

Rezoning, Special Use Permit, & Preliminary Plat – 116 Pleasant Hill Road



1. To rezone from R-2 to R-8C.
2. For a special use permit to allow attached townhomes of not more than eight units within the R-8 district.
3. To preliminarily subdivide one lot into 16 townhome parcels with Subdivision Ordinance variance requests.

Rezoning, Special Use Permit, & Preliminary Plat – 116 Pleasant Hill Road





116 Pleasant Hill Rd

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Google Earth



SITE INFORMATION:
 TAX MAP #: 9-5-5
 DEEDBOOK: 856/493
 ACRAGE: 0.854 AC (40,821 AC AFTER ROW DEDICATION)
 ROW DEDICATION: 11,450 SF (0.033 AC)
 ZONING: R-2 (PROPOSED R-3)
 ADDRESS: 216 PLEASANT HILL RD, HARRISONBURG, VA 22801
 USE GROUP: SINGLE FAMILY ATTACHED
 TOWNHOMES: 16 TOTAL
 DENSITY: 17.2 DU/AC
 LOT REQ.: MIN. 35' WIDTH, MIN. 60' DEPTH, MIN. 1,800 SF/LUNIT

PLANNER:
 MONTEVERDE ENGINEERING & DESIGN STUDIO
 250 E. BROADWAY ST, SUITE 216
 HARRISONBURG, VA 22802
 JENNETT@MONV.COM OR VIA WEB DESIGNER.COM
 (540) 746-7130

OWNER:
 TAWAKAL INVESTMENT
 ATT: WASEEM AFRIIDI
 581 JAMIE LANE
 HARRISONBURG, VA 22801
 WASEEM013@AOL.COM
 (540) 433-3333

PARKING SUMMARY:
 PARKING REQUIRED:
 - ONE (1) PARKING SPACE FOR EACH TOWNHOME UNIT
 TOTAL REQUIRED: 16 SPACES
 PARKING PROVIDED: 32 SPACES



250 E. Broadway St, Suite 216 • Harrisonburg, VA 22802
 (540) 746-7130 • www.monteverde-engineering.com

REZONING PLAN
PLEASANT HILL TOWNHOMES
 116 Pleasant Hill Road
 Harrisonburg, VA, 22801

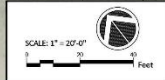
Revisions:

| No. | Description | Date |
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PRELIMINARY ISSUE
 NOT FOR CONSTRUCTION

SKETCH PLAN

Project number: 21917C
 Date: May 8, 2021
 Drawn by: JMO
 Checked by: JWE



Summary of Proffers

1. Dedication of right-of-way along Pleasant Hill Road.
2. Construction of 5-foot wide sidewalk along the property frontage and two pedestrian connections from townhome development to frontage sidewalk.
3. Allows only one entrance onto Pleasant Hill Road.
4. Limits the development to 16 dwelling units.
5. Requires 1.5 off-street parking spaces per townhome unit averaged throughout the entirety of the Development.

Preliminary Plat

- To create 16 townhome parcels
- Variances from the Subdivision Ordinance
 - To allow lots to not have public street frontage, and
 - To deviate from public general utility easement dedication requirements.

2543/528
ZONED R-2

9-1-6
STEPHANIE W. WALKER
2543/528
ZONED R-2

9-E-10
DAVID W. MILSTEAD
1969/709
ZONED R-2

9-E-6A
AHLAM H. ALKARAWI
2032/338
ZONED R-2

9-E-8
MERIWEATHER HILLS LLC
1375/29
ZONED R-3

Existing public
water &
sanitary sewer

Proposed
public water &
sanitary sewer

ALL UNITS SHALL BE SERVED BY A METER PACK. SEE NOTE #2, THIS PAGE.

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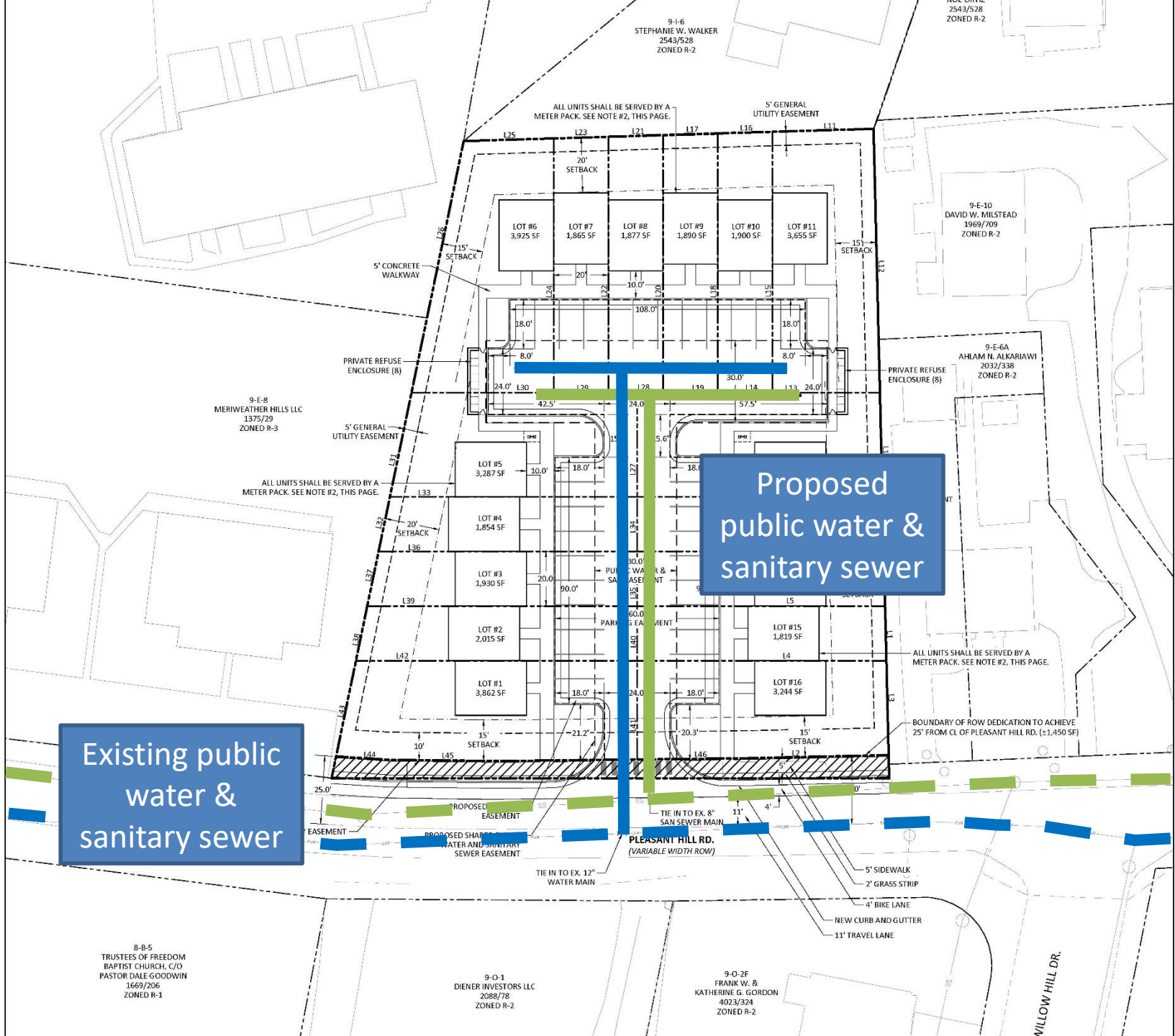
BOUNDARY OF ROW DEDICATION TO ACHIEVE 25' FROM CL OF PLEASANT HILL RD. (±1,450 SF)

8-B-5
TRUSTEES OF FREEDOM
BAPTIST CHURCH, C/O
PASTOR DALE GOODWIN
1669/206
ZONED R-1

9-O-1
DIENER INVESTORS LLC
2088/78
ZONED R-2

9-O-2F
FRANK W. &
KATHERINE G. GORDON
4023/324
ZONED R-2

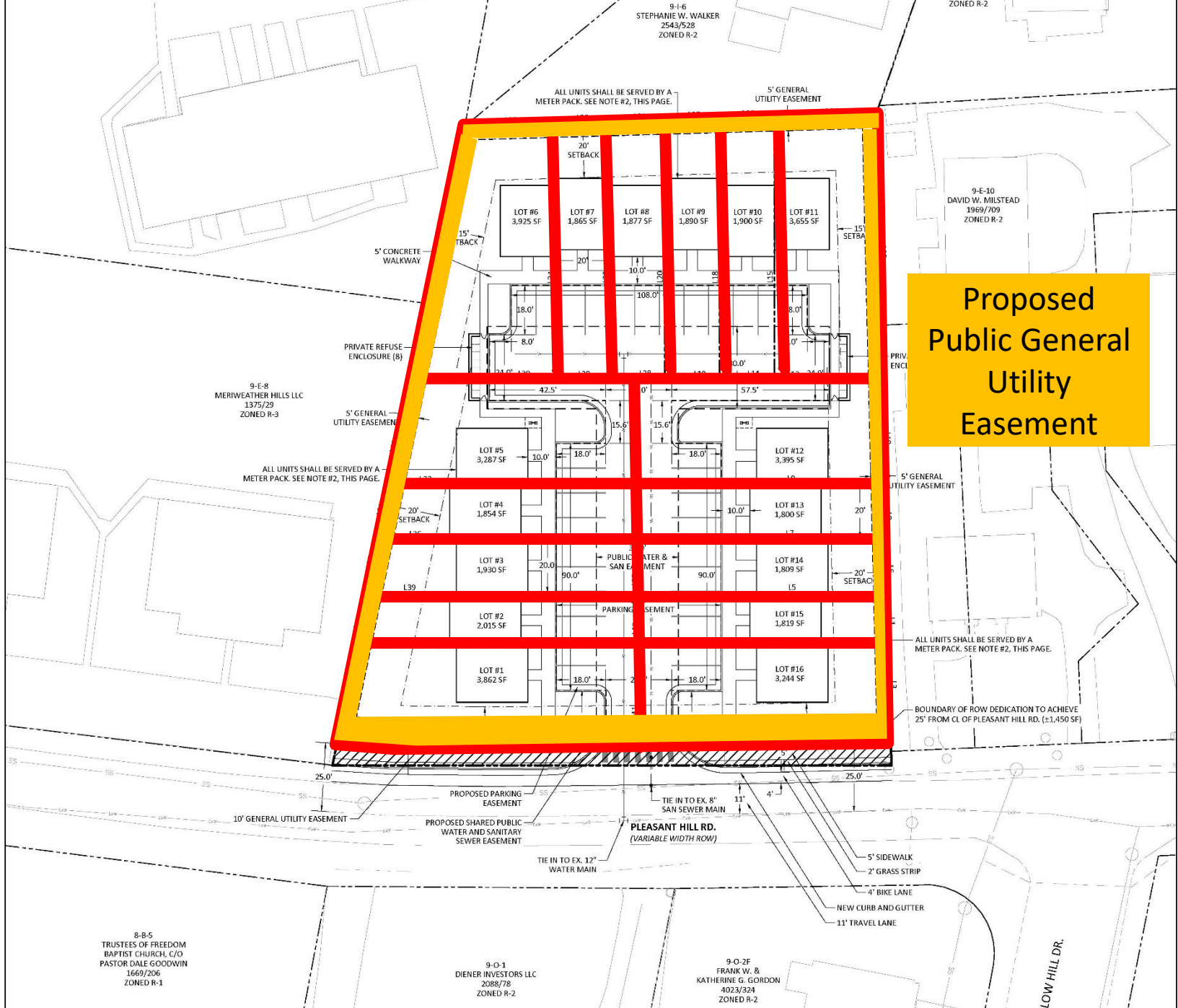
WILLOW HILL DR.



PROPOSED EASEMENT
PROPOSED SHARED WATER AND SANITARY SEWER EASEMENT
TIE IN TO EX. 12" WATER MAIN
TIE IN TO EX. 8" SAN SEWER MAIN
PLEASANT HILL RD. (VARIABLE WIDTH ROW)

5' SIDEWALK
2' GRASS STRIP
4' BIKE LANE
NEW CURB AND GUTTER
11' TRAVEL LANE

**Proposed
Public General
Utility Easement**



9-E-8
MERIWEATHER HILLS LLC
1375/29
ZONED R-3

9-I-6
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2543/528
ZONED R-2

9-E-10
DAVID W. MILSTEAD
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ZONED R-2

2543/528
ZONED R-2

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5' GENERAL
UTILITY EASEMENT

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4023/324
ZONED R-2

WILLOW HILL DR.

Recommendation

Staff and Planning Commission (7-0) recommend approval of the rezoning, SUP, and preliminary plat with Subdivision Ordinances variances.

