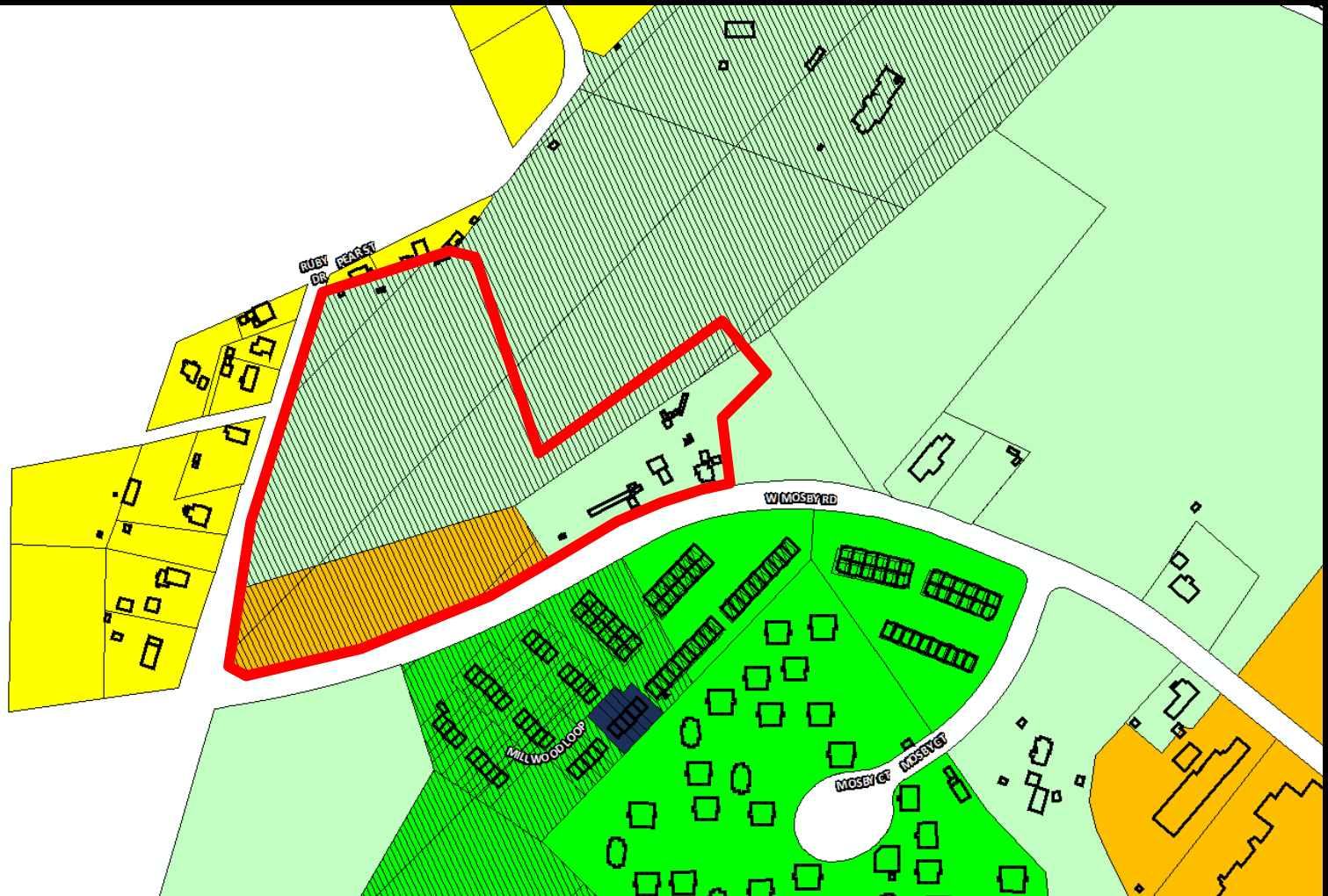


Rezoning and Special Use Permits – 210, 280, 290 W Mosby Road

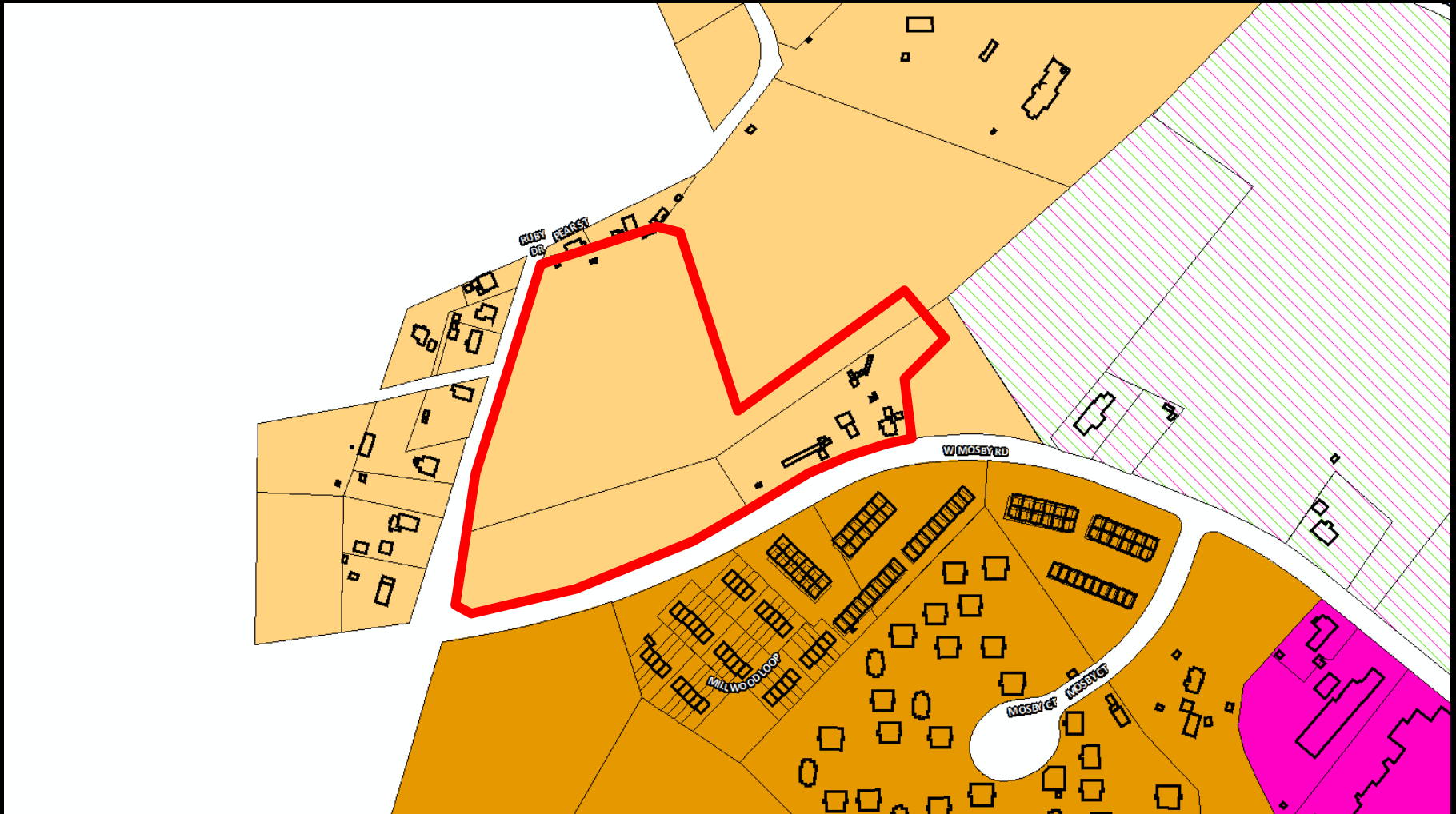


1. Rezoning from R-2, R-2C, and B-2C to R-5C
2. Special Use Permit for multiple-family dwellings of more than 12 units per building
3. Special Use Permit for multiple-family buildings greater than 4 stories and 52 ft. in height

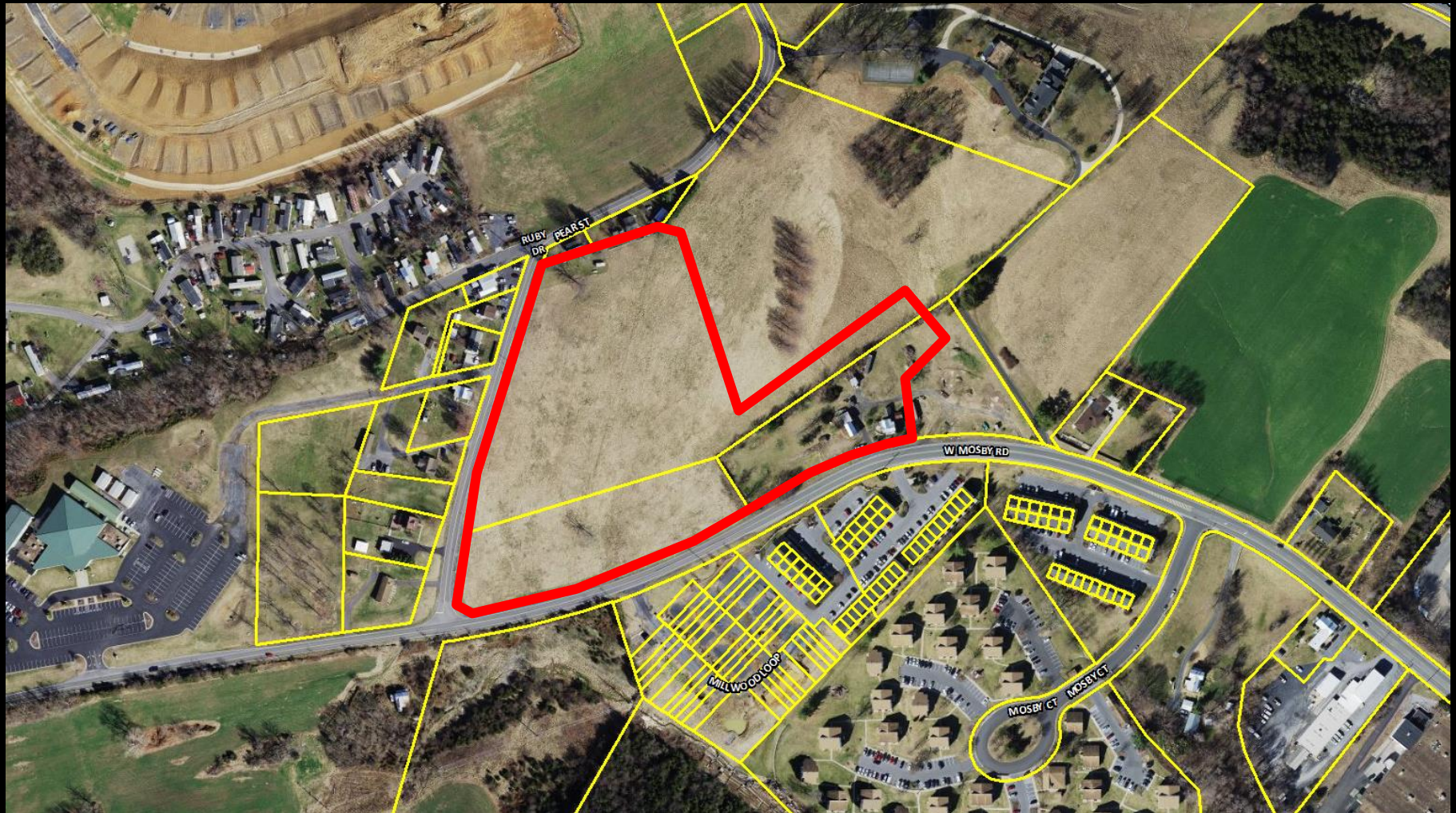
Rezoning and Special Use Permits – 210, 280, 290 W Mosby Road

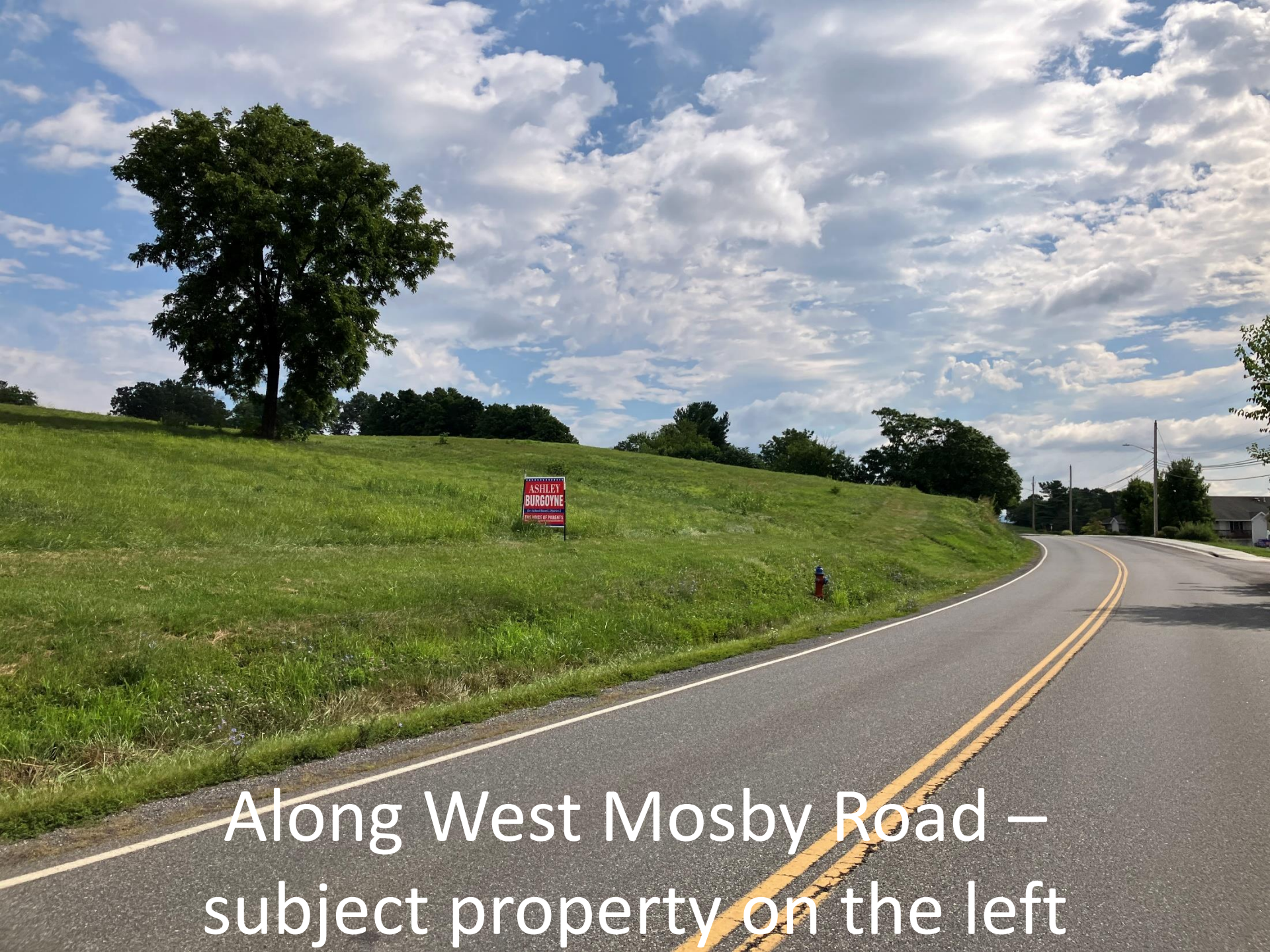


Rezoning and Special Use Permits – 210, 280, 290 W Mosby Road



Rezoning and Special Use Permits – 210, 280, 290 W Mosby Road





Along West Mosby Road –
subject property on the left



SPEED
LIMIT
25

From Pear Street near intersection
with West Mosby Rd



Along Pear Street looking toward West Mosby Road – subject property on the left



PAMELA L. LINDSEMAN
TAX PARCEL #7C-4

DANIEL W. & NANCY R.
BRUBAKER, TRUSTEES
TAX PARCEL #7C-2

BLUESTONE LAND
COMPANY
TAX PARCEL #7C-3

PLANT TURNOUT
IMPROVEMENTS BY COLLETS
FOR THE LOCAL GOVERNMENT
BEZING CASE #2019-00000
2019-00000



Proffers Summarized

1. Total units.
2. Occupancy.
3. Unit age restriction.
4. Minimum parking.
5. Solar panels.
6. Electric vehicle charging stations.
7. Bus shelter easement.
8. Amenities.
9. Street improvements.
10. Vegetated screen.
11. Small Area Plan participation.
12. Gated emergency access.
13. Street entrance along Mosby Rd.
14. Roundabout design.
15. Right-Of-Way dedication.
16. Tree planting.



WILLOW HILL DR.

ERICKSON AVE. (RT. 280)

BLUESTONE LAND COMPANY, INC.
TAX PARCEL 27-C-7
EXISTING H-1 ZONING

J & D GROUP, LLC
TAX PARCEL 7-5-B
EXISTING H-1 ZONING

ZEPHYR HILL DEVELOPMENT
(ROCKINGHAM COUNTY
REZONING CASE #RZ22-1800)

1.80 ACRES

APPROXIMATE LOCATION OF
FUTURE INTERNAL PROPERTY LINE
SEPARATING DEVELOPMENT FROM
EXISTING DELAWARE RESIDENCE

DANIEL W. & NANCY R.
BRUBAKER TRUSTEES
TAX PARCEL #11-2
EXISTING R-20 / R-2 / B-20 ZONING
±32.83 ACRES

RESTRICTED
AREA
±160 ACRES

EXISTING R-20 ZONING
EXISTING R-2 ZONING

TOLSON FAMILY LIMITED
PARTNERSHIP OR
HARRISBURG
TAX PARCEL #69-1
EXISTING R-2 ZONING

BLUESTONE LAND
COMPANY, INC.
TAX PARCEL #7-2-C
EXISTING R-2 ZONING
±3.25 ACRES

TOWNHAM RD
TAX PARCEL # 1-C-1 & 1-C-4
EXISTING R-2 ZONING

AREA TO BE REZONED
PROPOSED R-20 ZONING
±120 ACRES

EXISTING R-20 ZONING
EXISTING B-20 ZONING

R-2 ZONING

MILLSWOOD
TOWNHOMES

COMBERS VALLEY
SUBDIVISION
(CCAN 170)

W. MOSBY RD
ROCKINGHAM COUNTY

PEAR ST.
EXISTING R-1 ZONING

RUBY DR.
EXISTING R-1 ZONING

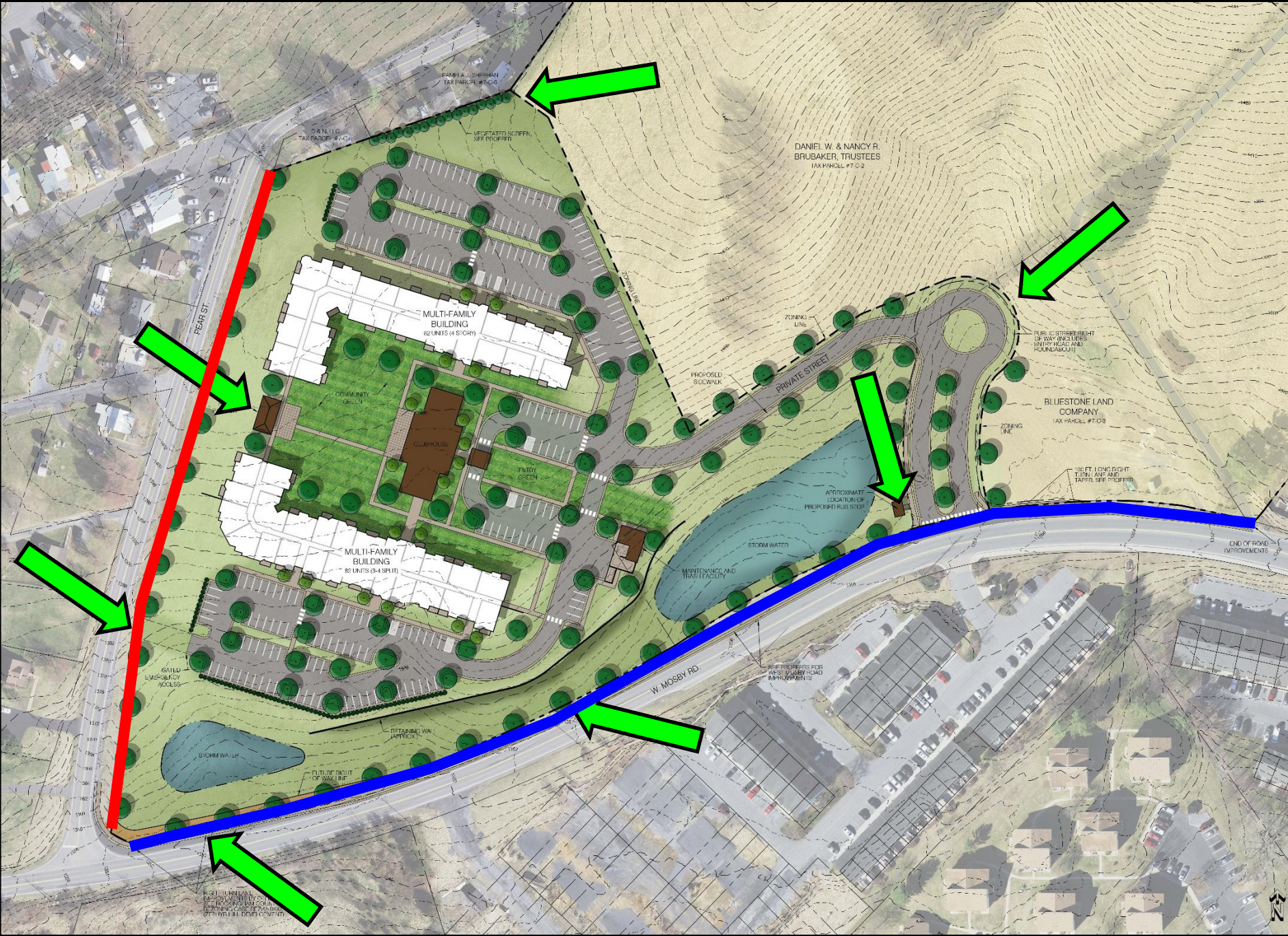
ROCKINGHAM
COUNTY
TAX PARCEL #11-2
EXISTING R-2 ZONING

PEAR ST.

W. MOSBY RD.

MOSBY CT.





PAMELA L. LINDSEMAN
TAX PARCEL #744-0

DANIEL W.
TAX PARCEL #744-0

DANIEL W. & NANCY R.
BRUBAKER, TRUSTEES
TAX PARCEL #770-2

MULTI-FAMILY BUILDING
82 UNITS (4 STORY)

MULTI-FAMILY BUILDING
82 UNITS (3-4 STORY)

W. MOSSBY RD.

PRIVATE STREET

PEAR ST

STORM WATER

STORM WATER

PUB. ST. STREET RIGHT
OF WAY INCLUDING
SIDEWALK AND
ROUNDABOUT

BLUESTONE LAND
COMPANY
TAX PARCEL #770-8

30 FT. LONG RIGHT
TURN LANE AND
TAPER SIDE PROFFER

EXIST. TURNAROUND
IMPROVEMENTS BY
RELOCATING SIDEWALK
BEHIND CASE OF
STREET LIGHTS

EXIST. TURNAROUND
IMPROVEMENTS

END OF ROAD
IMPROVEMENTS



Recommendation

Staff and Planning Commission (6-0) recommends approval of the rezoning and both special use permits as submitted.