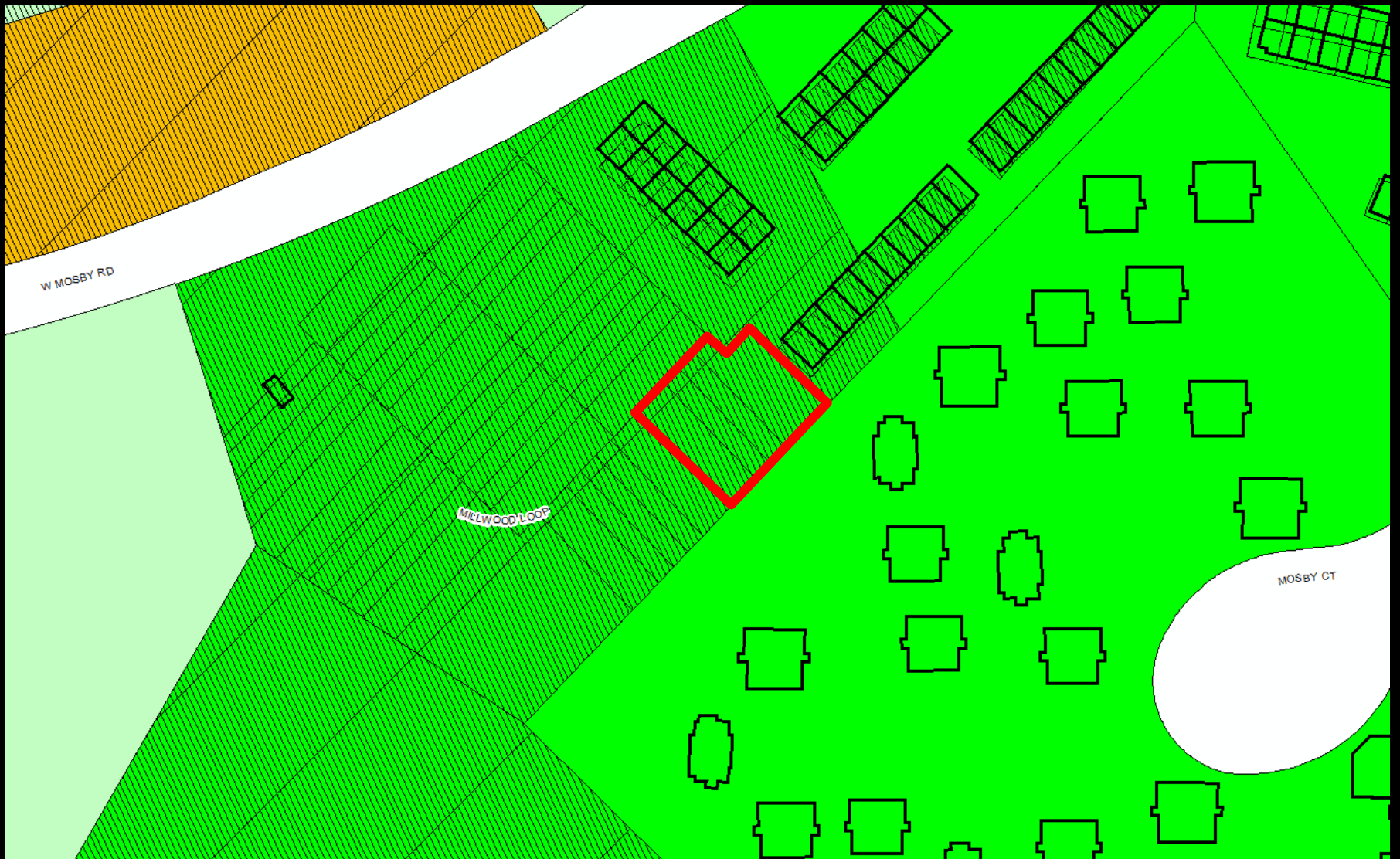
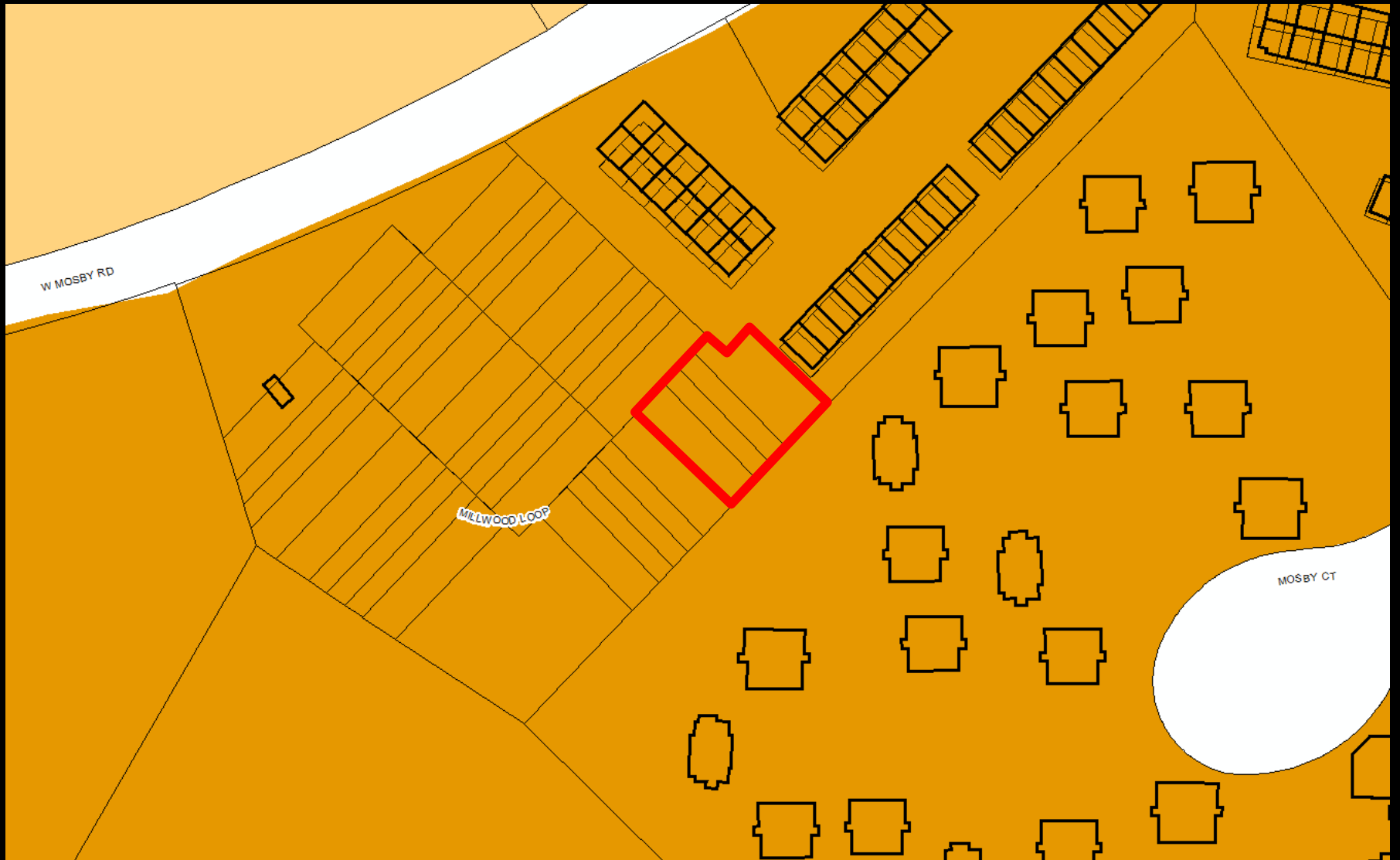




# Rezoning and SUP – Millwood Loop R-3C to R-8 and to Allow Townhomes



# Rezoning and SUP – Millwood Loop R-3C to R-8 and to Allow Townhomes



# Rezoning and SUP – Millwood Loop R-3C to R-8 and to Allow Townhomes





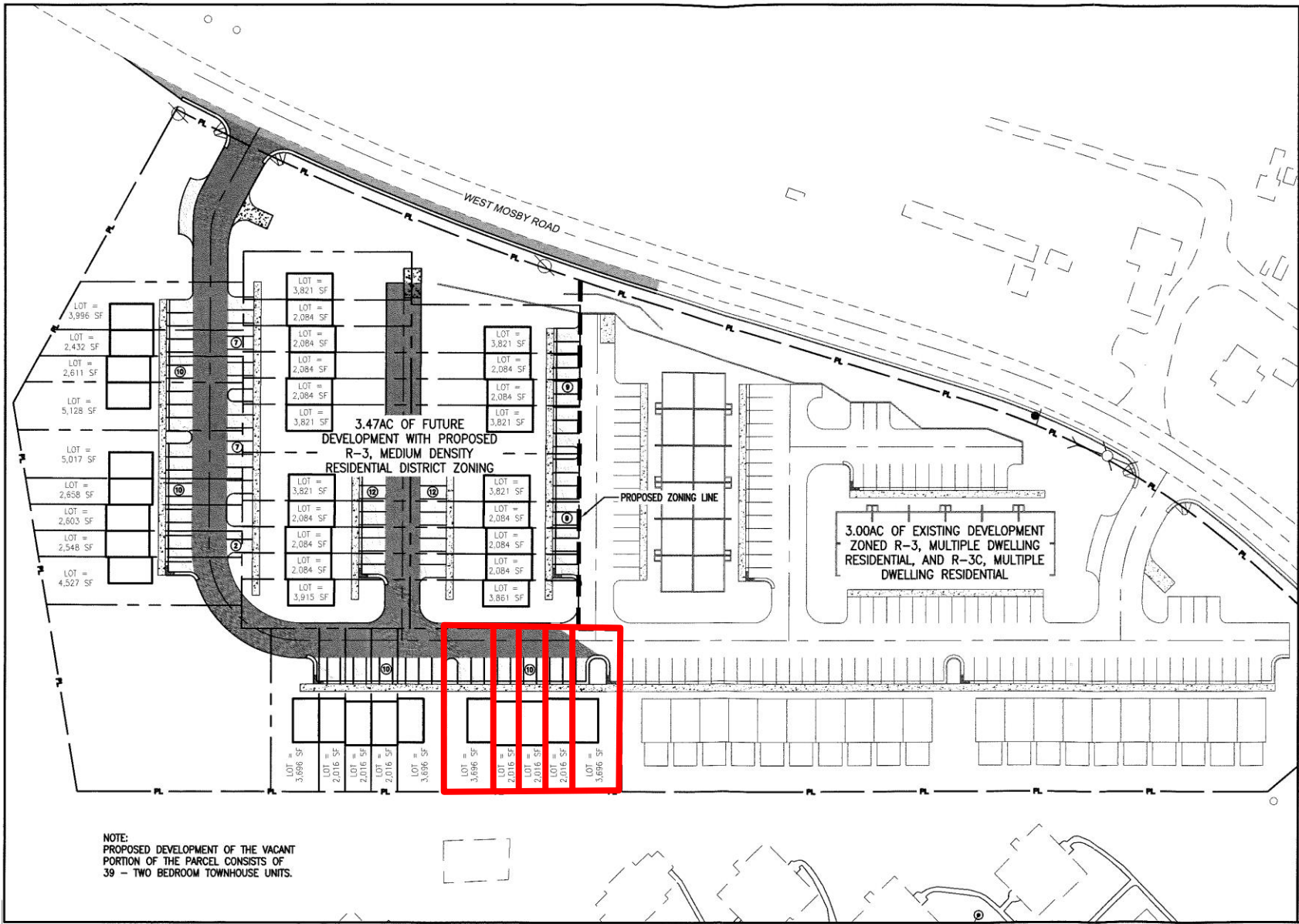
Eager Beaver

10HDB

WARNING



# 2018 Rezoning Layout



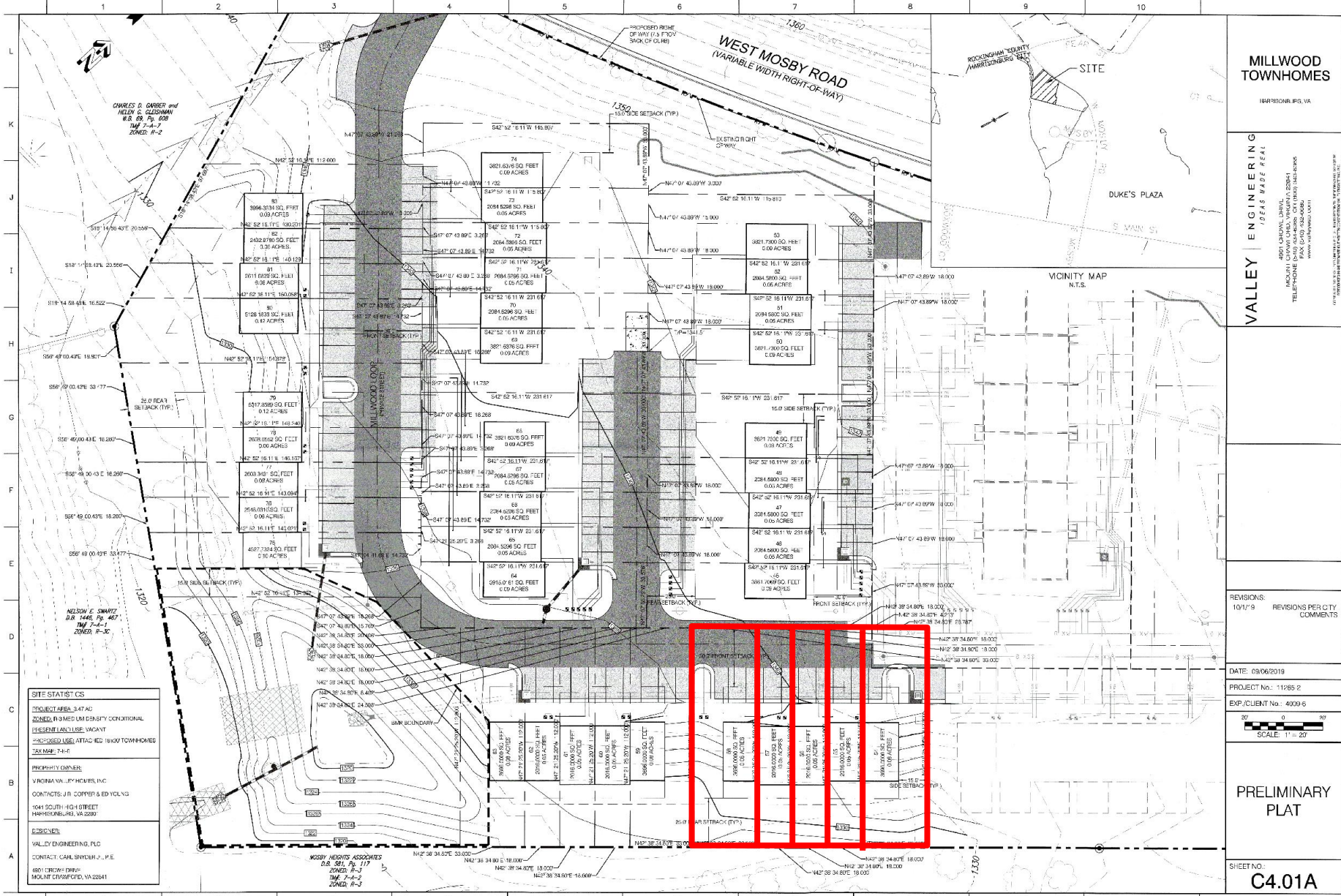
PROJECT No. 11265-2 EXPANDER No. 4009-6 REZONING EXHIBIT

DATE 06/29/18  
SCALE 1" = 60'  
SHEET 1 OF 1

**VALLEY ENGINEERING**  
IDEAS MADE REAL  
4901 CROWE DRIVE  
MOUNT CRAWFORD, VIRGINIA 22841  
TELEPHONE (540) 434-6365 OR (800) 343-6365  
FAX (540) 432-0885  
www.valleyesp.com

MILLWOOD CONDOMINIUMS PHASE II  
CITY OF HARRISONBURG, VIRGINIA

# 2019 Preliminary Plat Layout



**SITE STATISTICS**

PROJECT AREA 3.47 AC  
 ZONED R3 MED DENSITY CONDITIONAL  
 PRESENT LAND USE VACANT  
 PROPOSED USE ATTACHMENT 18X20 TOWNHOMES  
 TAX MAP 7-4-1

**PROPERTY OWNER:**  
 VIRGINIA VALLEY HOMES, INC.  
 CONTACTS: J.R. COPPIN & ED VOLVO  
 1041 SOUTH HIGH STREET  
 HARRISONBURG, VA 22801

**ENGINEER:**  
 VALLEY ENGINEERING, PLLC  
 CONTACT: CARL SNYDER, P.E.  
 480 CREW DRIVE  
 MOUNT CRAWFORD, VA 22841

**MILLWOOD TOWNHOMES**

HARRISONBURG, VA

**VALLEY ENGINEERING**  
 IDEAS MADE REAL

480 CREW DRIVE  
 MOUNT CRAWFORD, VA 22841  
 TELEPHONE: 540-939-1234  
 FAX: 540-939-1240  
 WWW.VALENGR.COM

**REVISIONS:**  
 10/17/19 REVISIONS PER CITY COMMENTS

DATE: 03/06/2019  
 PROJECT No.: 11285-2  
 EXP./CLIENT No.: 4009-6

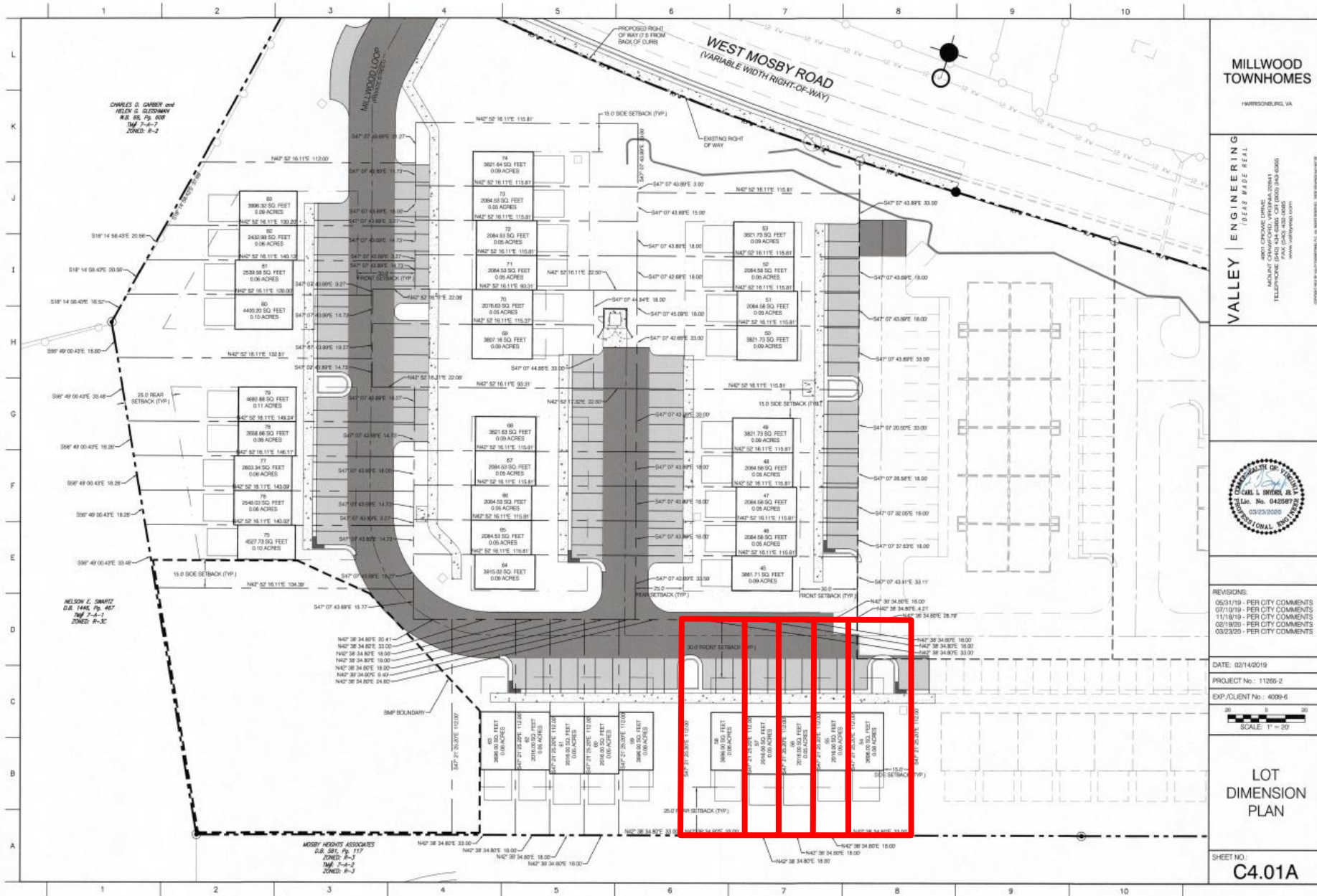
SCALE: 1" = 20'

**PRELIMINARY PLAT**

SHEET No.: **C4.01A**



# 2020 Engineered Comprehensive Site Plan



**MILLWOOD TOWNHOMES**  
 HARRISONBURG, VA

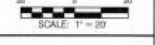
**VALLEY | ENGINEERING**  
 IDEAS MADE REAL

4800 CRYSTAL DRIVE  
 MOULTON ENHANCED, VIRGINIA 22041  
 TELEPHONE: (540) 842-4242  
 WWW.VALLEYENGINEERING.COM



REVISIONS:  
 06/01/19 - PER CITY COMMENTS  
 07/10/19 - PER CITY COMMENTS  
 11/18/19 - PER CITY COMMENTS  
 02/18/20 - PER CITY COMMENTS  
 09/23/20 - PER CITY COMMENTS

**DATE:** 03/14/2019  
**PROJECT No.:** 11266-2  
**EXP. CLIENT No.:** 4009-6



**LOT DIMENSION PLAN**

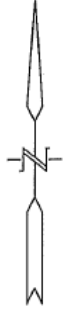
**SHEET No.:**  
**C4.01A**

# 2021 Final Subdivision Plat

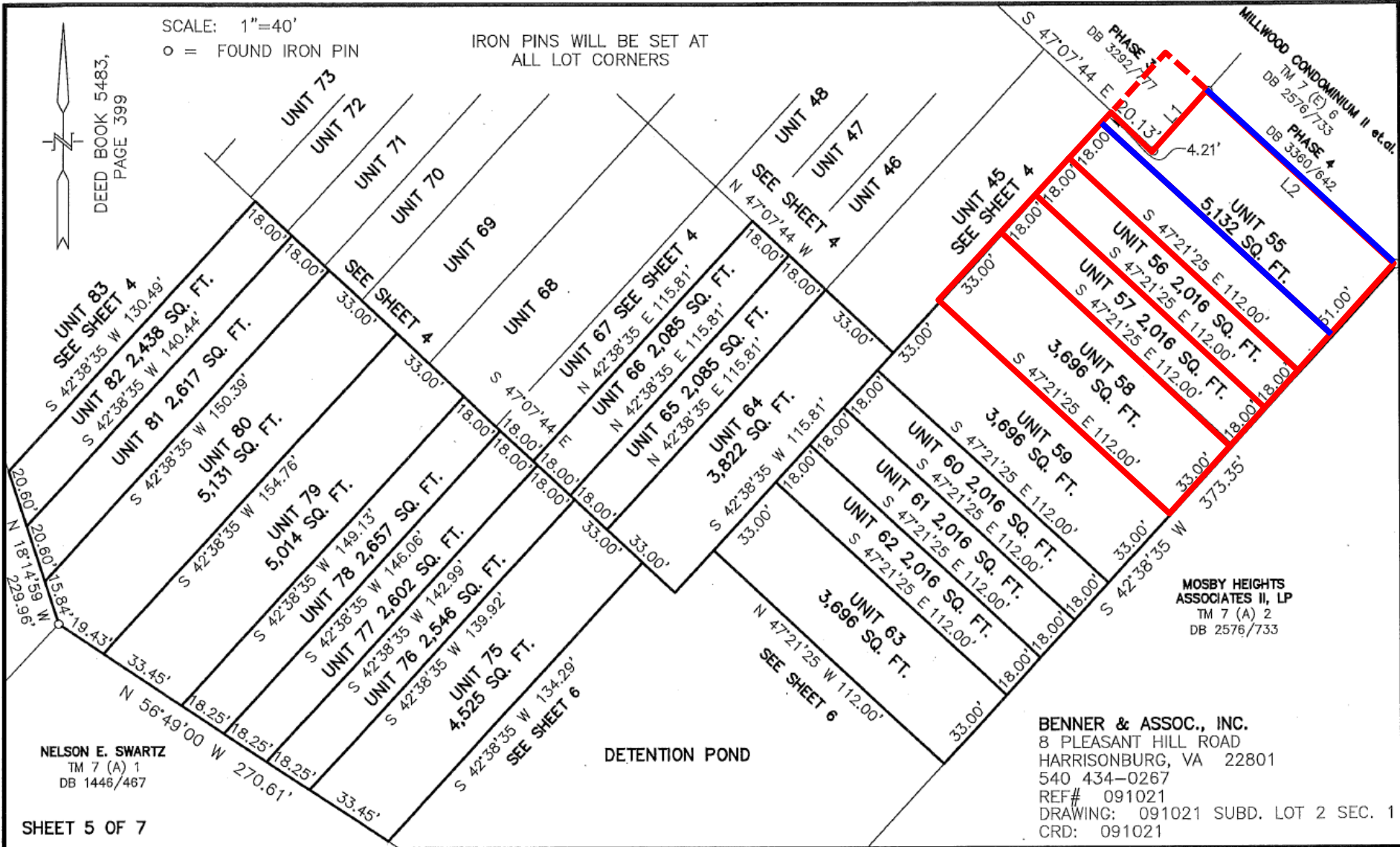
SCALE: 1"=40'

○ = FOUND IRON PIN

IRON PINS WILL BE SET AT ALL LOT CORNERS



DEED BOOK 5483,  
PAGE 399



NELSON E. SWARTZ  
TM 7 (A) 1  
DB 1446/467

SHEET 5 OF 7

DETENTION POND

MOSBY HEIGHTS ASSOCIATES II, LP  
TM 7 (A) 2  
DB 2576/733

BENNER & ASSOC., INC.  
8 PLEASANT HILL ROAD  
HARRISONBURG, VA 22801  
540 434-0267  
REF# 091021  
DRAWING: 091021 SUBD. LOT 2 SEC. 1  
CRD: 091021

<b>Zoning District</b>	<b>Lot Area Sq. Ft./Unit</b>	<b>Lot Width (ft.)</b>	<b>Lot Depth (ft.)</b>	<b>Front Yard Setback (ft.)</b>	<b>Side Yard Setback (ft.)*</b>	<b>Rear Yard Setback (ft.)</b>	<b>Maximum Stories</b>	<b>Maximum Height (ft.)</b>
R-3	2,000	18	112	30	10	25	3	40
R-8	1,800	18	60	10	7 or 10 (depending upon number of stories)	20	3	40

\*Shared walls have zero-foot setbacks; structures with more than four units have 15-foot side yard setbacks.



# Recommendation

Staff and Planning Commission (7-0)  
recommends approving both:

- The rezoning request from R-3C to R-8.
- To approve the SUP to allow townhomes within the R-8 district.

