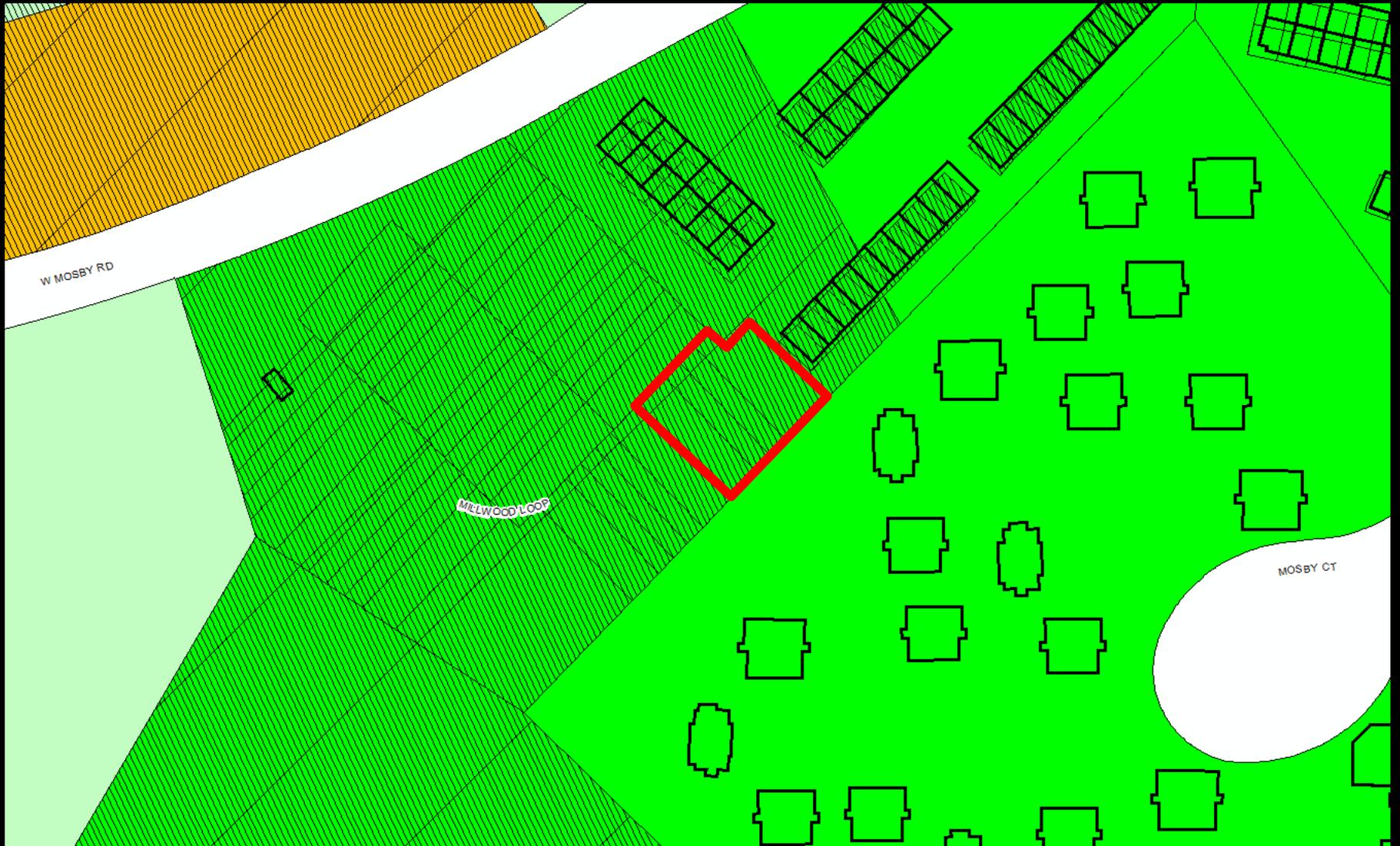
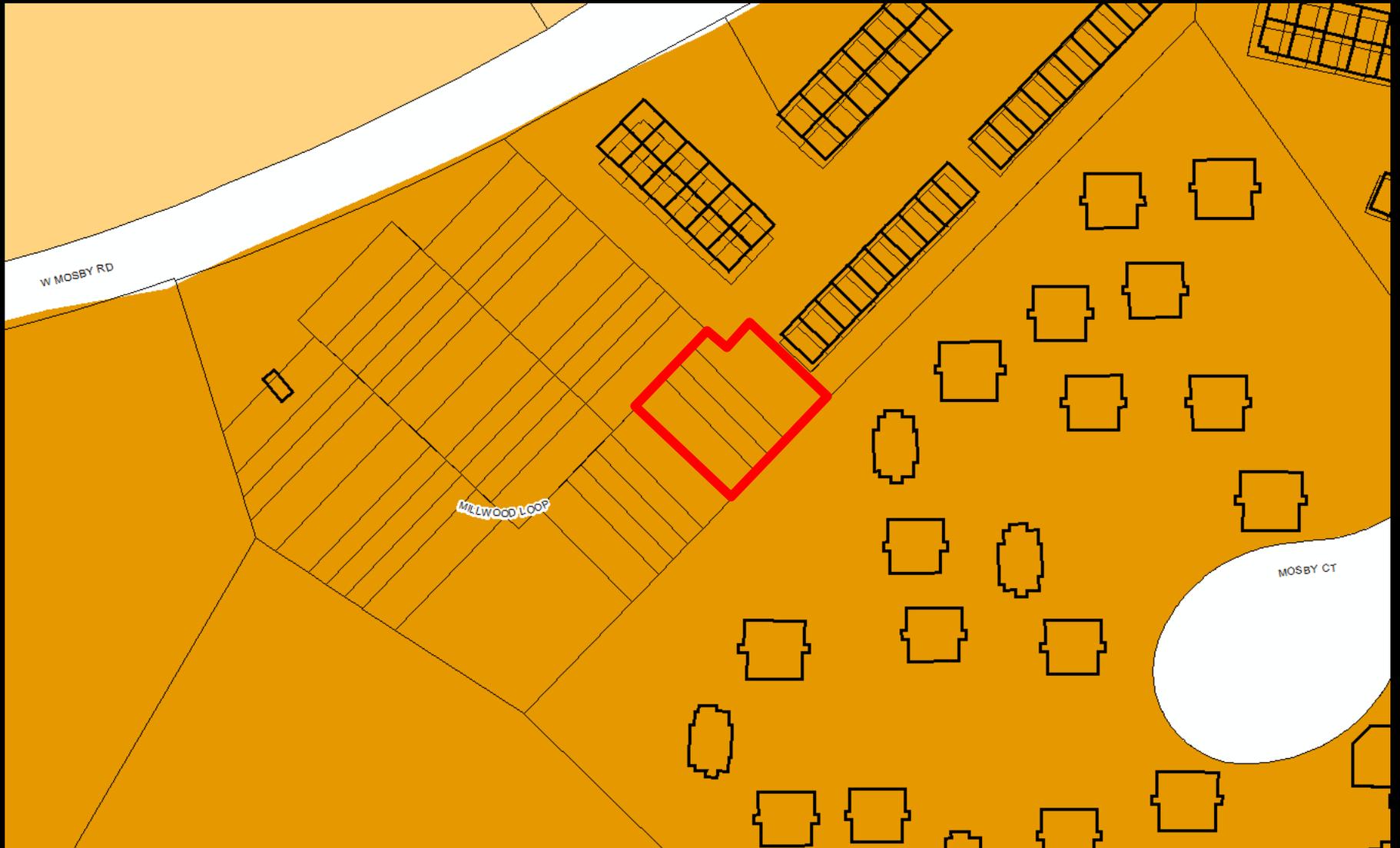


Rezoning and SUP – Millwood Loop R-3C to R-8 and to Allow Townhomes



Rezoning and SUP – Millwood Loop R-3C to R-8 and to Allow Townhomes



Rezoning and SUP – Millwood Loop R-3C to R-8 and to Allow Townhomes





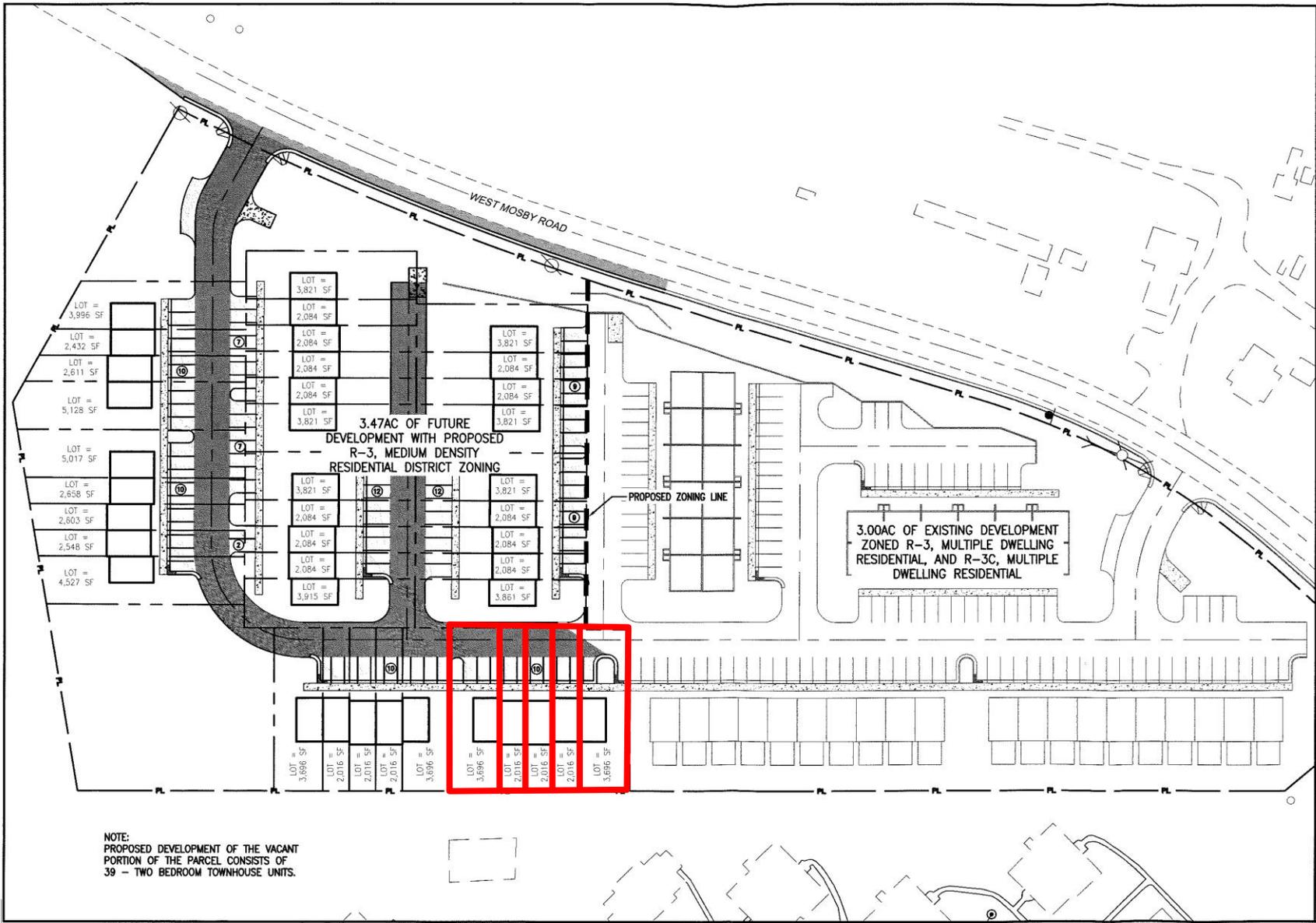
WARNING

Eager Beaver

10 HDB



2018 Rezoning Layout



NOTE:
PROPOSED DEVELOPMENT OF THE VACANT
PORTION OF THE PARCEL CONSISTS OF
39 - TWO BEDROOM TOWNHOUSE UNITS.

PROJECT No. 11265-2 EXPANDER No. 4009-6 REZONING EXHIBIT

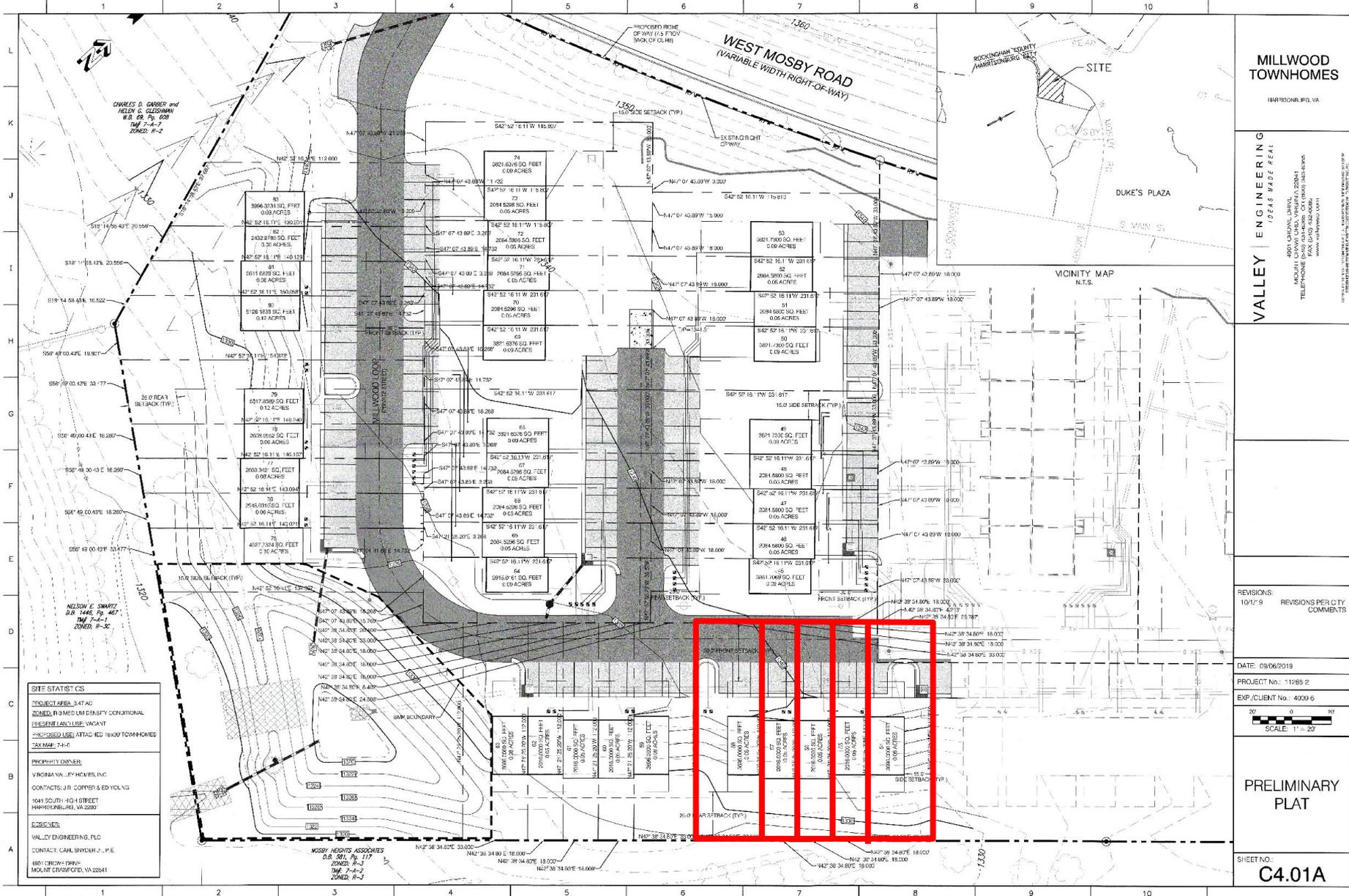
VALLEY ENGINEERING
IDEAS MADE REAL

4901 CROWE DRIVE
MOUNT CRANFORD, VIRGINIA 22841
TELEPHONE (540) 434-6365 OR (800) 343-6365
FAX (540) 432-0885
www.valleyesp.com

DATE
06/29/18
SCALE
1" = 60'
SHEET
1 OF 1

MILLWOOD CONDOMINIUMS PHASE II
CITY OF HARRISONBURG, VIRGINIA

2019 Preliminary Plat Layout



SITE STATISTICS

- PROJECT AREA 3.47 AC
- ZONED R3 MED DENSITY CONDITIONAL
- PRESENT LAND USE VACANT
- PROPOSED USE ATTACH 102 16X10 TOWNHOMES
- TAX MAP 7-4-1

PROPERTY OWNER:
 VIRGINIA VALLEY HOMES, INC.
 CONTACTS: J.R. COPPIN & ED VOLVO
 1041 SOUTH HIGH STREET
 HARRISONBURG, VA 22801

ENGINEER:
 VALLEY ENGINEERING, PLLC
 CONTACT: CARL SNYDER, P.E.
 480 CREW DRIVE
 MOUNT CRAWFORD, VA 22841

MILLWOOD TOWNHOMES

HARRISONBURG, VA

VALLEY ENGINEERING
 IDEAS MADE REAL

480 CREW DRIVE
 MOUNT CRAWFORD, VIRGINIA 22841
 TELEPHONE: 540-939-1234
 FAX: 540-939-1848
 WWW.VALENG.COM

REVISIONS:
 10/17/19 REVISIONS PER CITY COMMENTS

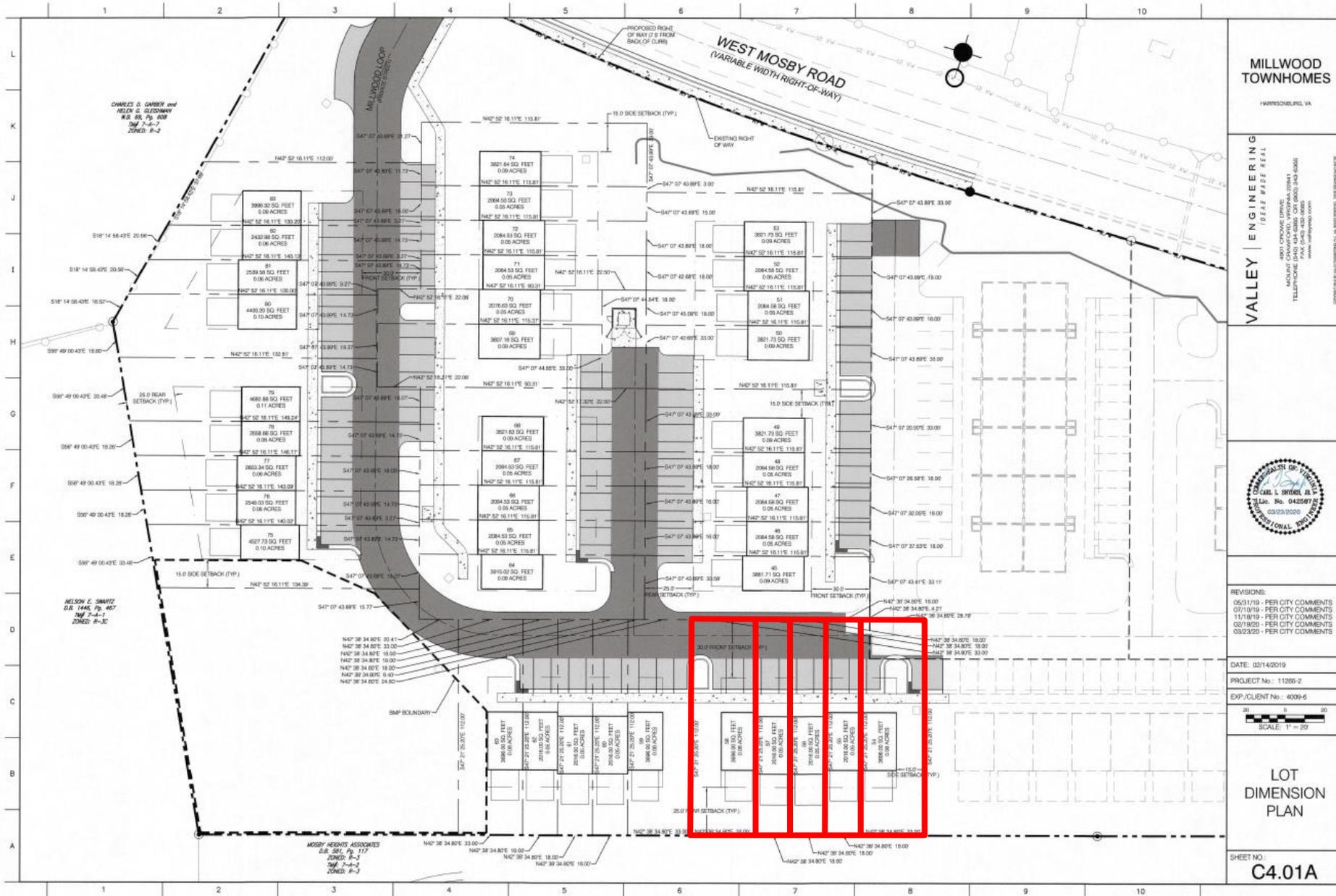
DATE: 03/06/2019
 PROJECT No.: 11285-2
 EXP./CLIENT No.: 4009-6

SCALE: 1" = 20'

PRELIMINARY PLAT

SHEET NO.:
C4.01A

2020 Engineered Comprehensive Site Plan



MILLWOOD TOWNHOMES
HARRISONBURG, VA

VALLEY | ENGINEERING
IDEAS MADE REAL
4800 CRYSTAL DRIVE
MOUNTAIN VIEW, VIRGINIA 22041
TELEPHONE: (540) 480-4444
WWW.VALLEYENGINEERING.COM



REVISIONS:
06/01/19 - PER CITY COMMENTS
07/10/19 - PER CITY COMMENTS
11/18/19 - PER CITY COMMENTS
02/18/20 - PER CITY COMMENTS
09/23/20 - PER CITY COMMENTS

DATE: 03/14/2019
PROJECT No.: 11266-2
EXP. CLIENT No.: 4009-6



LOT DIMENSION PLAN

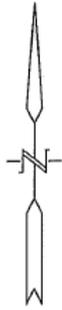
SHEET No.:
C4.01A

2021 Final Subdivision Plat

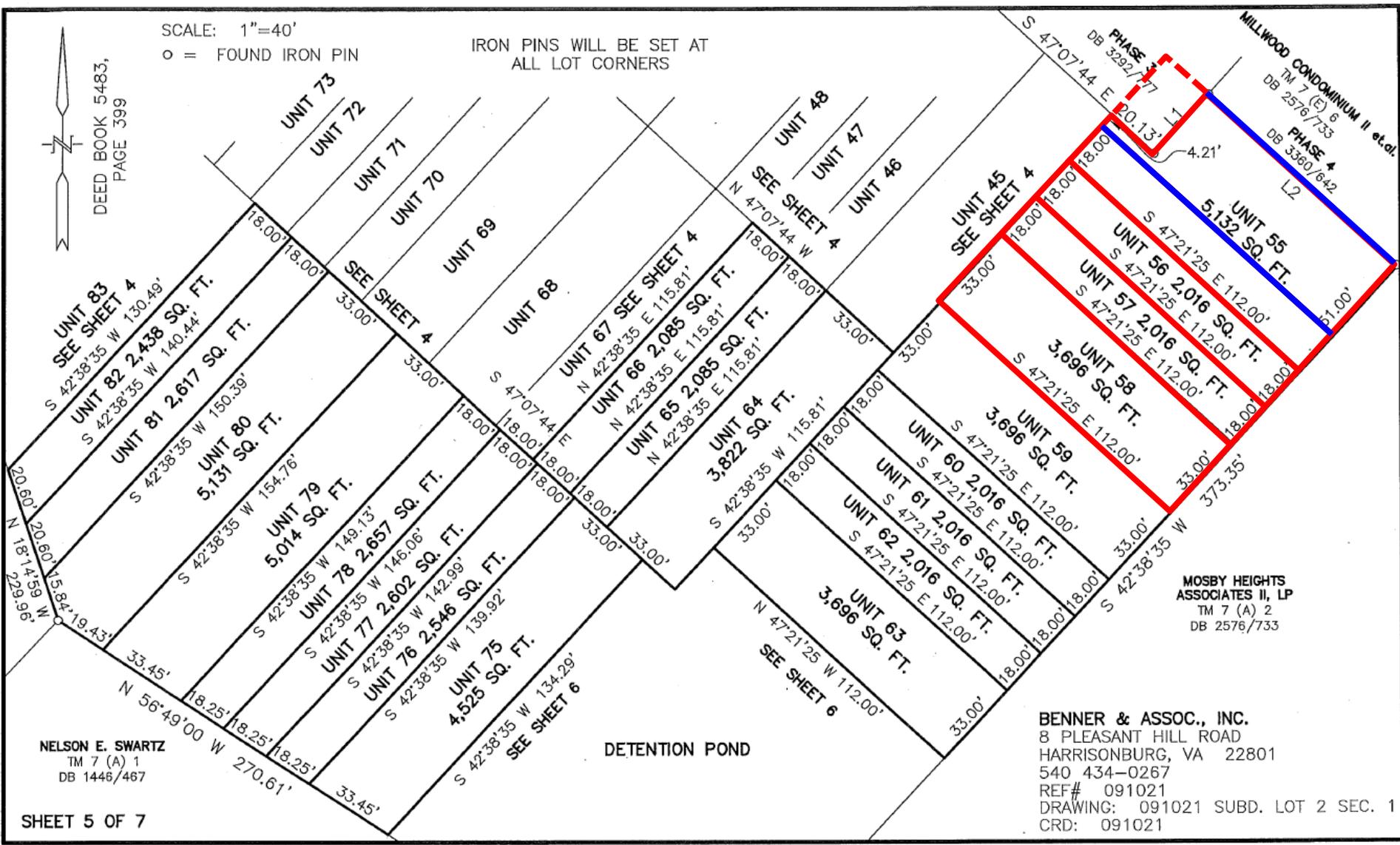
SCALE: 1"=40'

○ = FOUND IRON PIN

IRON PINS WILL BE SET AT ALL LOT CORNERS



DEED BOOK 5483,
PAGE 399



NELSON E. SWARTZ
TM 7 (A) 1
DB 1446/467

SHEET 5 OF 7

DETENTION POND

MOSBY HEIGHTS ASSOCIATES II, LP
TM 7 (A) 2
DB 2576/733

BENNER & ASSOC., INC.
8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
540 434-0267
REF# 091021
DRAWING: 091021 SUBD. LOT 2 SEC. 1
CRD: 091021

Zoning District	Lot Area Sq. Ft./Unit	Lot Width (ft.)	Lot Depth (ft.)	Front Yard Setback (ft.)	Side Yard Setback (ft.)*	Rear Yard Setback (ft.)	Maximum Stories	Maximum Height (ft.)
R-3	2,000	18	112	30	10	25	3	40
R-8	1,800	18	60	10	7 or 10 (depending upon number of stories)	20	3	40

*Shared walls have zero-foot setbacks; structures with more than four units have 15-foot side yard setbacks.



Recommendation

Staff and Planning Commission (7-0)
recommends approving both:

- The rezoning request from R-3C to R-8.
- To approve the SUP to allow townhomes within the R-8 district.

