

REVISED: August 8, 2017
~~March 23, 2017~~

Mrs. Thanh Dang, City Planner
City of Harrisonburg
Department of Planning and Community Development
409 South Main Street
Harrisonburg, VA 22801

Ref: Stone Suites – Rezoning R-3 & R-1 to R5 (TM: 18-R-22, 22A partial, 23 partial, 24, 24A)

Dear Mrs. Dang,

The concept Plan included with this submittal illustrates the parcels and portions of parcels for which rezoning to R-5 is being requested.

The following revised proffers are provided with the proposed rezoning:

1. Any building constructed on site shall contain residential and non-residential uses. The first floor of any building shall contain only non-residential uses.
2. The site shall contain no more than 22 one bedroom multiple-family units.
3. No parking lot (including travel lanes and drive aisles) shall be located between any buildings and the following streets: South Main Street and East Weaver Avenue.
4. Only one vehicular access point to South Main Street shall be permitted, and it shall be only for right-in/right-out traffic movements.
5. No vehicular access shall be permitted from the site to Edgelawn Drive.
6. A 6-foot opaque fence shall be installed at a minimum of 19-feet from the centerline of the existing Edgelawn Drive public street right-of-way.
7. A 6-foot opaque fence shall be installed along the northeastern property line adjoining tax map parcel # 18-R-20.
8. No structure including accessory buildings shall be constructed within 150 ft. of the shared property line with Edgelawn Dr. (excluding a dumpster containment).
9. Twice the number of required street trees shall be planted along Edgelawn Dr. than is required by the zoning ordinance.

I (we) hereby proffer that the development of the subject property on this application shall be in strict accordance with the conditions set for in this submission.

Sincerely



Giles Stone for Marusstodd Properties, LLC