

Rezoning, Special Use Permit, & Preliminary Plat – 116 Pleasant Hill Road



1. To rezone from R-2 to R-8C.
2. For a special use permit to allow attached townhomes of not more than eight units within the R-8 district.
3. To preliminarily subdivide one lot into 16 townhome parcels with Subdivision Ordinance variance requests.

Rezoning, Special Use Permit, & Preliminary Plat – 116 Pleasant Hill Road





116 Pleasant Hill Rd

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Google Earth



SITE INFORMATION:
 TAX MAP #: 9-5-5
 DEEDBOOK: 856/493
 ACREAGE: 0.864 AC (40,821 AC AFTER ROW DEDICATION)
 ROW DEDICATION: 11,450 SF (0.263 AC)
 ZONING: R-2 (PROPOSED R-3)
 ADDRESS: 216 PLEASANT HILL RD, HARRISONBURG, VA 22801
 USE GROUP: SINGLE FAMILY ATTACHED
 TOWNHOMES: 16 TOTAL
 DENSITY: 17.2 DU/AC
 LOT REQ.: MIN. 35' WIDTH, MIN. 60' DEPTH, MIN. 1,800 SF/UNIT

PLANNER:
 MONTEVERDE ENGINEERING & DESIGN STUDIO
 250 E. BROADWAY ST, SUITE 216
 HARRISONBURG, VA 22802
 JENNETT@MEVA.COM OR MEVADESIGN.COM
 (540) 746-7130

OWNER:
 TAWAKKAL INVESTMENT
 ATT: WASEEM AFRIIDI
 5811 JANIE LANE
 HARRISONBURG, VA 22801
 WASEEM013@AOL.COM
 (540) 433-3333

PARKING SUMMARY:
 PARKING REQUIRED:
 - ONE (1) PARKING SPACE FOR EACH TOWNHOME UNIT
 TOTAL REQUIRED: 16 SPACES
 PARKING PROVIDED: 32 SPACES



REZONING PLAN
PLEASANT HILL TOWNHOMES
 116 Pleasant Hill Road
 Harrisonburg, VA, 22801

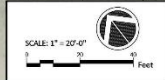
Revisions:

No.	Description	Date

PRELIMINARY ISSUE
 NOT FOR CONSTRUCTION

SKETCH PLAN

Project number: 21017C
 Date: May 8, 2021
 Drawn by: JMO
 Checked by: JWE



Summary of Proffers

1. Dedication of right-of-way along Pleasant Hill Road.
2. Construction of 5-foot wide sidewalk along the property frontage and two pedestrian connections from townhome development to frontage sidewalk.
3. Allows only one entrance onto Pleasant Hill Road.
4. Limits the development to 16 dwelling units.
5. Requires 1.5 off-street parking spaces per townhome unit averaged throughout the entirety of the Development.

Preliminary Plat

- To create 16 townhome parcels
- Variances from the Subdivision Ordinance
 - To allow lots to not have public street frontage, and
 - To deviate from public general utility easement dedication requirements.

2543/528
ZONED R-2

9-I-6
STEPHANIE W. WALKER
2543/528
ZONED R-2

9-E-10
DAVID W. MILSTEAD
1969/709
ZONED R-2

9-E-6A
AHLAM H. ALKARAWI
2032/338
ZONED R-2

9-E-8
MERIWEATHER HILLS LLC
1375/29
ZONED R-3

Existing public
water &
sanitary sewer

Proposed
public water &
sanitary sewer

ALL UNITS SHALL BE SERVED BY A
METER PACK. SEE NOTE #2, THIS PAGE.

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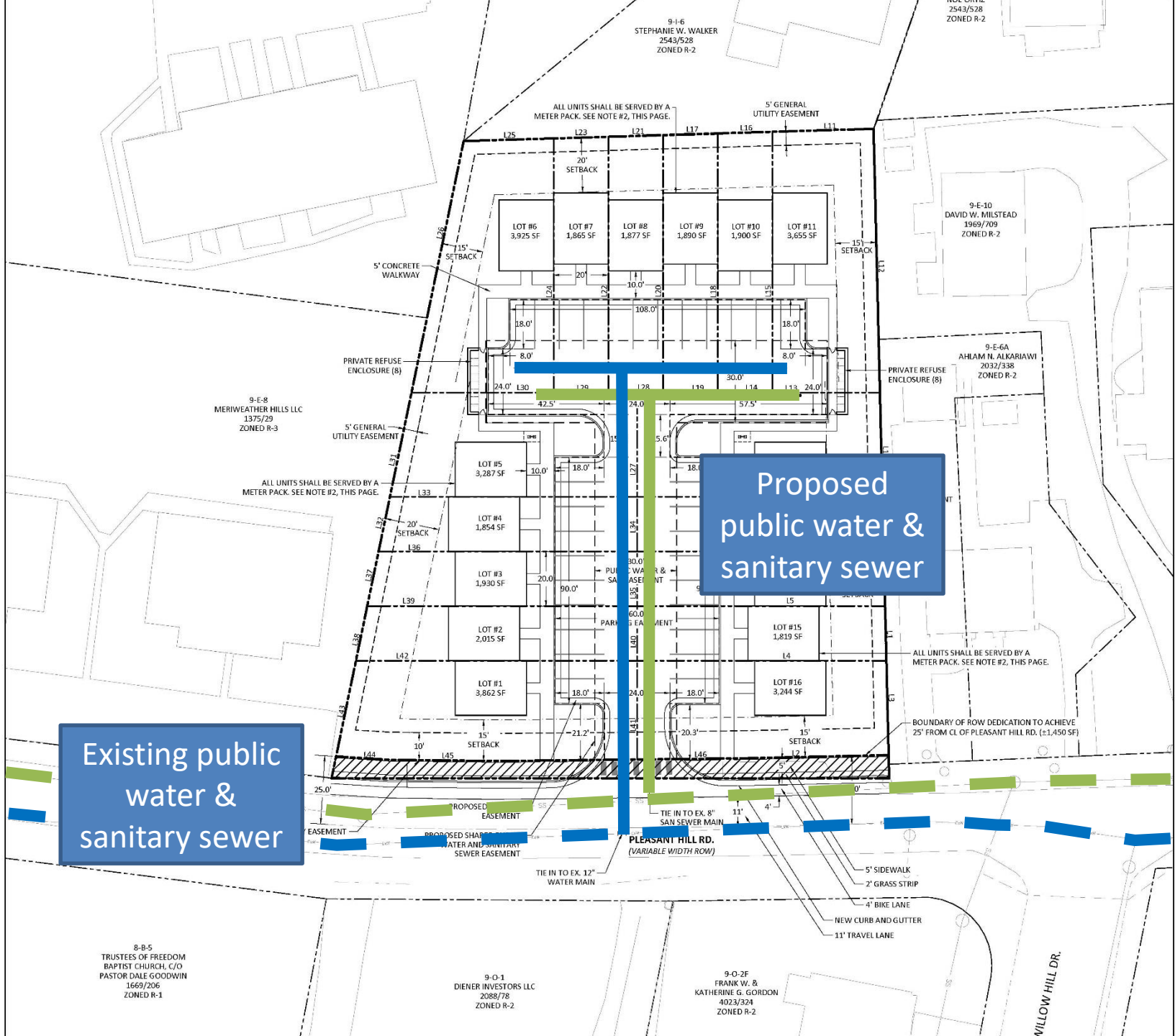
BOUNDARY OF ROW DEDICATION TO ACHIEVE
25' FROM CL OF PLEASANT HILL RD. (±1,450 SF)

8-B-5
TRUSTEES OF FREEDOM
BAPTIST CHURCH, C/O
PASTOR DALE GOODWIN
1669/206
ZONED R-1

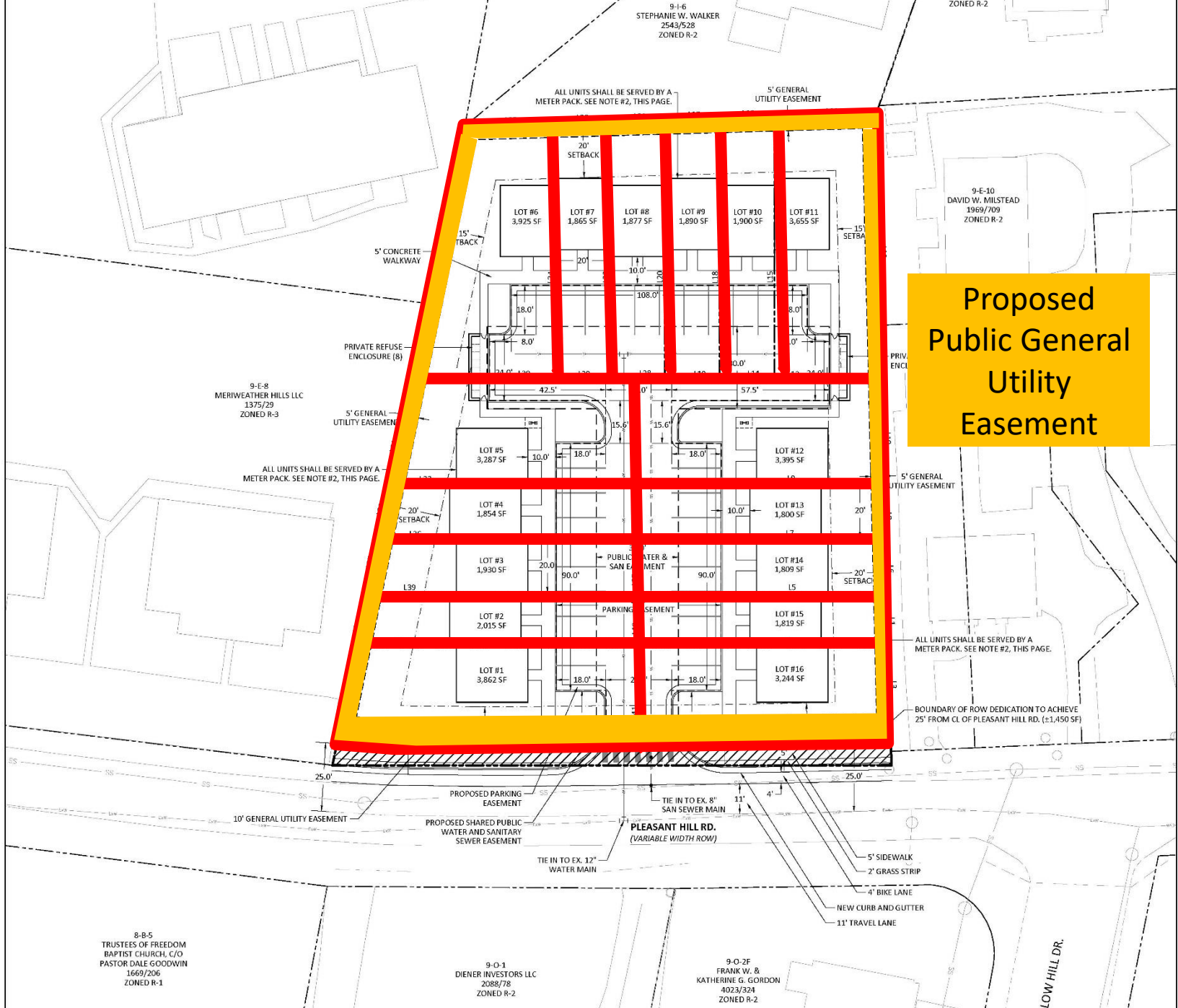
9-O-1
DIENER INVESTORS LLC
2088/78
ZONED R-2

9-O-2F
FRANK W. &
KATHERINE G. GORDON
4023/324
ZONED R-2

WILLOW HILL DR.



**Proposed
Public General
Utility Easement**



ALL UNITS SHALL BE SERVED BY A METER PACK. SEE NOTE #2, THIS PAGE.

5' GENERAL UTILITY EASEMENT

9-E-10
DAVID W. MILSTEAD
1969/709
ZONED R-2

9-E-8
MERIWEATHER HILLS LLC
1375/29
ZONED R-3

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5' GENERAL UTILITY EASEMENT

ALL UNITS SHALL BE SERVED BY A METER PACK. SEE NOTE #2, THIS PAGE.

BOUNDARY OF ROW DEDICATION TO ACHIEVE 25' FROM CL OF PLEASANT HILL RD. (±1,450 SF)

PROPOSED PARKING EASEMENT

PROPOSED SHARED PUBLIC WATER AND SANITARY SEWER EASEMENT

TIE IN TO EX. 8" SAN SEWER MAIN

PLEASANT HILL RD.
(VARIABLE WIDTH ROW)

TIE IN TO EX. 12" WATER MAIN

5' SIDEWALK

2' GRASS STRIP

4' BIKE LANE

NEW CURB AND GUTTER

11' TRAVEL LANE

8-B-5
TRUSTEES OF FREEDOM
BAPTIST CHURCH, C/O
PASTOR DALE GOODWIN
1669/206
ZONED R-1

9-O-1
DIENER INVESTORS LLC
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ZONED R-2

9-O-2F
FRANK W. &
KATHERINE G. GORDON
4023/324
ZONED R-2

WILLOW HILL DR.

Recommendation

Staff and Planning Commission (7-0) recommend approval of the rezoning, SUP, and preliminary plat with Subdivision Ordinances variances.

