

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

A handwritten signature in black ink that reads "Giles R Stone". The signature is written in a cursive, flowing style.

Giles Stone for Marusstodd Properties, LLC