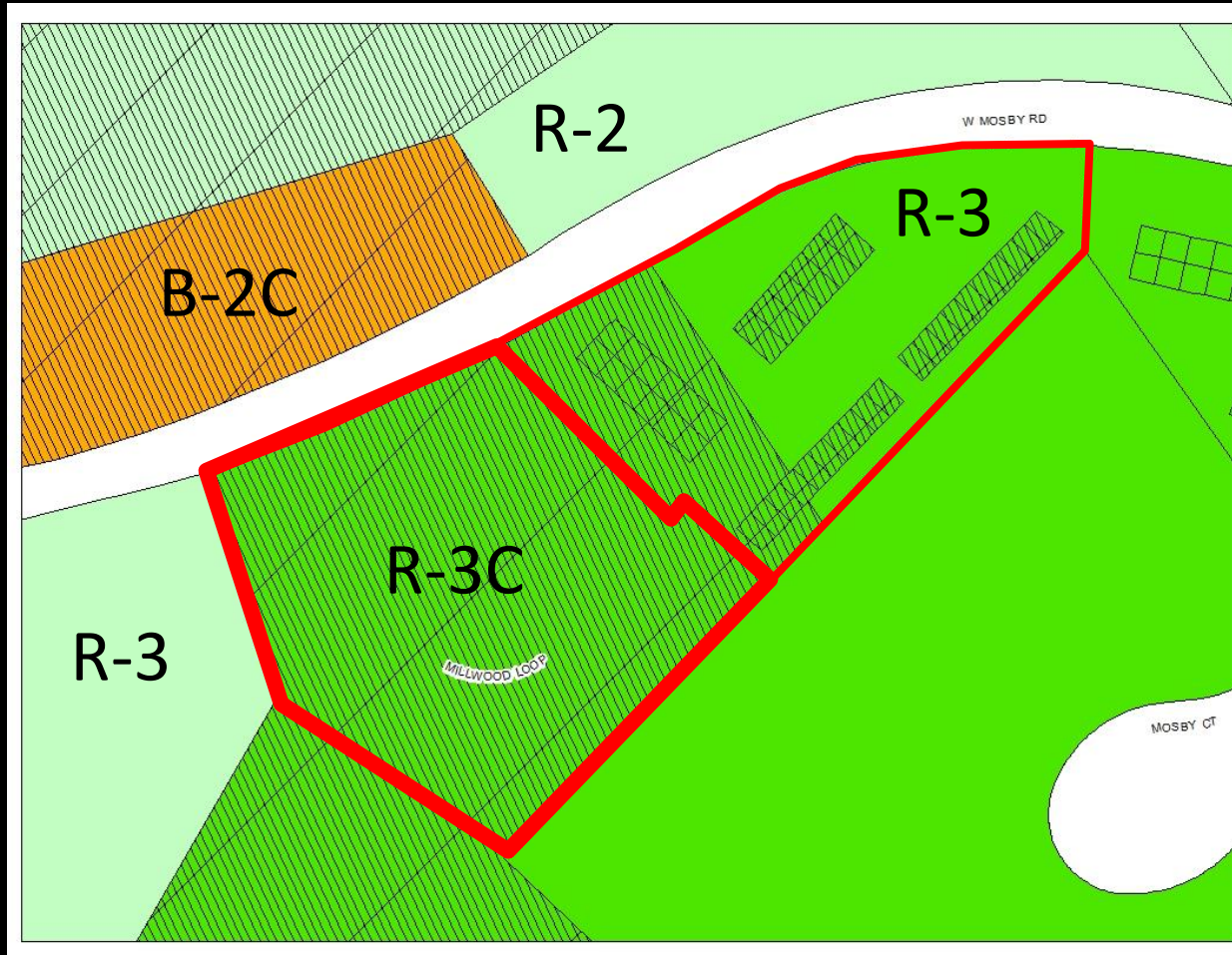
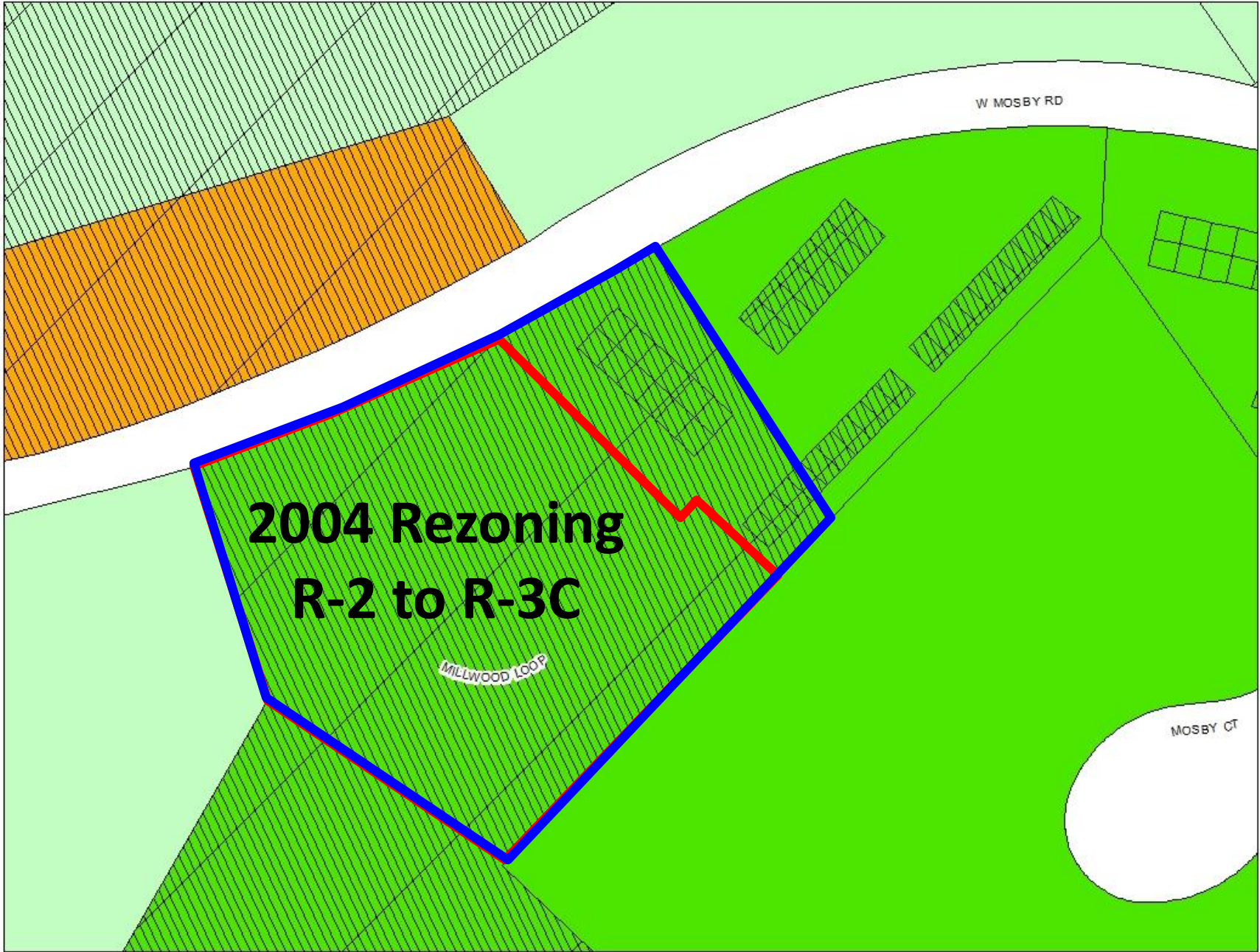


Rezoning – Millwood Condominiums (R-3C, Multiple Dwelling to R-3C, Medium Density)









**2004 Rezoning
R-2 to R-3C**

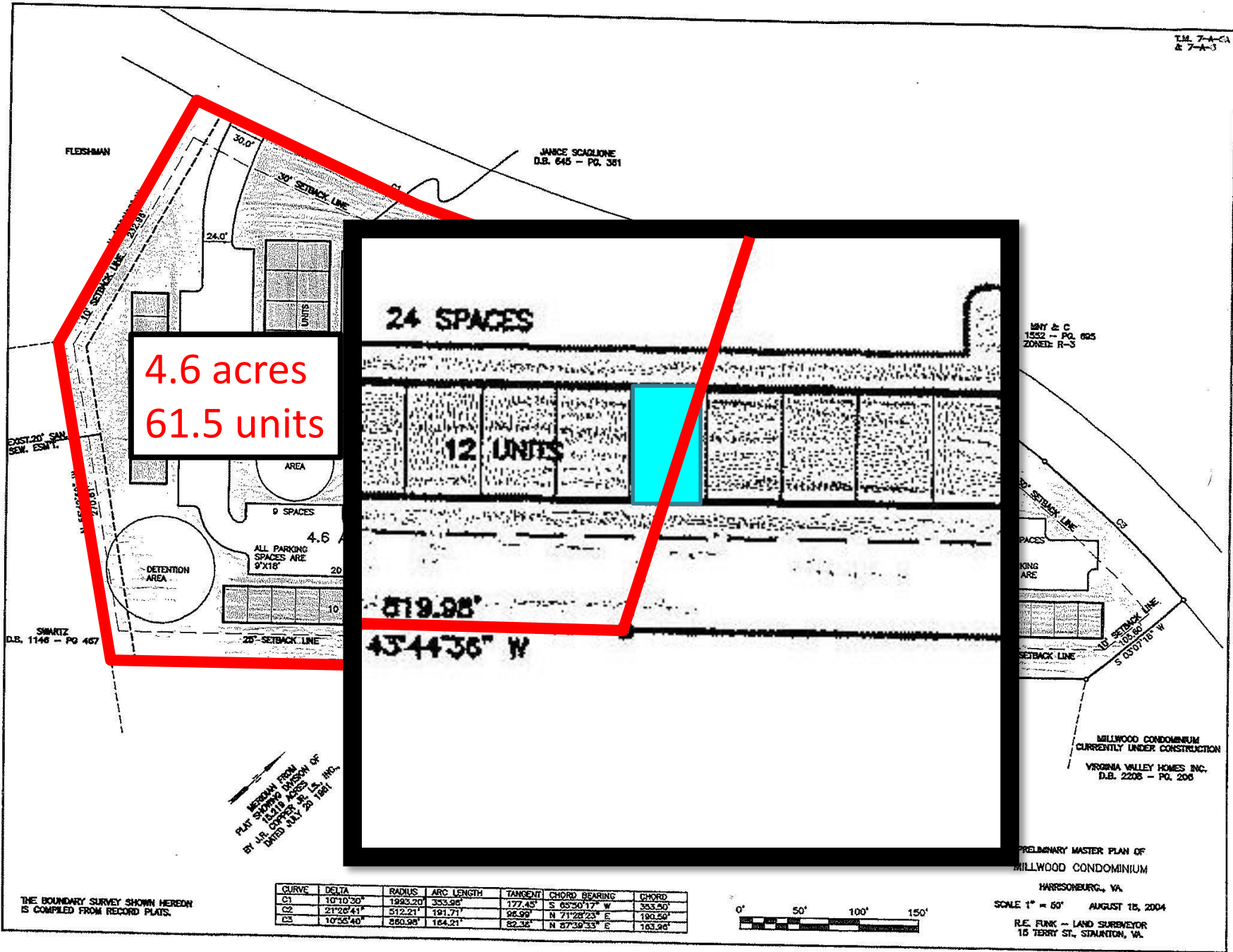
W MOSBY RD

MILLWOOD LOOP

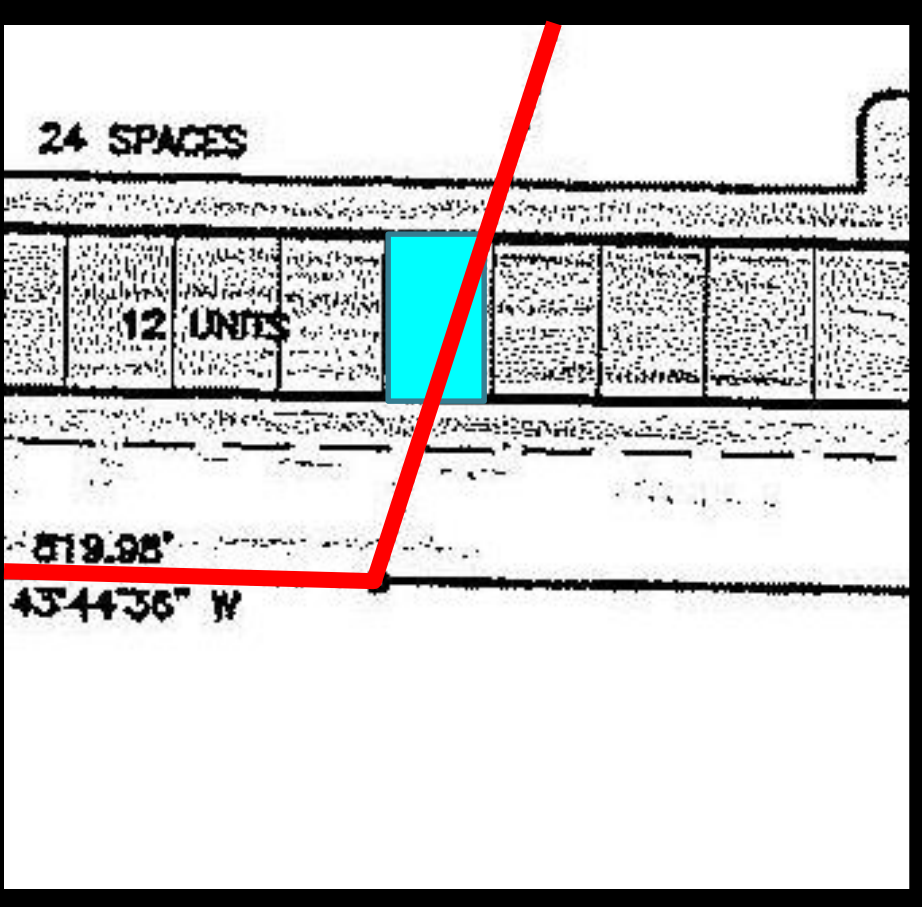
MOSBY CT

2004 Rezoning (R-2 to R-3C) Proffers

1. If rezoned to R-3 conditional, the subject property will be developed in substantial conformity to the existing property under development by contract purchaser lying directly east to the subject property along West Mosby Road for condominium units.
2. Applicant and purchaser further proffer that 4.6 acre +/- subject property will be developed for condominium units in no greater density than that shown in the "Preliminary Master Plan of Millwood Condominium, Harrisonburg, Virginia", dated August 18, 2004, and submitted by the contract purchaser in connection with the application.



4.6 acres
61.5 units



MEASUREMENTS FROM
PLAN SHOWN BY SURVEY OF
BY J.R. FUNK, JR. L.S., P.E.
DATED JULY 28, 1981

THE BOUNDARY SURVEY SHOWN HEREON
IS COMPILED FROM RECORD PLATS.

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD
C1	10°10'30"	1993.20	353.96'	177.45'	S 65°50'17" W	363.90'
C2	21°26'41"	512.21'	191.71'	96.99'	N 71°28'23" E	190.50'
C3	10°55'40"	860.98'	164.21'	82.36'	N 67°39'33" E	163.96'



PRELIMINARY MASTER PLAN OF
MILLWOOD CONDOMINIUM
HARRISONBURG, VA.
SCALE 1" = 60' AUGUST 18, 2004
R.E. FUNK - LAND SURVEYOR
10 TERRY ST., STAUNTON, VA.

Submitted Proffer

If rezoned to R-3, Medium Density Residential District, the 3.47 acre portion of the subject property will be developed in no greater density than 39 units, as shown on the “Rezoning Exhibit” dated June 29, 2018, and submitted in connection with the application.

R-3C
Medium Density
Residential District
Conditional

R-3C
Multiple
Dwelling
Residential
District

R-3
Multiple Dwelling
Residential District

WEST MOSBY ROAD

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

DATE
06/29/18

SCALE
1" = 60'

SHEET
1 OF 1

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4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841
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FAX (540) 432-0685
www.valleyesp.com

MILLWOOD CONDOMINIUMS PHASE II
CITY OF HARRISONBURG, VIRGINIA

Recommendation

Staff and Planning Commission (7-0) recommended to approve the conditional rezoning request as submitted by the applicant.