



1010 NORTH MAIN STREET — HARRISONBURG, VA 22802
540.442.8787 — FAX 540.442.9090

May 3, 2006

Keith Markel, City Planner
City of Harrisonburg Department of Planning &
Community Development
409 S. Main St.
Harrisonburg, VA 22801

SUBJECT: Rezoning of Tax Map #40-A-25 thru 30, 40-B-9 thru 19 & 40-B-28 thru 37 of the S. G. Good Subdivision Located between Jefferson Street and North Liberty Street, along Suter Street an Undeveloped Street.

Dear Mr. Markel:

This letter is an outline for the rezoning of the above mentioned tax map lots from existing R-2 & R-2 Conditional to R-7, Medium Density Mixed Residential Planned Community (RPC). The area involved with this rezoning is 0.94 acre (TM #40-A-25 thru 30) and 6.17 acres (TM #40-B-9 thru 19 & 28 thru 37) for a Total of 7.11 acres. This proposed RPC will keep the existing Suter Street Right-of-Way and reconfigure the existing lots to allow for a streetscape neighborhood, as much as possible, by adding two cul-de-sacs. A park, 1.44 acres will be connected to the residential lots by a walking trail with a foot bridge and / or a low water crossing over Black's Run. The developer will be constructing the walking path to be maintained by the Homeowners Association. The developer has provided an easement to allow for future development of a bike / walking trail in conjunction with the Blacks Run Greenway Master Plan and will work with "The Friends of Black's Run" in this endeavor.

This RPC will consist of three lot configurations of affordable housing; Courtyard Homes, Single Family Residential and Duplex. The following are the lot configurations and housing types:

- 1) Courtyard Homes, 6 Total (17.1% of Total):
 - a. Lot dimensions (minimum);
 - i. Width = 40 ft.
 - ii. Depth = 130 ft.
 - iii. Area = 5,200 sq. ft.
 - b. Setbacks;
 - i. Front = 20'
 - ii. Side = 0 ft. on one side and 10' on the other side.
 - iii. Back = 20 ft.
 - c. House Types: (#) - denotes garage variation;
 - i. Springfield - is a one-story 50' x 27'-8", 1,182 sq. ft. home that will have a two car detached garage connected by a breeze way. See attached foot print and data sheet.

- ii. Kent – is a one-story 42' x 24', 1,008 sq. ft. home that will have a two car detached garage connected by a breeze way. See attached foot print and data sheet.
- iii. Waterberry – is a two story Cape Cod style home 34' x 27'-8", a 1,571 sq. ft. that will have a two car detached garage connected by a breeze way. See attached foot print and data sheet.

2) Single Family Residential, 15 Total (42.9% of Total):

- a. Lot dimensions (minimum); Width = 45 ft. @ Setback.
 - i. Depth = 70 ft., except cul-de-sac lots, where they can reduce the Depth but must maintain an average depth of 65' and minimum lot area of 5,500 sq. ft.
 - ii. Area = 4,150 sq. ft.
- b. Setbacks;
 - i. Front = 20 ft
 - ii. Side = 5 ft.
 - iii. Back = 20 ft.
- c. House Types: (#) - denotes garage variation;
 - i. Springfield - is a one-story 50' x 27'-8", 1,182 sq. ft. home that will have a two car attached garage. See attached foot print and data sheet.
 - ii. Chatham – is a two-story 30' x 24', 1,392 sq. ft. home that will have both one car & two car garages. See attached foot print and data sheet.
 - iii. Hampstead – is a two story 36' x 24', 1,728 sq. ft. that will have a one car. See attached foot print and data sheet.
 - iv. Kent – is a one-story 42' x 24', 1,008 sq. ft. home that will have a one car attached garage. See attached foot print and data sheet.
 - v. Surry – is a one-story 44' x 27'-8", 1,215 sq. ft. home that will have a one car attached garage. See attached foot print and data sheet.

3) Duplex Lots, Total 14 Units (40% of Total):

- a. Lot dimensions (minimum);
 - i. Width = 25 ft. @ Setback.
 - ii. Depth = 90 ft.
 - iii. Area = 3,000 sq. ft.
- b. Setbacks;
 - i. Front = 20 ft. on Class A Streets, 25 ft. on All Others.
 - ii. Side = 10 ft.
 - iii. Back = 20 ft.
- c. House Types: (#) - denotes garage variation;
 - i. Springfield - is a one-story 50' x 27'-8", 1,182 sq. ft. home that will have a one car attached garage for each unit. See attached foot print and data sheet.
 - ii. 2832 – is a one-story 27'-8" x 32', 829 sq. ft. home that will have one car garage. See attached foot print and data sheet.
 - iii. 1837/38 – is a three-story 18' x 37.5'36' x 24', 1,317 sq. ft. that will have a one car. See attached foot print and data sheet.
 - iv. 1635/37 – is a three-story 16' x 37.5'36' x 24', 1,171 sq. ft. that will have a one car garage. See attached foot print and data sheet.

Note: Garages are not shown on data sheets but the manufacturer can modify these plans to accommodate for any reason. List of Proffers for each unit:

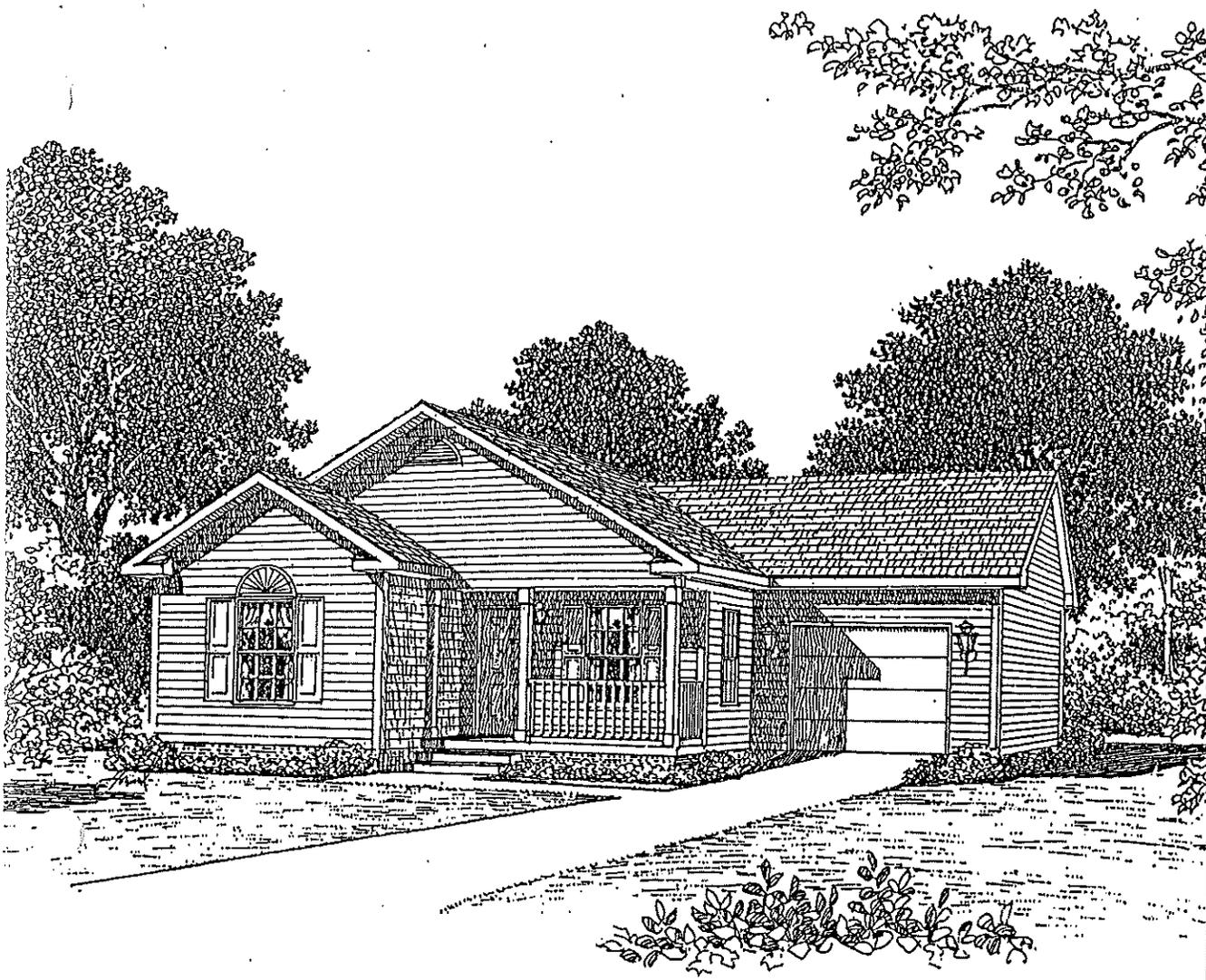
- 1.) A tree of 2" or greater caliber in yard.
- 2.) Landscaping for each unit.
- 3.) Upgraded light poles.
- 4.) Front of unit to have masonry accents.
- 5.) Exposed block foundation covered with masonry product.
- 6.) Asphalt or concrete driveway.
- 7.) Sidewalk to be concrete from driveway to front door.

The portion of the site is located within the 100 year flood plain of Black's Run and will be altered by the construction of the roadways to meet City of Harrisonburg's Design Standards. The developer will perform any necessary flood study and permitting as required by the federal, state and local government.

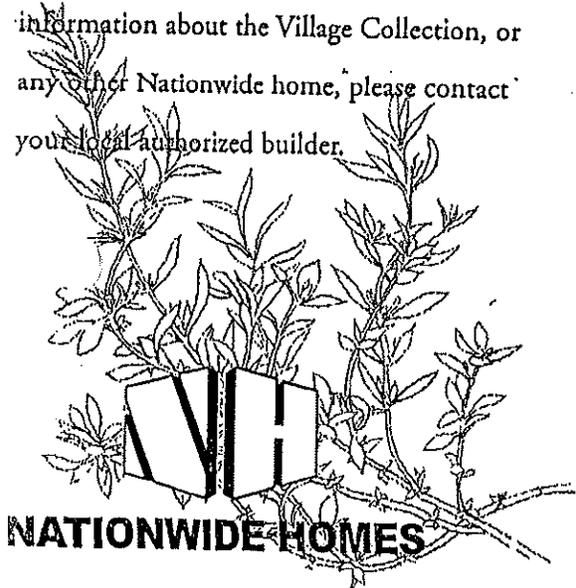
A preliminary landscaping plan has been included with the Master Plan for review, as the developer wishes to make this area an example that the City can use for future developments of this nature.

Sincerely,

R. Scott Sellers
Owner's Representative



The Village Collection is a classic series of homes by Nationwide Homes. Inspired by families and neighborhoods across the country, the series echoes a simpler time yet offers all the convenience, comfort and technological advances found in all of our homes. For more information about the Village Collection, or any other Nationwide home, please contact your local authorized builder.



The Springfield

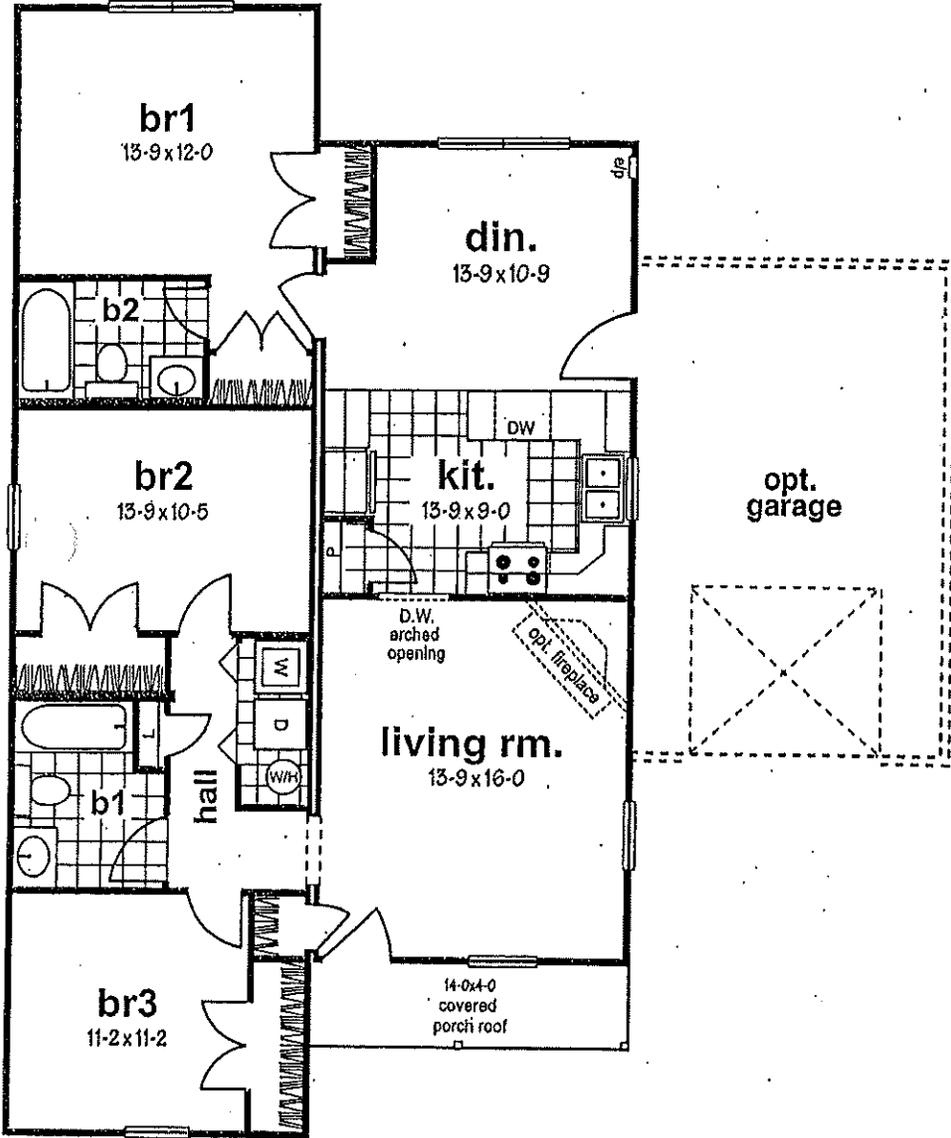
The Springfield is loaded with extras not often found in a house of this size. Well suited for narrow lots, the Springfield's interior floor plan is accented with a kitchen pantry and an arched opening transition between the living room and kitchen.

- 1,182 square feet
- Dimensional area 50-0 x 27-8
- Three bedrooms, two baths
- Private master bedroom with his and her closets
- 14 x 4 covered front porch
- Arched opening

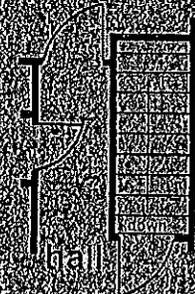
THESE ARE ARTIST RENDERINGS FOR SALES PURPOSES ONLY. REFER TO WORKING DRAWINGS FOR ACTUAL DIMENSIONS.

The Village Collection

The Village Collection



Alternate Plans



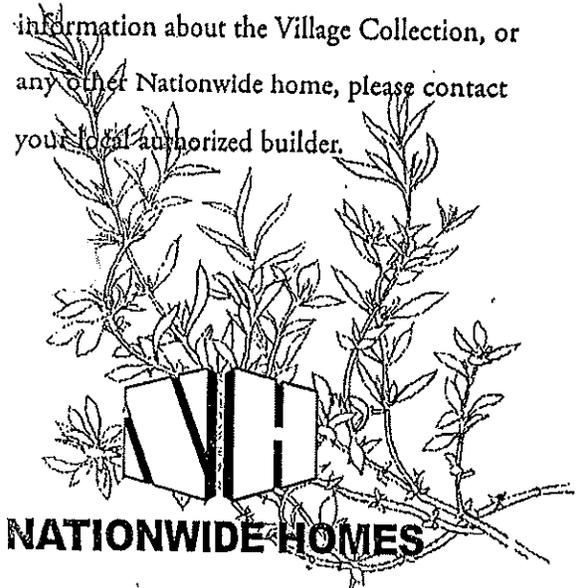
© 1988
NATIONWIDE HOMES

The SPRINGFIELD

NATIONWIDE HOMES



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The Kent

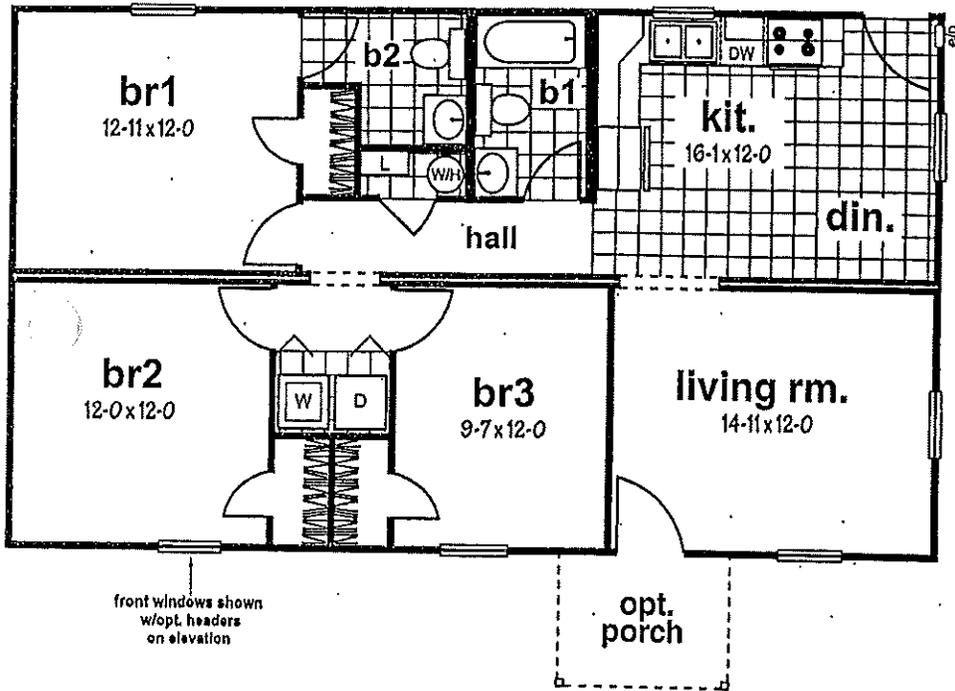
The Kent's key amenity is convenience in its functional floor plan. The exterior of the home is further enhanced by a front porch option.

- 1,008 square feet
- Dimensional area 42-0 x 24-0
- Three bedrooms, one-and-a-half baths
- Alternate master bath with shower

The Village Collection

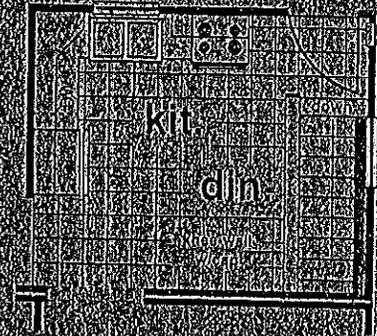
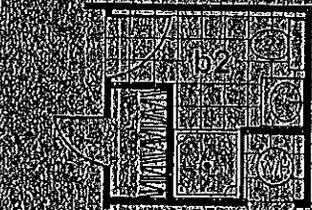
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The Village Collection



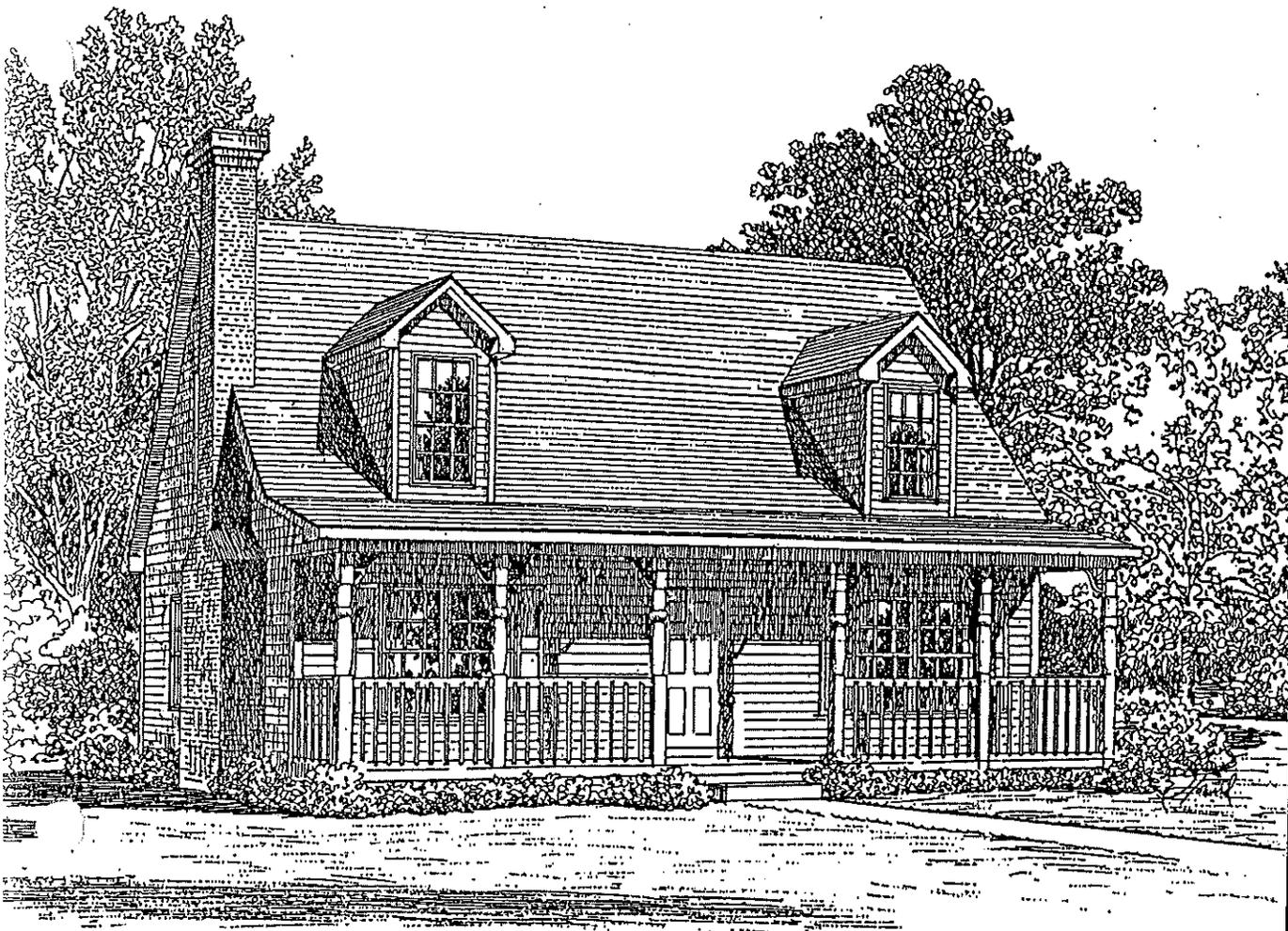
The KENT

Alternate Plans

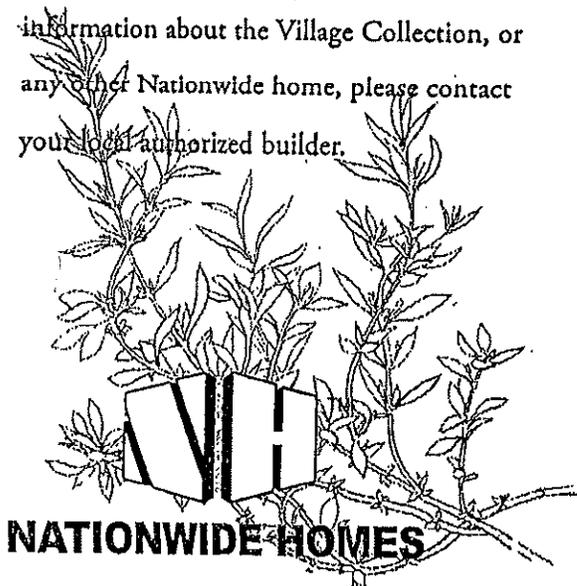


NATIONWIDE HOMES

1500 S. Grand
 Dallas, TX 75201
 507-662-1100
 507-666-2200



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NATIONWIDE HOMES

The Waterberry

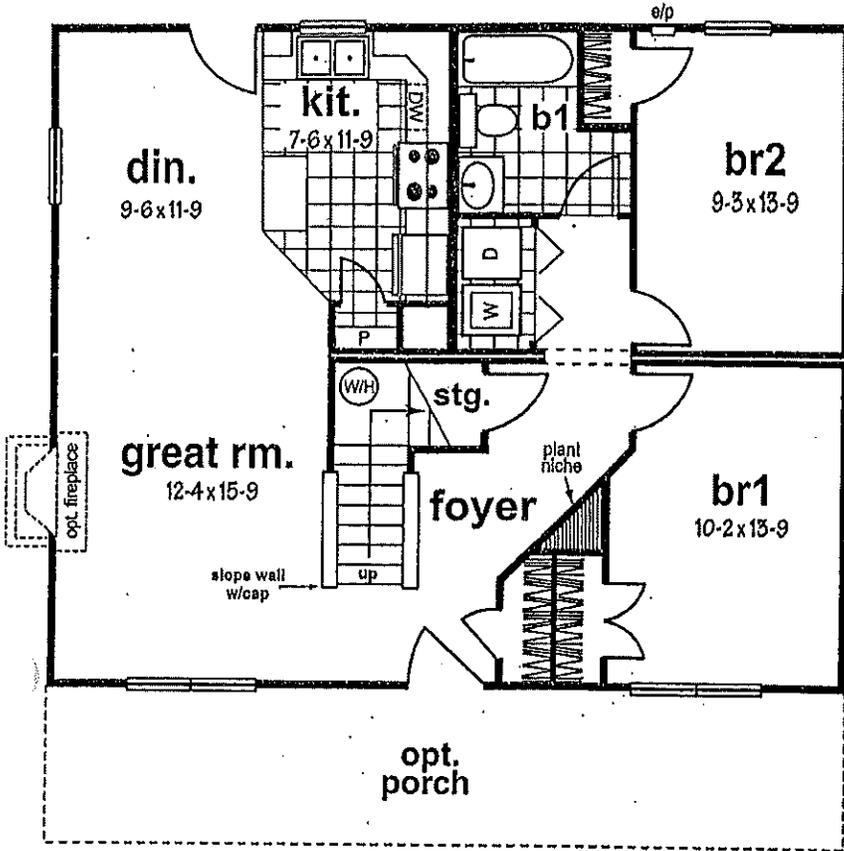
The Waterberry is right at home in the mountains, at the beach or in a quiet neighborhood. This cape cod floor plan has terrific eye appeal with its angled walls, open areas and alternate master bedroom suite.

- 1,571 square feet
- 939 finished floor square feet
- Dimensional area 34-0 x 27-8
- Four bedrooms, two baths
- Alternate private master bedroom suite and extra powder room
- Alternate kitchen
- Plant niche

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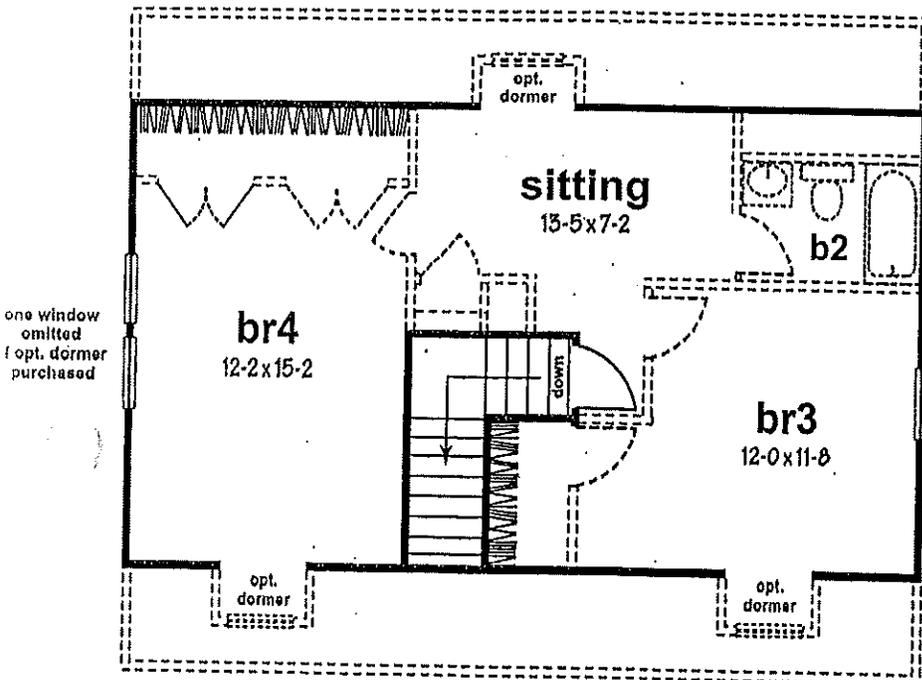
The Village Collection

The Village Collection



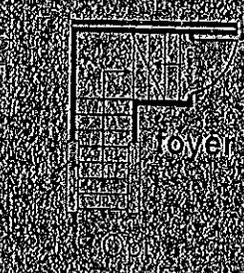
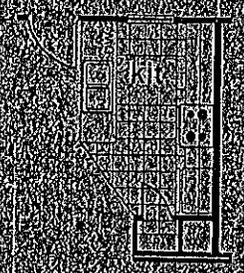
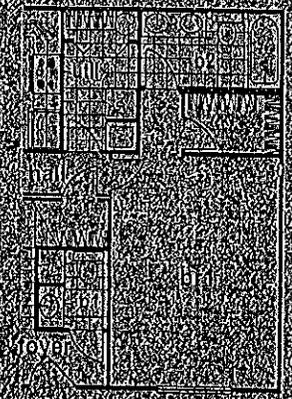
FIRST LEVEL

The WATERBERRY

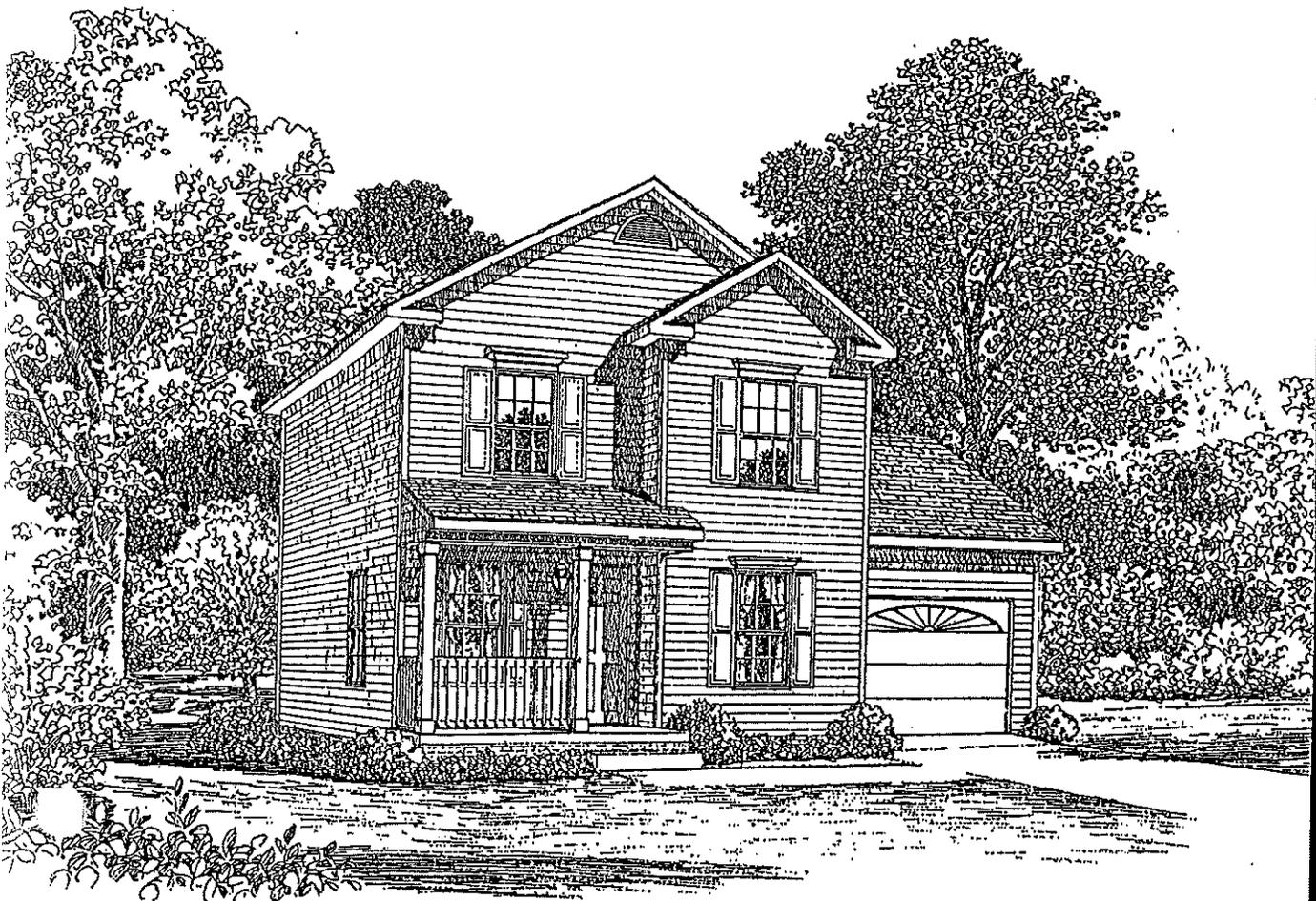


SECOND LEVEL

Alternate Plans



NATIONWIDE HOMES

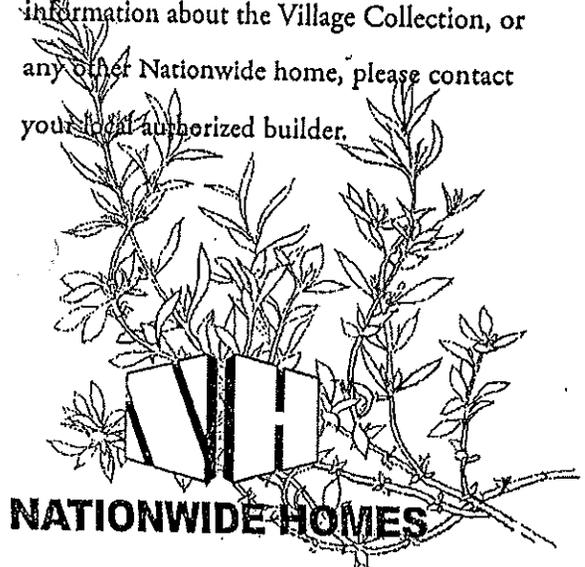


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The Chatham

The Chatham's two-story design efficiently makes use of every bit of its space to provide for family friendly living. At home in either the city or the suburbs the Chatham is especially well suited to smaller and more narrow lots.

- 1,392 square feet
- Dimensional area 30-0 x 24-0
- Three bedrooms, two-and-a-half baths
- Formal dining and breakfast nook

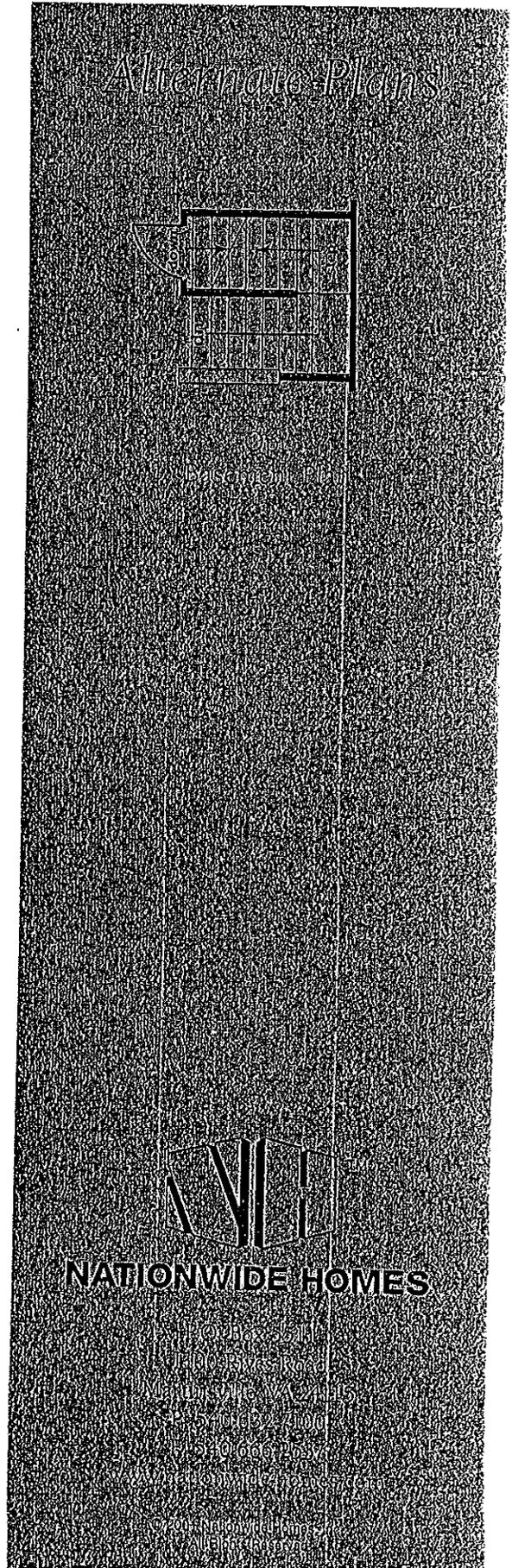
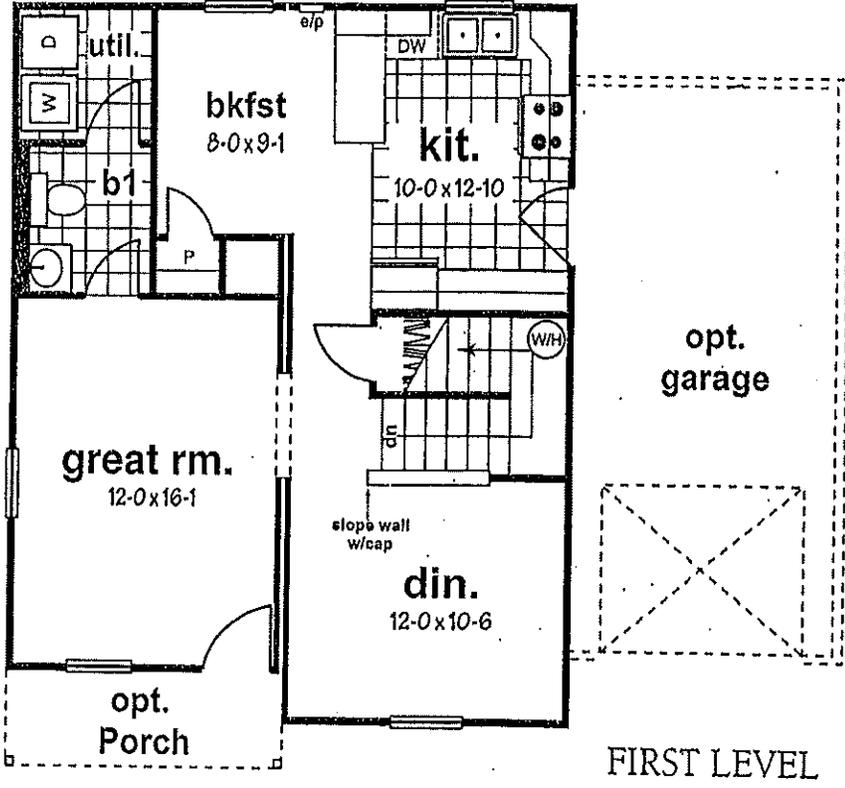


NATIONWIDE HOMES

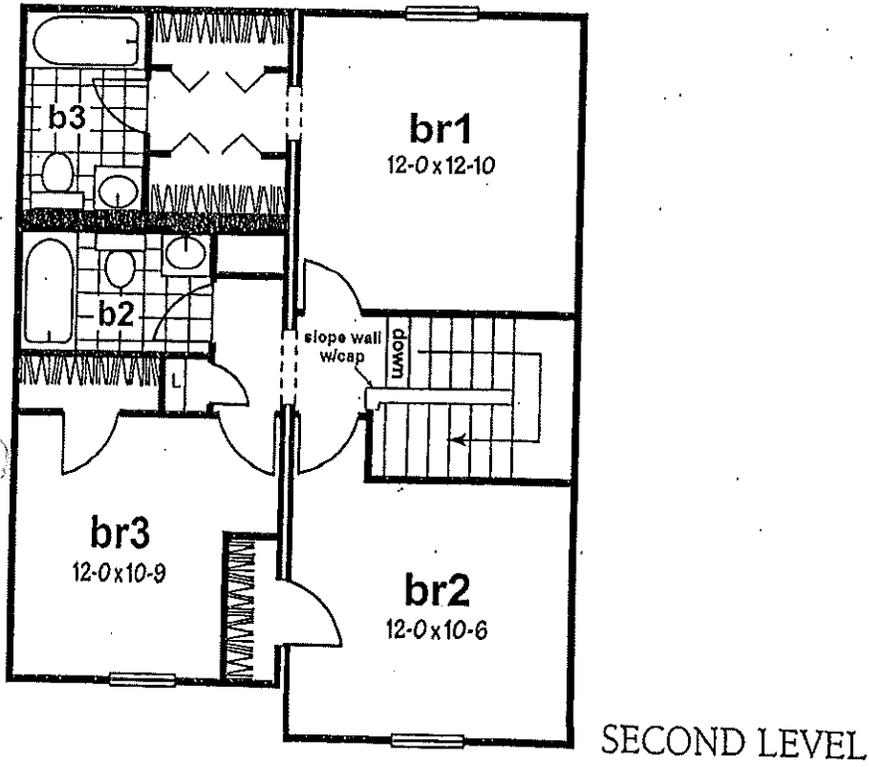
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The Village Collection

The Village Collection

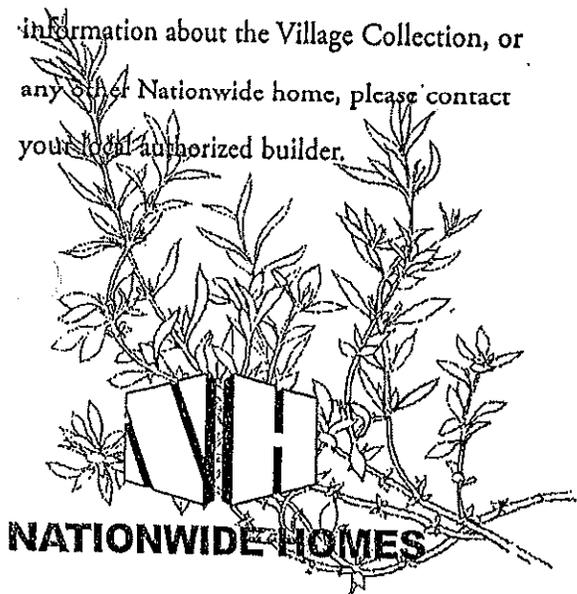


The CHATHAM





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The Hampstead

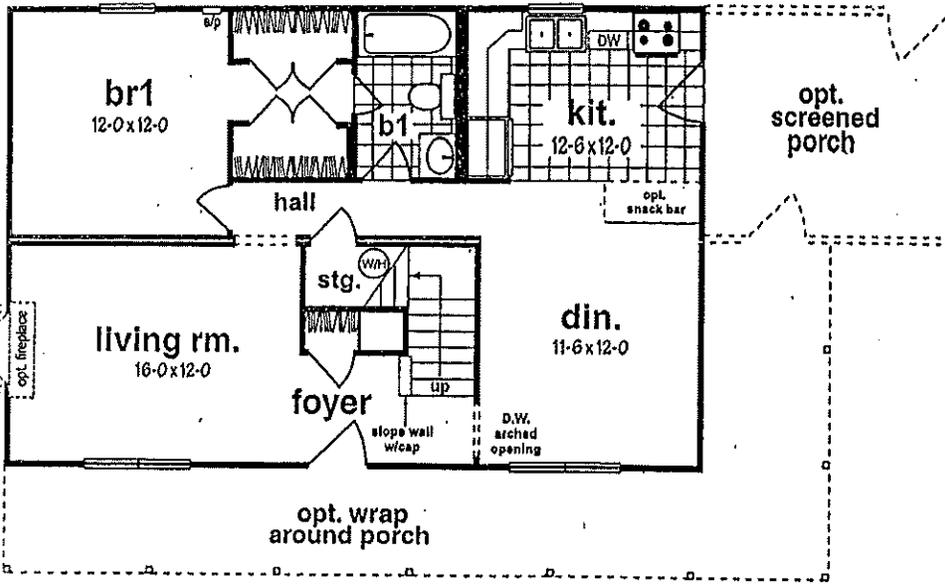
The Hampstead makes country living convenient and carefree with a first floor master bedroom suite. The appeal of this home is further dramatized by its open country kitchen and optional wrap around front porch.

- 1,728 square feet
- Dimensional area 36-0 x 24-0
- One bedroom and bath downstairs
- Three bedrooms and two baths upstairs
- Alternate great room

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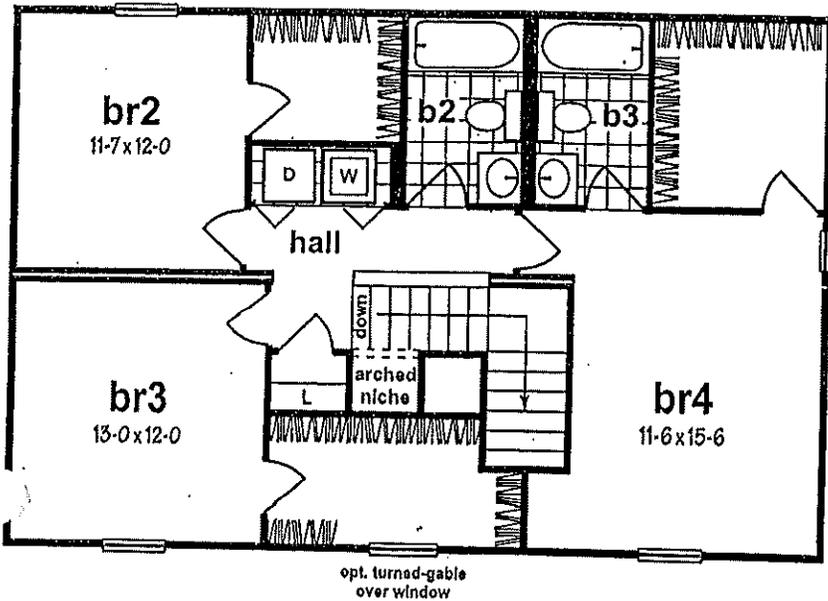
The Village Collection

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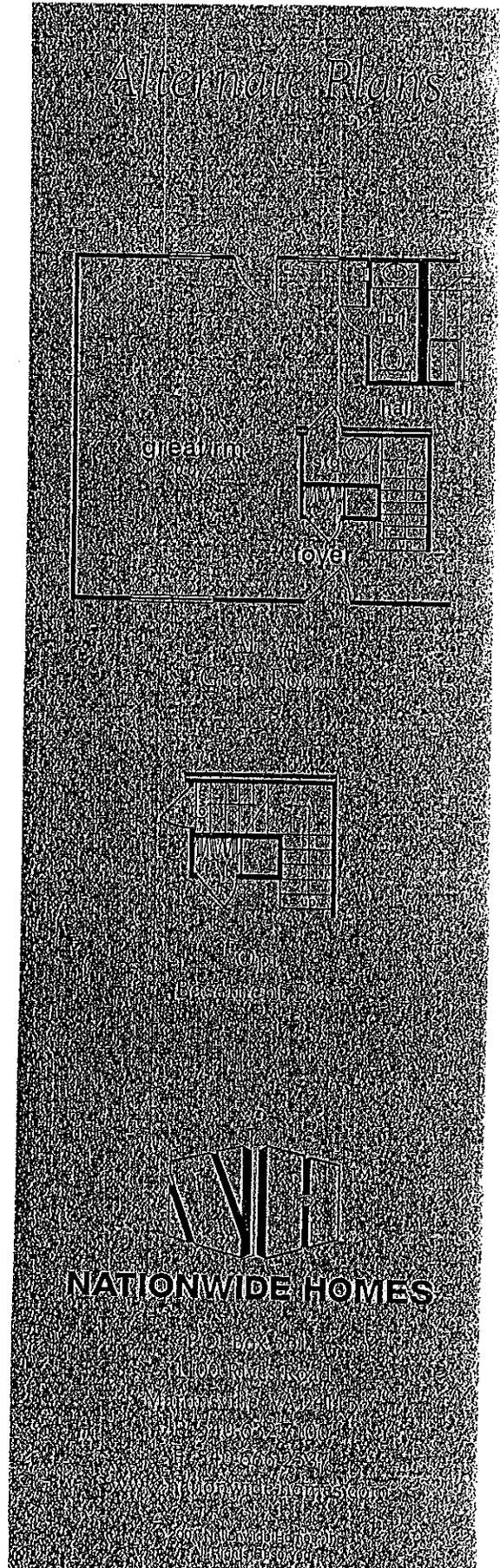


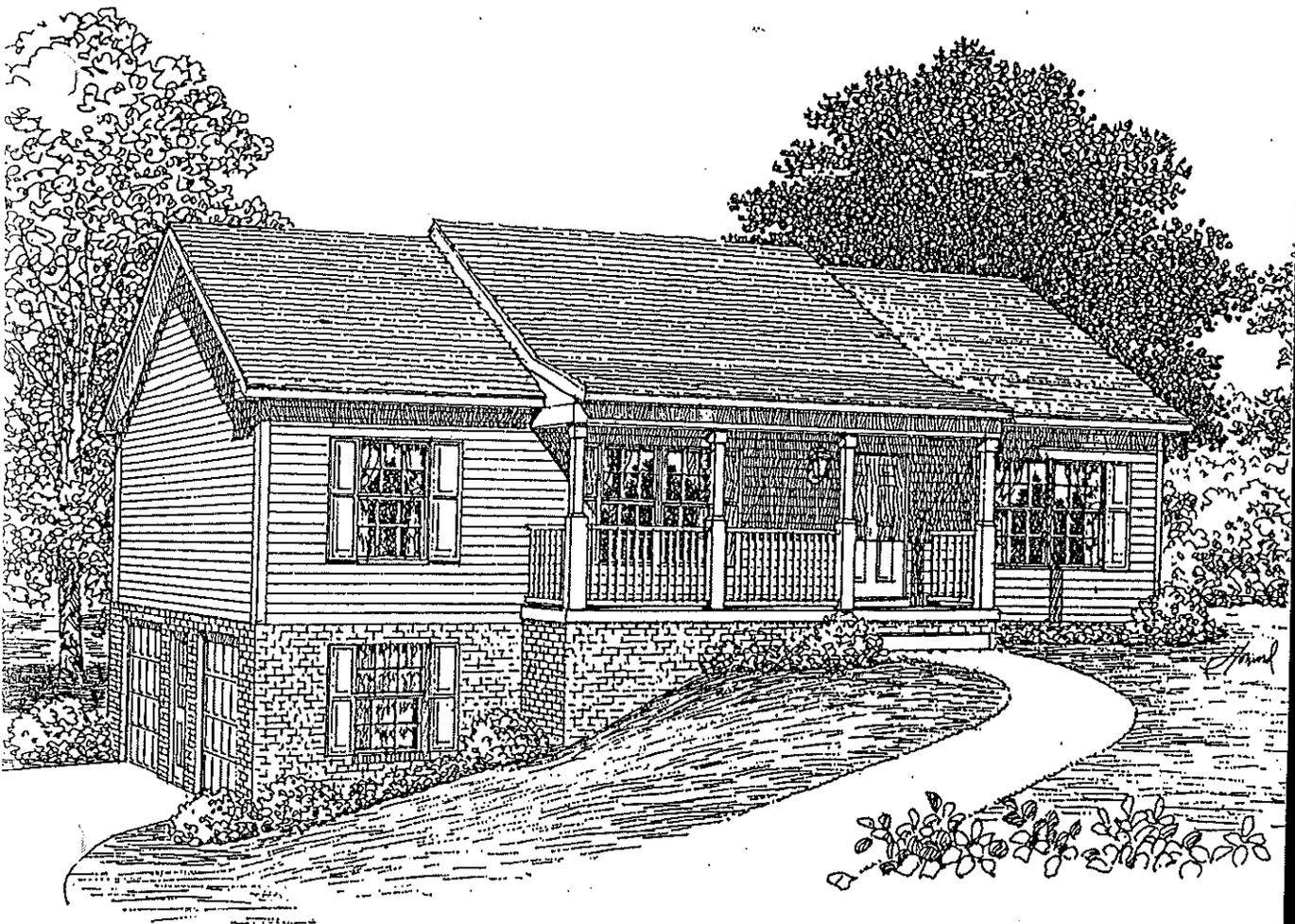
FIRST LEVEL

The HAMPSTEAD

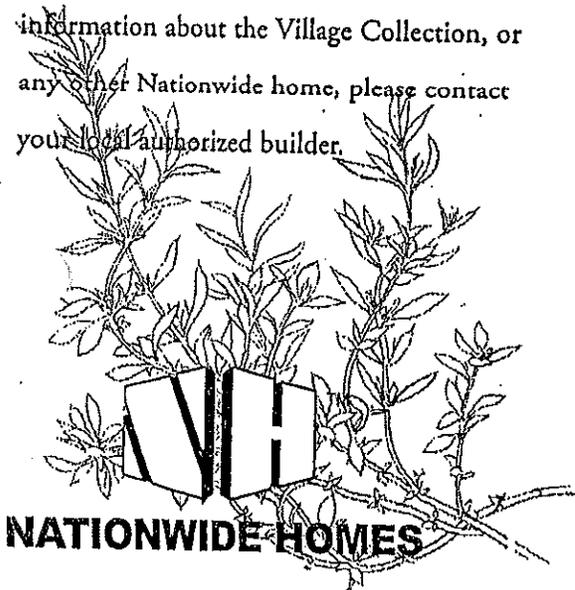


SECOND LEVEL





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NATIONWIDE HOMES

The Surry

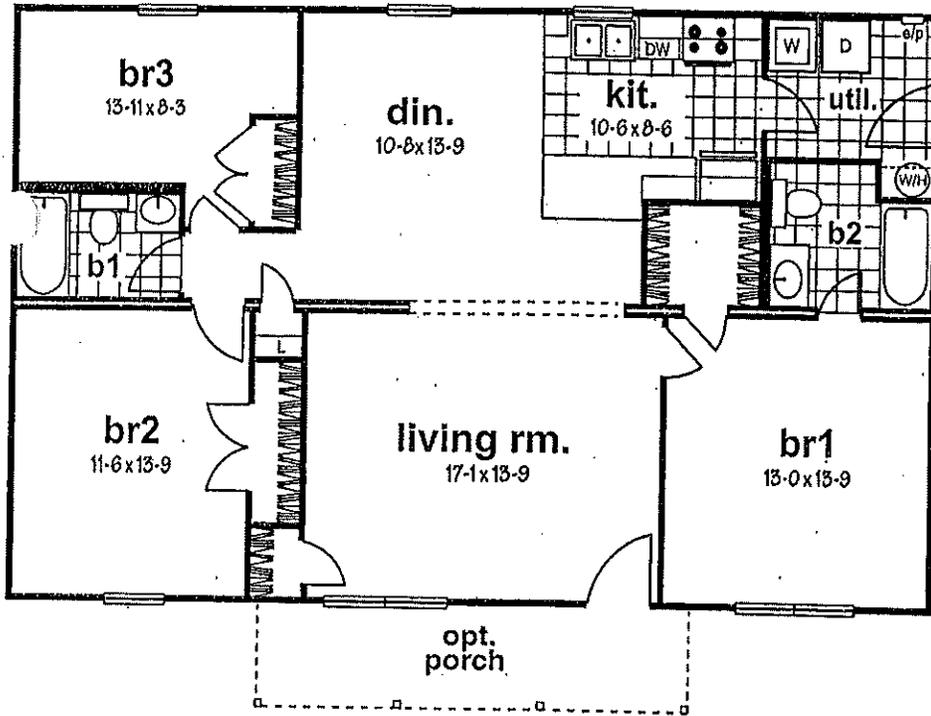
The Surry's expanded width gives this popular home design truly extra dimension. As an added benefit, quiet privacy is achieved through its master bedroom and split floor plan.

- 1,215 square feet
- Dimensional area 44-0 x 27-8
- Three bedrooms, two baths
- Private master bedroom with walk-in closet
- Spacious utility room
- Breakfast bar

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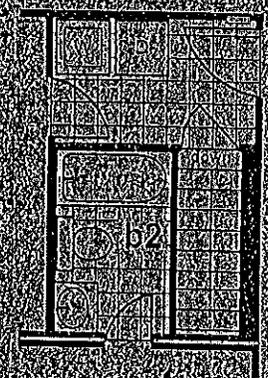
The Village Collection

The Village Collection



The SURRY

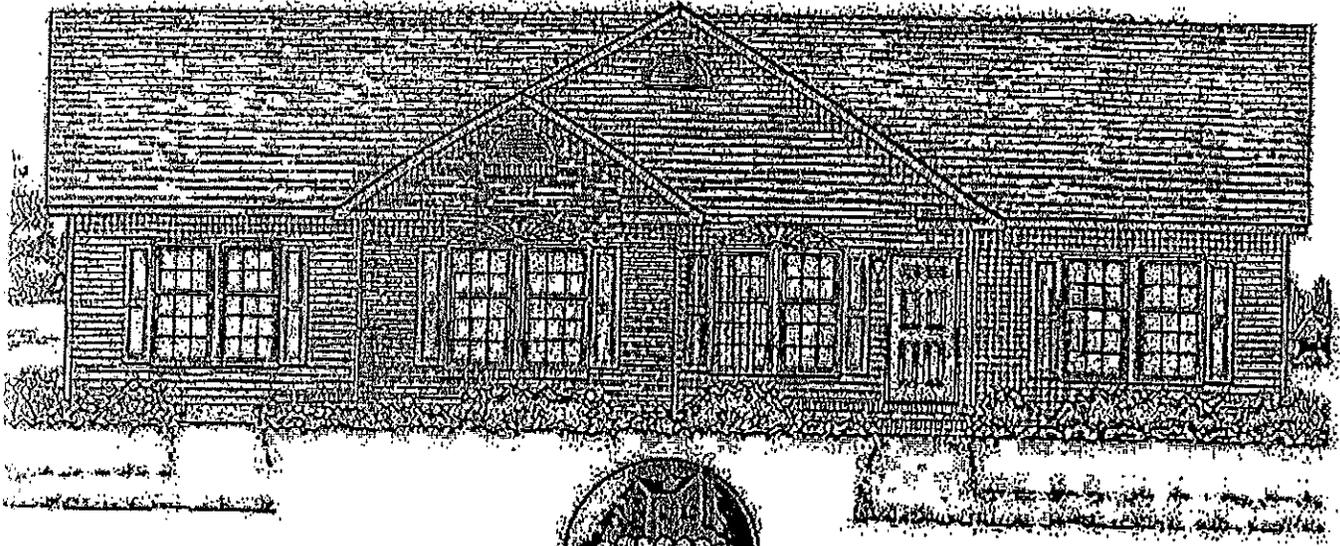
Alternate Plans

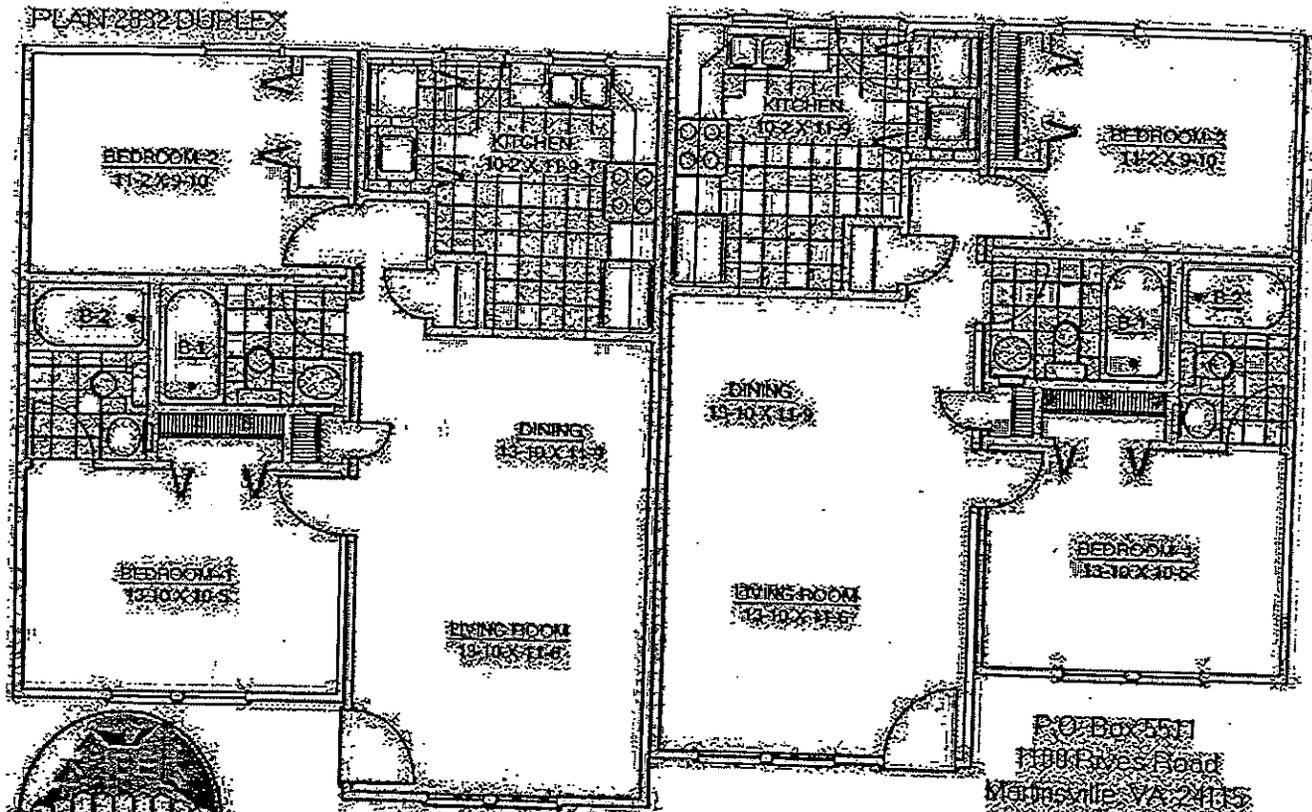


NATIONWIDE HOMES

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 1-800-667-3575
 www.nationwidehomes.com

Elevation 2832 (2 Unit)

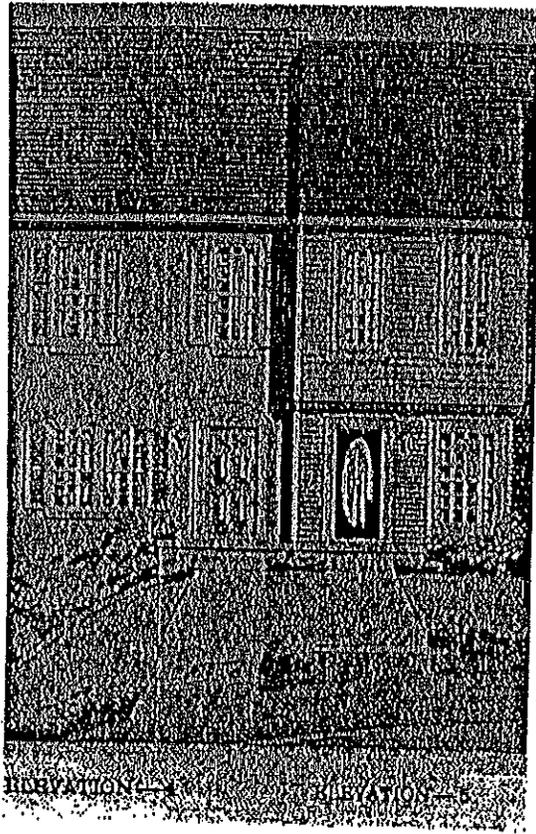




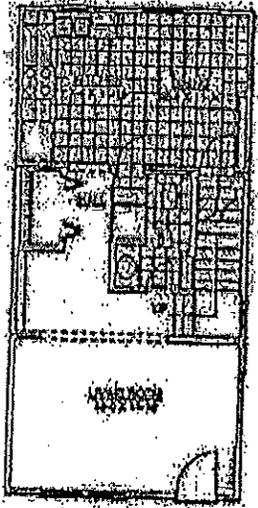
Dimensional Area 27'9" X 32'4"
829 SQ. FT. Per Living Unit

P.O. Box 551
1100 Pines Road
Martinsville, VA 24115
703-652-7100
703-666-2537

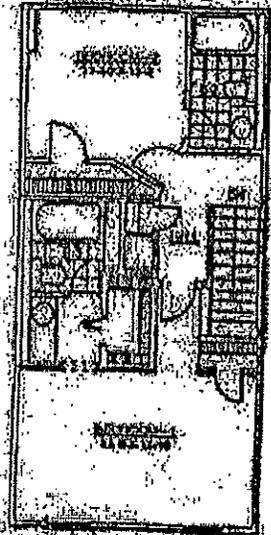
www.nationwidecustomhomes.com



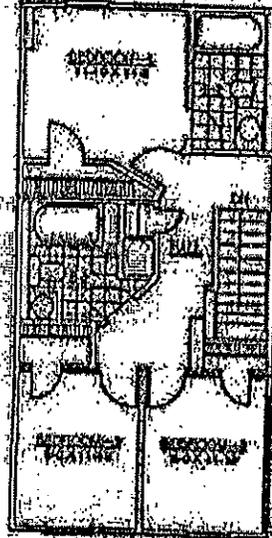
Modular Homes - Nationwide Homes - 1835/37'



LOWER LEVEL



UPPER LEVEL (MODEL 2)
2 BEDROOM



UPPER LEVEL (MODEL 3)
3 BEDROOM



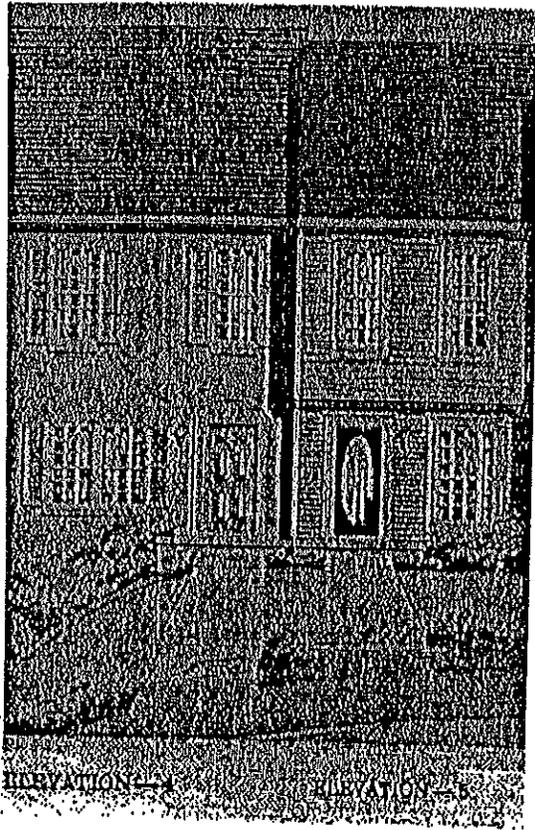
PLAN 1835/37

(Plan shown for use w/ elevation 4)

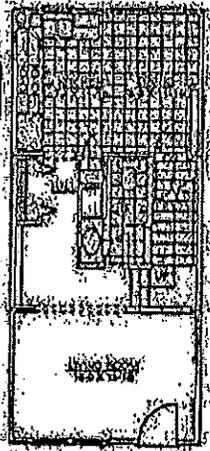
1317 SQ. FT.

DIMENSIONAL AREA 18'-0 1/2" X 55'-6" (LOWER LEVEL)

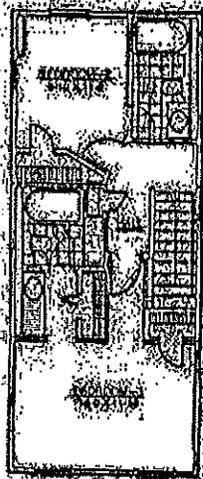
DIMENSIONAL AREA 18'-0 1/2" X 37'-6" (UPPER LEVEL)



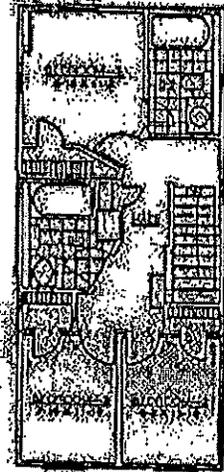
Modular Homes - Nationwide Homes - 1635/37



LOWER LEVEL



UPPER LEVEL (MIDDLE)
& BATHROOM



UPPER LEVEL (TOP)
& BEDROOM

PLAN 1635/37
(Plan shown for use only - not to scale)

11'7" x 35' FT.

DIMENSIONAL AREA 18'-0 1/2" X 35'-0" (LOWER LEVEL)
DIMENSIONAL AREA 18'-0 1/2" X 37'-8" (UPPER LEVEL)



1010 NORTH MAIN STREET – HARRISONBURG, VA 22802
540.442.8787 – FAX 540.442.9090

August 29, 2007

Adam Fletcher, City Planner
City of Harrisonburg Department of
Planning & Community Development
409 S. Main St.
Harrisonburg, VA 22801

SUBJECT: Brookside Park Subdivision Master Plan Revisions.

Dear Mr. Fletcher:

Brookside Park Subdivision an R-7, Medium Density Mixed Residential Planned Community (RPC), would like to amend there Master Plan to reflect the following changes:

Combine house types for single-family residential and courtyard homes. This would just allow courtyard and single-family lots to select from the same group of house types. Three (3) new house types, which are similar in style, are being added to this group.

The following amendments to the single-family residential homes are being requested. Revise the back setback for single-family residential lots backing the park / conservation area from 20 ft. to 5 ft. and requiring these lots to have a minimum lot area of 7,500 sq. ft. This would only affect lots 16 & 17. In addition, change the land use of Lots 22 & 23 from duplex to single-family residential. This would reduce the duplex number of lots from 14 to 12 and increase the single-family residential from 15 to 17.

Please note that all amendments are denoted by ***Bold Italic Text.***

1) Courtyard Homes, 6 Total (17.1% of Total):

- a. Lot dimensions (minimum);
 - i. Width = 40 ft.
 - ii. Depth = 130 ft.
 - iii. Area = 5,200 sq. ft.
- b. Setbacks;
 - i. Front = 20 ft.
 - ii. Side = 0 ft. on one side and 10' on the other side.
 - iii. Back = 20 ft.
- c. ***House Types:***

See House Types in Single Family Residence Section c. House Types.

2) Single Family Residential, 17 Total (48.6% of Total):

- a. Lot dimensions (minimum); Width = 45 ft. @ Setback.
 - i. Depth = 70 ft., except cul-de-sac lots, where they can reduce the Depth but must maintain an average depth of 65' and minimum lot area of 5,500 sq. ft.

- ii. Area = 4,150 sq. ft.
- b. Setbacks;
 - i. Front = 20 ft
 - ii. Side = 5 ft.
 - iii. **Back**
 - A. *20 ft for Lots not backing on Park/Conservation Area.*
 - B. *5 ft for Lots backing on Park/Conservation Area with a minimum lot area of 7,500.*
- c. House Types:
 - i. Springfield - is a one-story 50' x 27'-8", 1,182 sq. ft. home that will have a two car attached garage. See attached footprint and data sheet.
 - ii. Chatham – is a two-story 30' x 24', 1,392 sq. ft. home that will have both one car & two car garages. See attached footprint and data sheet.
 - iii. Hampstead – is a two story 36' x 24', 1,728 sq. ft. that will have a one car. See attached footprint and data sheet.
 - iv. Kent – is a one-story 42' x 24', 1,008 sq. ft. home that will have a one car attached garage. See attached footprint and data sheet.
 - v. Surry – is a one-story 44' x 27'-8", 1,215 sq. ft. home that will have a one car attached garage. See attached footprint and data sheet.
 - vi. *Lauderdale-is a one story 30' x 49', 1270 sq. ft. home that will have a one car attached garage. See attached footprint and data sheet.*
 - vii. *Franklin - is a one story 38' x 46', 1268 sq. ft. home that will have a two car attached garage. See attached footprint and data sheet.*
 - viii. *Frederick - is a two story 27'8" x 48', 1265 sq. ft. home that will have a partially unfinished downstairs and an attached single car garage.*
 - ix. Essex – is a two story Cape Cod style home 30' x 27'-8", a 1,386 sq. ft. that will have a two car detached garage. It is a modified Waterberry. See attached footprint and data sheet.
 - x. Waterberry – is a two story Cape Cod style home 34' x 27'-8", a 1,571 sq. ft. that will have a two car detached garage connected by a breezeway. See attached footprint and data sheet.

3) Duplex Lots, *Total 12 Units (34.3% of Total):*

- a. Lot dimensions (minimum);
 - i. Width = 25 ft. @ Setback,
 - ii. Depth = 90 ft.
 - iii. Area = 3,000 sq. ft.
- b. Setbacks;
 - i. Front = 20 ft. on Class A Streets, 25 ft. on All Others.
 - ii. Side = 10 ft.
 - iii. Back = 20 ft.
- c. House Types:
 - i. Springfield - is a one-story 50' x 27'-8", 1,182 sq. ft. home that will have a one car attached garage for each unit. See attached footprint and data sheet.
 - ii. 2832 – is a one-story 27'-8" x 32', 829 sq. ft. home that will have one car garage. See attached footprint and data sheet.
 - iii. 1837/38 – is a three-story 18' x 37.5'36' x 24', 1,317 sq. ft. that will have a one car. See attached footprint and data sheet.

- iv. 1635/37 – is a three-story 16' x 37.5'36' x 24', 1,171 sq. ft. that will have a one car garage. See attached footprint and data sheet.
- v. *Laurel - is a two story 20' x 42', 1150 sq. ft. that will have a one car attached garage. See attached footprint and data sheet.*

Note: Garages are not shown on data sheets but the manufacturer can modify these plans to accommodate for any reason. List of Proffers for each unit:

1. A tree of 2" or greater caliber in yard.
2. Landscaping for each unit.
3. Upgraded light poles.
4. Front of unit to have masonry accents.
5. Exposed block foundation covered with masonry product.
6. Asphalt or concrete driveway.
7. Sidewalk to be concrete from driveway to front door.
8. Patio homes will have concrete sidewalk from front door / porch to sidewalk at Suter Street.

The portion of the site is located within the 100-year flood plain of Black's Run and will be altered by the construction of the roadways to meet City of Harrisonburg's Design Standards. The developer will perform any necessary flood study and permitting as required by the federal, state and local government.

A preliminary landscaping plan has been included with the Master Plan for review, as the developer wishes to make this area an example that the City can use for future developments of this nature.

Sincerely,

R. Scott Sellers
Owner Representative

12/5/2010

Adam Fletcher, City Planner
City of Harrisonburg Department of
Planning & Community Development
409 S. Main St.
Harrisonburg, VA 22801

SUBJECT: Brookside Park Subdivision Master Plan Revisions.

Dear Mr. Fletcher:

This letter details a request for an architectural change for the above-mentioned tax map lots which are R-7, Medium Density Mixed Residential Planned Community (RPC). The area involved with this rezoning is a total of 7.11 acres. Our request deals with the inclusion of garages on the Duplex lots ONLY. Our request is that it be allowed on these lots for the preapproved dwelling to have the option to be constructed without garages, but with a driveway suitable for two vehicles. The driveway will ensure parking considerations are accounted for also. In our current market climate, we feel this will allow us to offer a more affordable product to our end customer without sacrificing quality or square footage. All other proffers shall not be altered.

Thank you for your time and consideration.

Sincerely,

Zach Roberts