONBURG, VA 22803

PROPOSED TOWNHOUSE
STYLE BUILDINGS WITH
DOWNSTAIRS APARTMENT
& TWO FLOOR UPSTAIRS
APARTMENT. 16 TOTAL
DWELLING UNITS

FIRE HYDRANT

PROPOSED PARKING
28 TOTAL SPACES

TYPE C WATER
METER (TYP)

40' TM# 39-(O)-3
(TYP) ZONE: R-1

20' (TYP)

TM# 39-(O)-4
ZONE: R-1

TM# 39-(O)-1
ZONE: R-1

TM# 39-(O)-2
ZONE: R-1

N32° 56' 47"E

75.55'

N32° 56' 47"E

75.55'

N32° 56' 47"E

75.55'

N32° 56' 47"E

75.55'

N32° 56' 47"E

75.55'

S32° 53' 46"W

49.28'

S9° 16' 57"W

338.38'

N77° 54' 22"W

14.95'

S57° 07' 48"E

156.83'

S32° 53' 46"W

266.97'

S57° 07' 48"E

156.83'

N32° 56' 47"E

75.55'

N32° 56' 47"E

75.55'

S57° 07' 48"E

156.83'

N32° 56' 47"E

75.55'

N32° 56' 47"E

75.55'

N32° 56' 47"E

75.55'

S57° 07' 48"E

156.83'

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75.55'

N32° 56' 47"E

75.55'

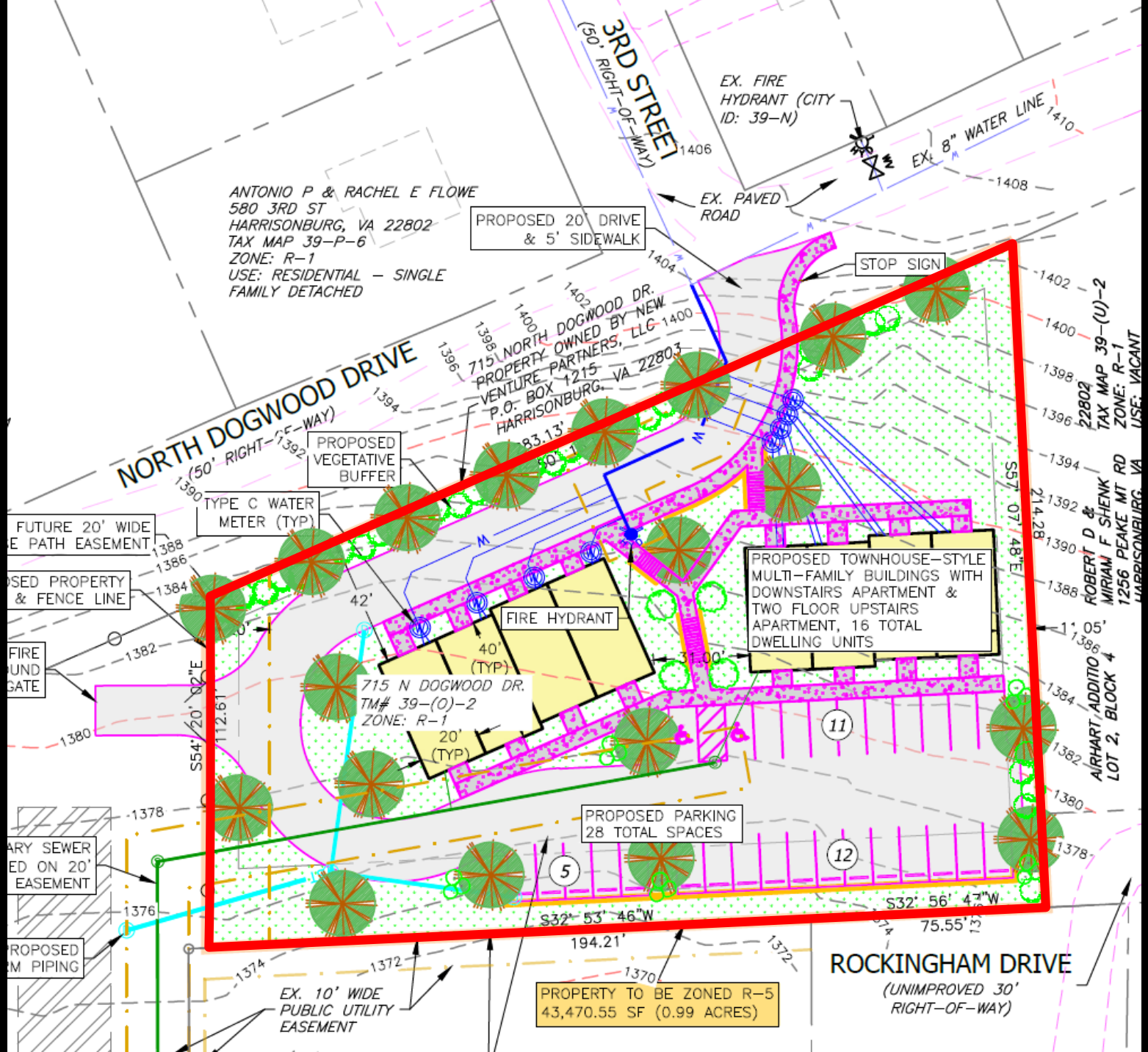
N32° 56' 47"E

75.55'









ANTONIO P & RACHEL E FLOWE
580 3RD ST
HARRISONBURG, VA 22802
TAX MAP 39-P-6
ZONE: R-1
USE: RESIDENTIAL - SINGLE
FAMILY DETACHED

PROPOSED 20' DRIVE
& 5' SIDEWALK

EX. FIRE
HYDRANT (CITY
ID: 39-N)

STOP SIGN

NORTH DOGWOOD DRIVE
(50' RIGHT-OF-WAY)

715 NORTH DOGWOOD DR.
PROPERTY OWNED BY NEW
VENTURE PARTNERS, LLC
P.O. BOX 1215
HARRISONBURG, VA 22803

PROPOSED
VEGETATIVE
BUFFER

TYPE C WATER
METER (TYP)

FUTURE 20' WIDE
EASEMENT

PROPOSED PROPERTY
& FENCE LINE

FIRE
HYDRANT
GATE

PROPOSED TOWNHOUSE-STYLE
MULTI-FAMILY BUILDINGS WITH
DOWNSTAIRS APARTMENT &
TWO FLOOR UPSTAIRS
APARTMENT, 16 TOTAL
DWELLING UNITS

715 N DOGWOOD DR.
TM# 39-(O)-2
ZONE: R-1

PROPOSED PARKING
28 TOTAL SPACES

EXISTING
SEWER
LINED ON 20'
EASEMENT

PROPOSED
SEWER
PIPE

EX. 10' WIDE
PUBLIC UTILITY
EASEMENT

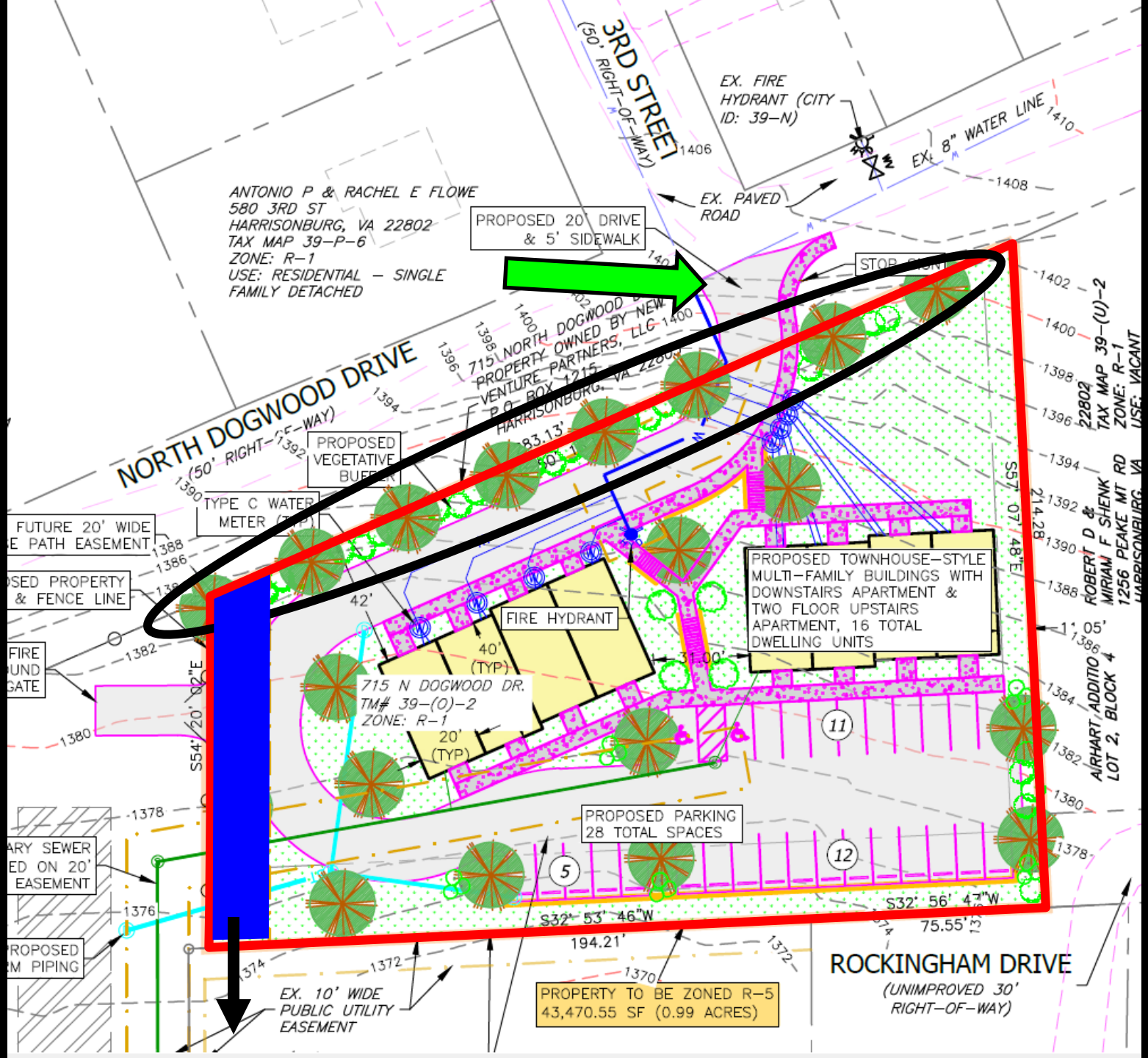
PROPERTY TO BE ZONED R-5
43,470.55 SF (0.99 ACRES)

ROCKINGHAM DRIVE
(UNIMPROVED 30'
RIGHT-OF-WAY)

22802
TAX MAP 39-(U)-2
ZONE: R-1
USE: VACANT
ROBERT D &
MIRIAM F SHENK
1256 PEAKE MT RD
HARRISONBURG, VA
AIRHART, ADDITTO
LOT 2, BLOCK 4

Summarized Proffers

1. Occupancy is limited to a single family or no more than 3 unrelated persons.
2. 1.5 parking spaces per dwelling unit.
3. Create and maintain landscape buffer within 20 feet of eastern property line.
4. 20-foot wide share use path easement and 5-foot wide TCE.
5. The entrance shall be located at the intersection of North Dogwood Drive and Third Street. Developer shall design and construct necessary intersection improvements as approved by the Department of Public Works.



ANTONIO P & RACHEL E FLOWE
580 3RD ST
HARRISONBURG, VA 22802
TAX MAP 39-P-6
ZONE: R-1
USE: RESIDENTIAL - SINGLE
FAMILY DETACHED

PROPOSED 20' DRIVE
& 5' SIDEWALK

EX. FIRE
HYDRANT (CITY
ID: 39-N)

EX. 8" WATER LINE

NORTH DOGWOOD DRIVE
(50' RIGHT-OF-WAY)

715 NORTH DOGWOOD DR
PROPERTY OWNED BY NEW
VENTURE PARTNERS, LLC
P.O. BOX 1215
HARRISONBURG, VA 22802

PROPOSED
VEGETATIVE
BUFFER

TYPE C WATER
METER (CIP)

FUTURE 20' WIDE
EASEMENT

PROPOSED PROPERTY
& FENCE LINE

FIRE
HYDRANT

PROPOSED TOWNHOUSE-STYLE
MULTI-FAMILY BUILDINGS WITH
DOWNSTAIRS APARTMENT &
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APARTMENT, 16 TOTAL
DWELLING UNITS

715 N DOGWOOD DR.
TM# 39-(O)-2
ZONE: R-1

PROPOSED PARKING
28 TOTAL SPACES

EXISTING
SEWER
LINED ON 20'
EASEMENT

PROPOSED
SEWER
PIPING

EX. 10' WIDE
PUBLIC UTILITY
EASEMENT

PROPERTY TO BE ZONED R-5
43,470.55 SF (0.99 ACRES)

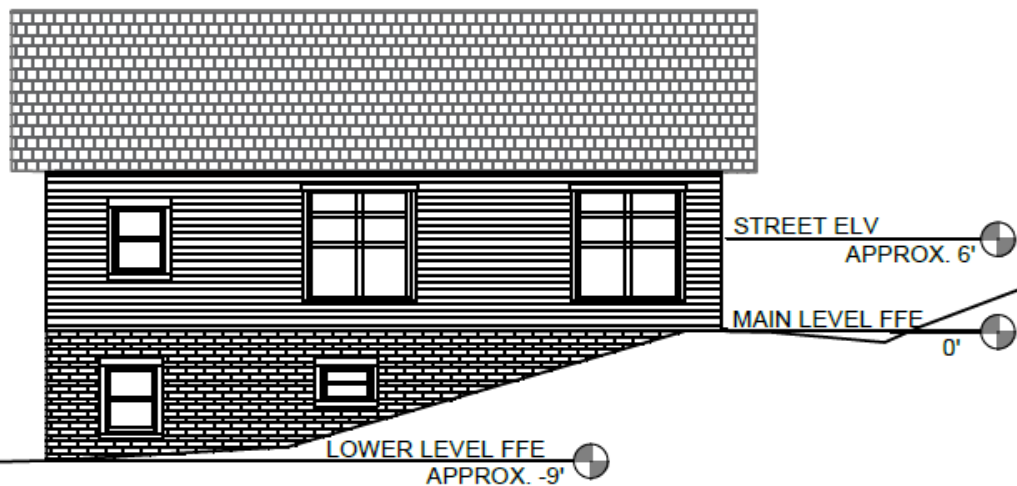
ROCKINGHAM DRIVE
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22802
TAX MAP 39-(U)-2
ZONE: R-1
USE: VACANT

ROBERT D &
MIRIAM F SHENK
1256 PEAKE MT RD
HARRISONBURG, VA

AIRHART, ADDITTO
LOT 2, BLOCK 4

PROPOSED MULTI-FAMILY BUILDINGS WILL BE LOCATED BETWEEN 6' AND 8' BELOW STREET LEVEL



NORTH DOGWOOD DRIVE

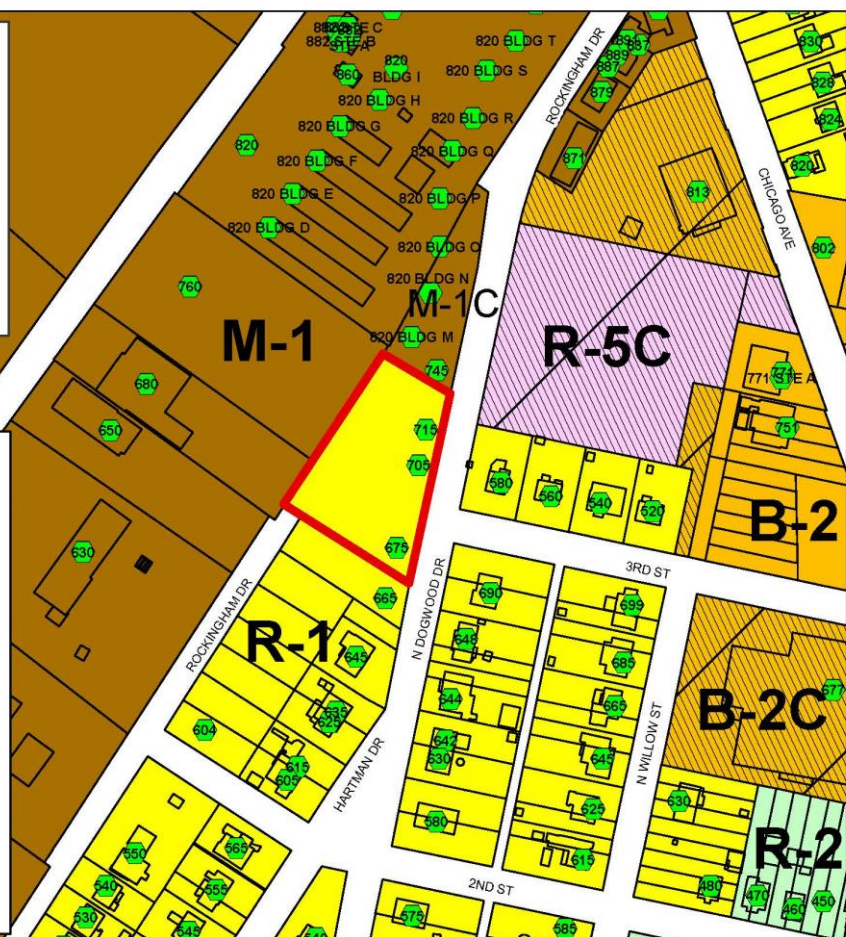
EXISTING ELEVATIONS FOR HOMES ALONG 3RD ST AND NORTH DOGWOOD DRIVE (TYP)



CONCEPT ELEVATION DRAWING
(NOT TO SCALE)

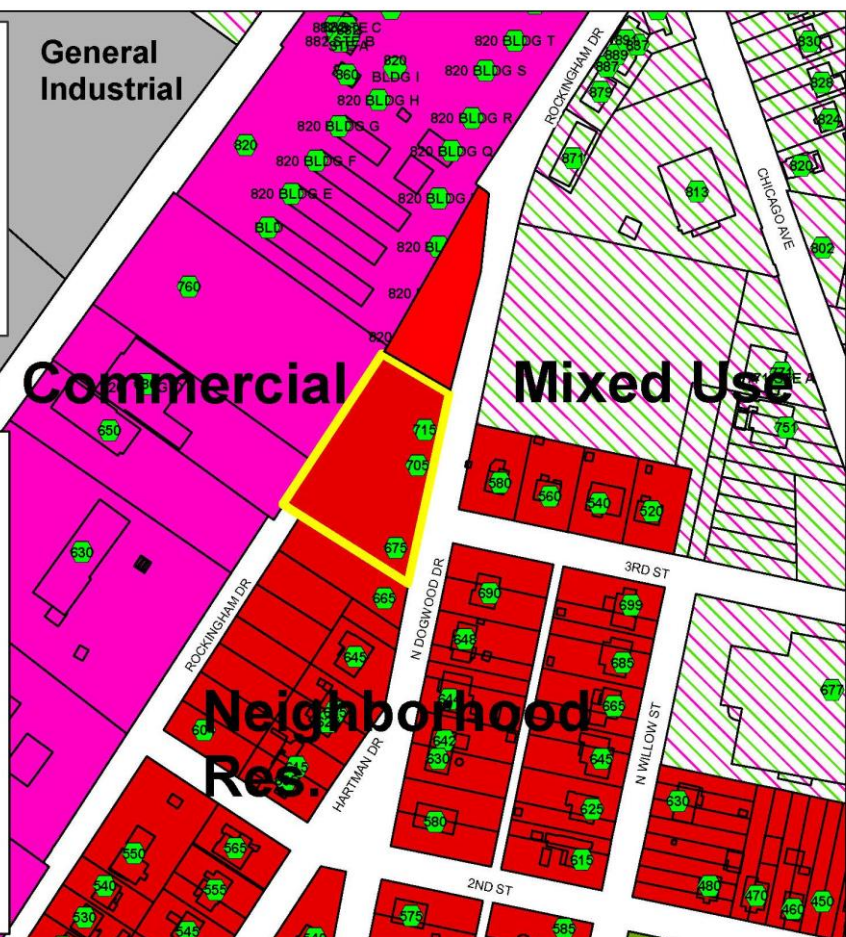
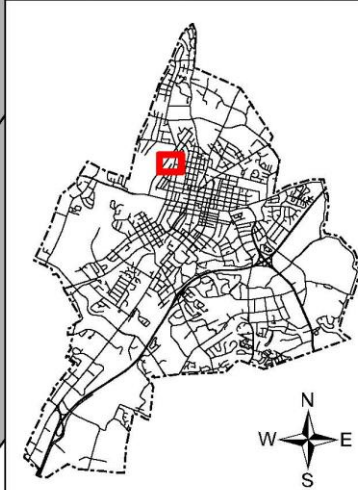
CITY OF HARRISONBURG
Rezoning (R-1 to R-5C)
675, 705, and 715 North
Dogwood Drive
Tax Map Parcels: 39-O-2
+/- .99 acres

Zoning



CITY OF HARRISONBURG
Rezoning (R-1 to R-5C)
675, 705, and 715 North
Dogwood Drive
Tax Map Parcels: 39-O-2
+/- .99 acres

(Future) Land Use Guide



Recommendation

Staff and Planning Commission (6-1) recommends approval of the rezoning request.

