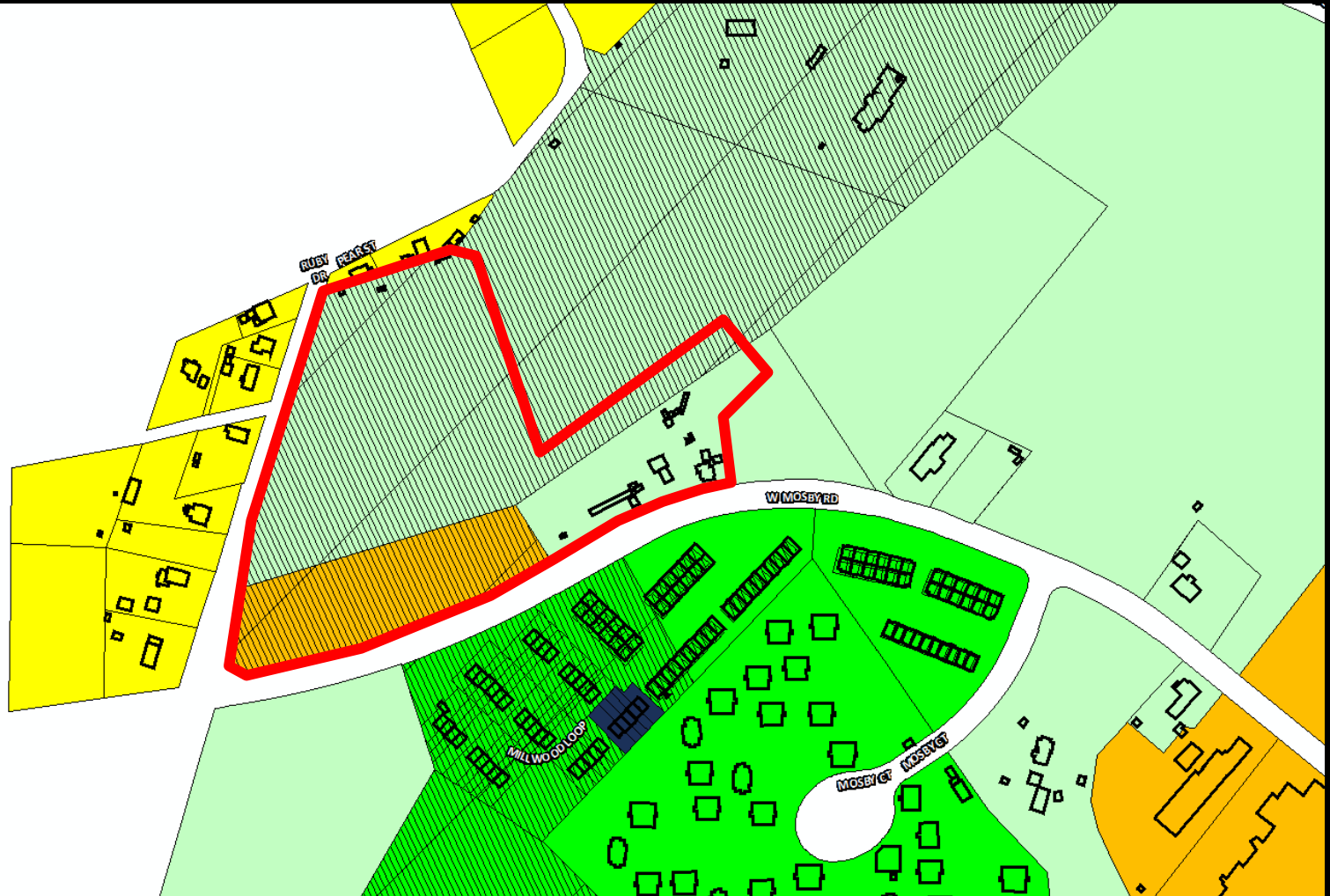


Rezoning and Special Use Permits – 210, 280, 290 W Mosby Road

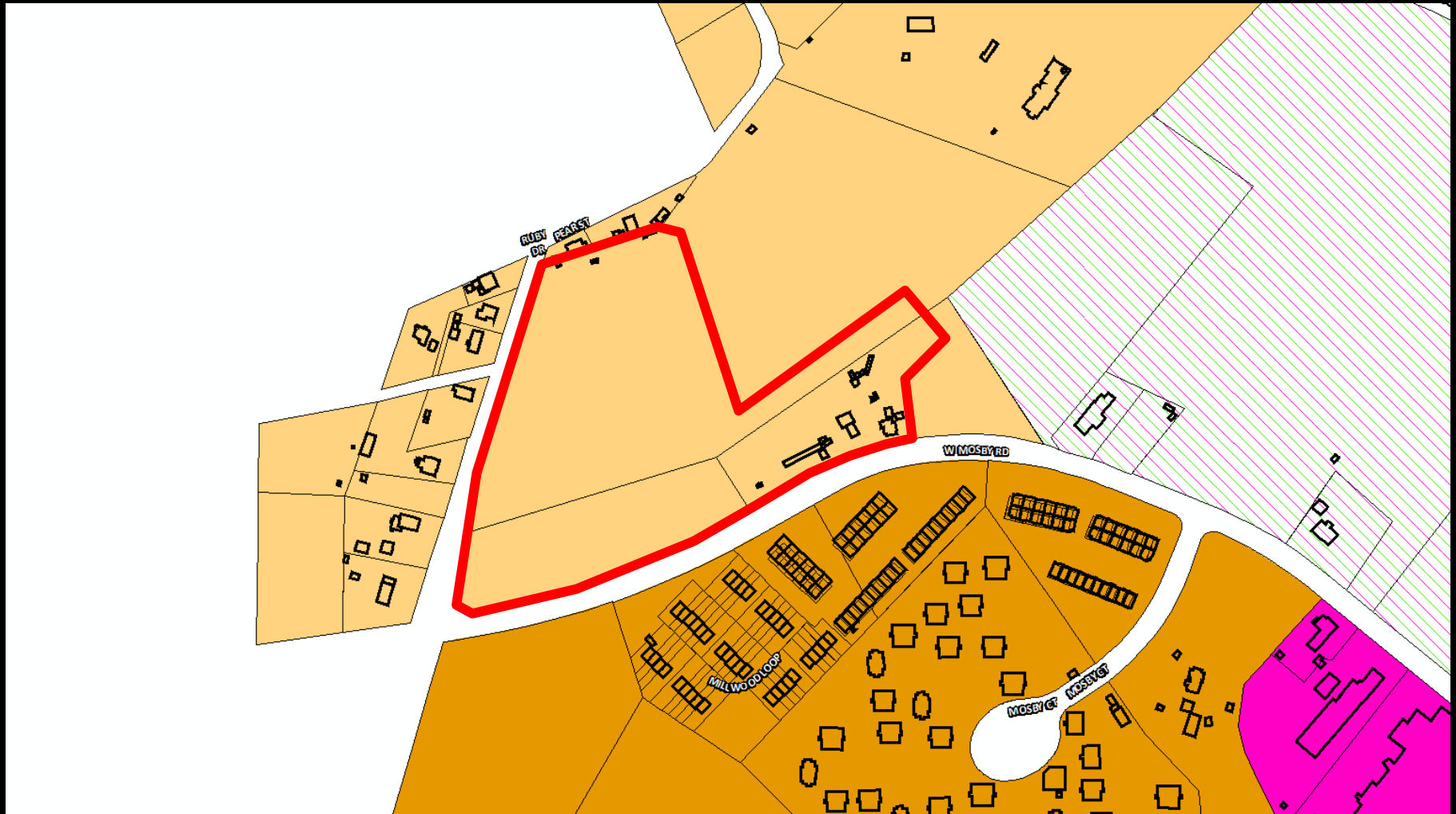


1. Rezoning from R-2, R-2C, and B-2C to R-5C
2. Special Use Permit for multiple-family dwellings of more than 12 units per building
3. Special Use Permit for multiple-family buildings greater than 4 stories and 52 ft. in height

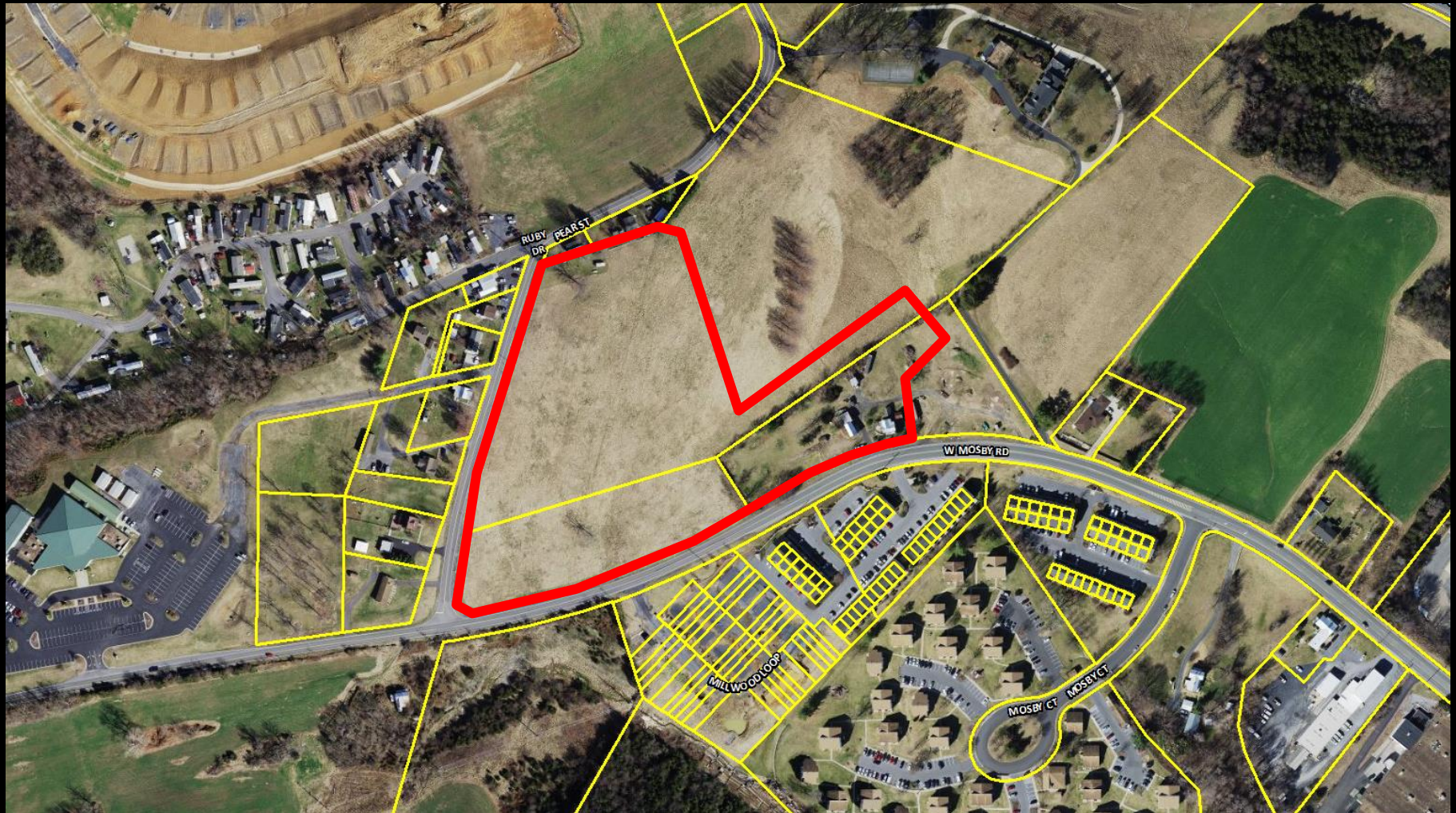
Rezoning and Special Use Permits – 210, 280, 290 W Mosby Road

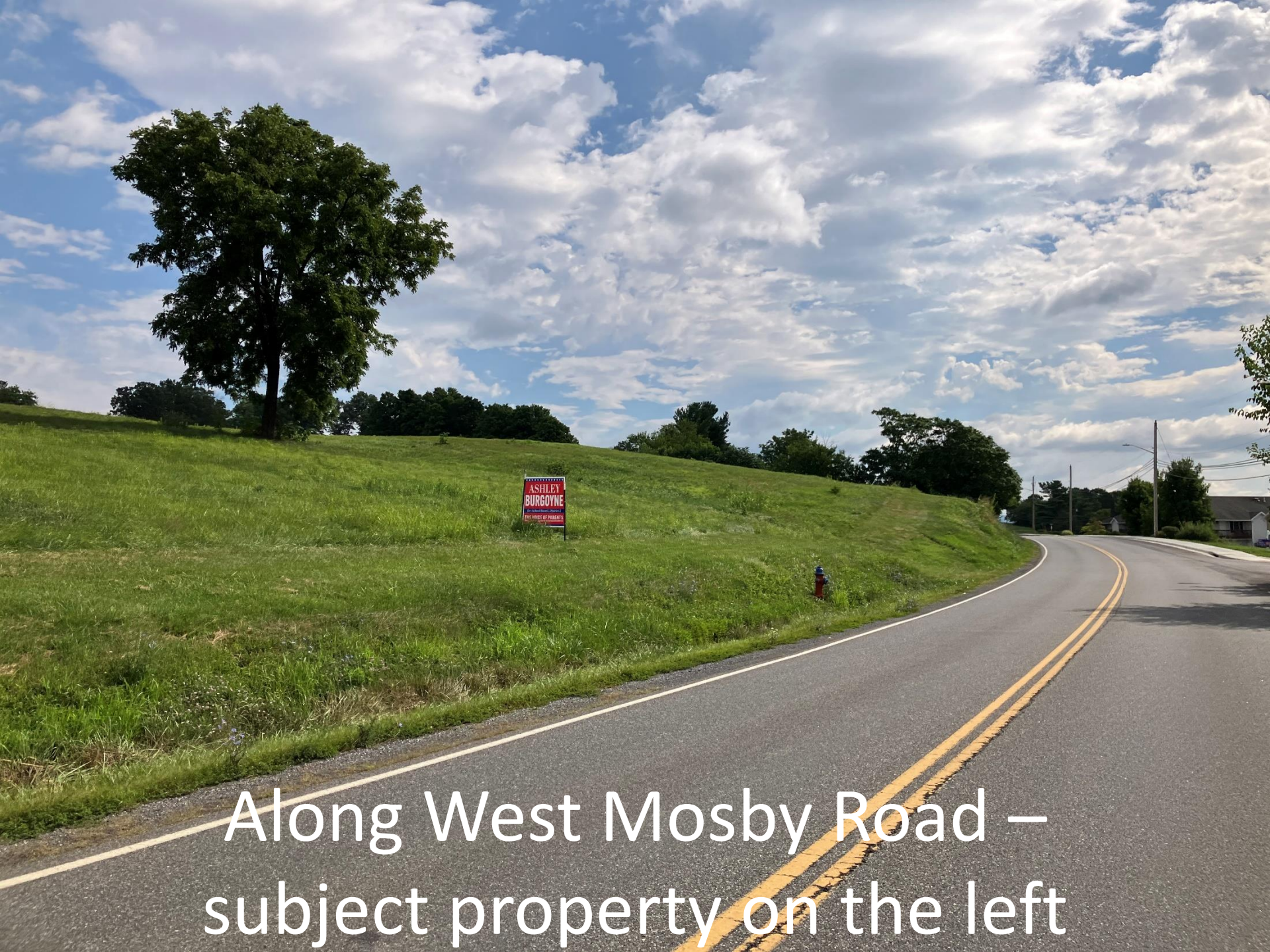


Rezoning and Special Use Permits – 210, 280, 290 W Mosby Road



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





ASHLEY
BURGOYNE
REAL ESTATE

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 #7 C 4

DANIEL W.
TAX PARCEL #7 C 2

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

MULTI-FAMILY BUILDING
82 UNITS (4 STORY)

MULTI-FAMILY BUILDING
82 UNITS (4 STORY)

BLUESTONE LAND
COMPANY
TAX PARCEL #7 C 3

STORM WATER

W. MOSSBY RD.

PEAR ST

PRIVATE STREET

PICNIC PAVILION

COMMUNITY GREEN

PATIO GREEN

PROPOSED SIDEWALK

ZONING LINE

PUB. ST. STREET RIGHT
OF WAY INCLUDES
UTILITY HEAD AND
ROUNDABOUT

30 FT. LONG EIGHT
TURN LANE AND
TAPER OFF PROFFER

END OF ROAD
IMPROVEMENTS

30 FT. TURNING RADIUS
WEST SIDE ROAD
IMPROVEMENTS

8.5 FT. TURNING RADIUS
EAST SIDE ROAD
IMPROVEMENTS
ZONING CASE #2019-0001
2020-0001



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 #A-1
EXISTING R-2 ZONING

PEAR ST.
EXISTING R-1 ZONING

RUBY DR.

PROPOSED
INTERNAL
PROPERTY LINE
WEST SIDE OF R-1

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

PROPOSED ZONING LINE

BLUESTONE LAND
COMPANY, INC.
TAX PARCEL #A-2
EXISTING R-2 ZONING
± 32.95 ACRES

TOLSON FAMILY
TAX PARCEL #A-1 & A-2
EXISTING R-2 ZONING

EXISTING R-20 ZONING
EXISTING R-2 ZONING

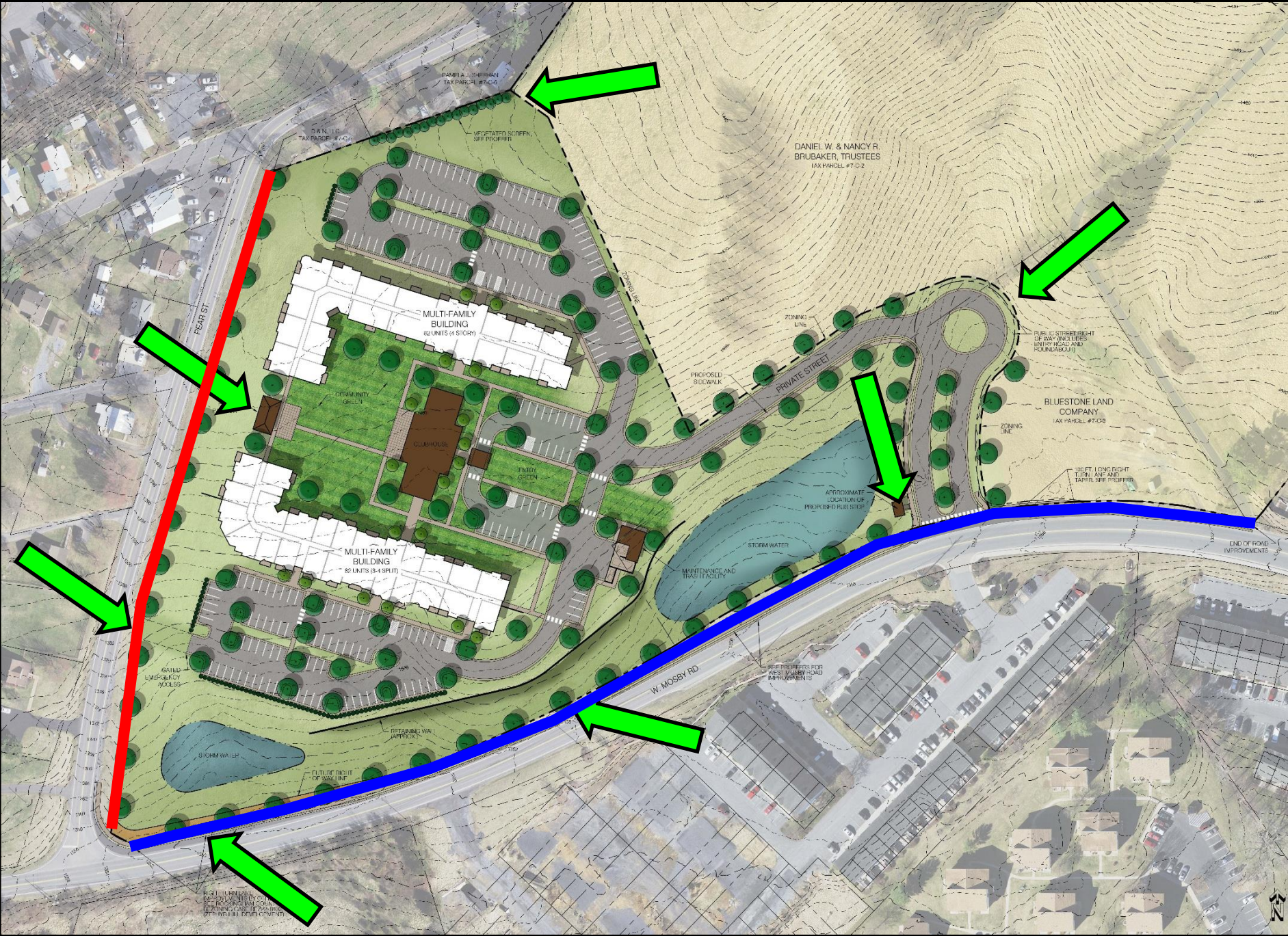
R-2 ZONING

W MOSBY RD.

MILLSWOOD
TOWNHOMES

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)

BLUESTONE LAND
COMPANY
TAX PARCEL #770-3

PEAR ST

PRIVATE STREET

W MOSSY RD

RAILED
EMERGENCY
WALKWAY

STORM WATER

RETAINING WALL
APPROXIMATE

OUTLINE OF
RIGHT OF WAY LINE

STORM WATER

APPROXIMATE
LOCATION OF
PROPOSED PLUS STOPS

MAINTENANCE AND
TRASH FACILITY

PUBLIC STREET RIGHT
OF WAY INCLUDING
SIDEWALK AND
ROUNDABOUT

RIGHT OF WAY
TYPICAL AND
TAPER OFF PROFFER

END OF ROAD
IMPROVEMENTS

RIGHT TURN LANE
IMPROVEMENTS
RECOMMENDED BY
ZONING CASE OFFICER
FOR THE PROJECT



Recommendation

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