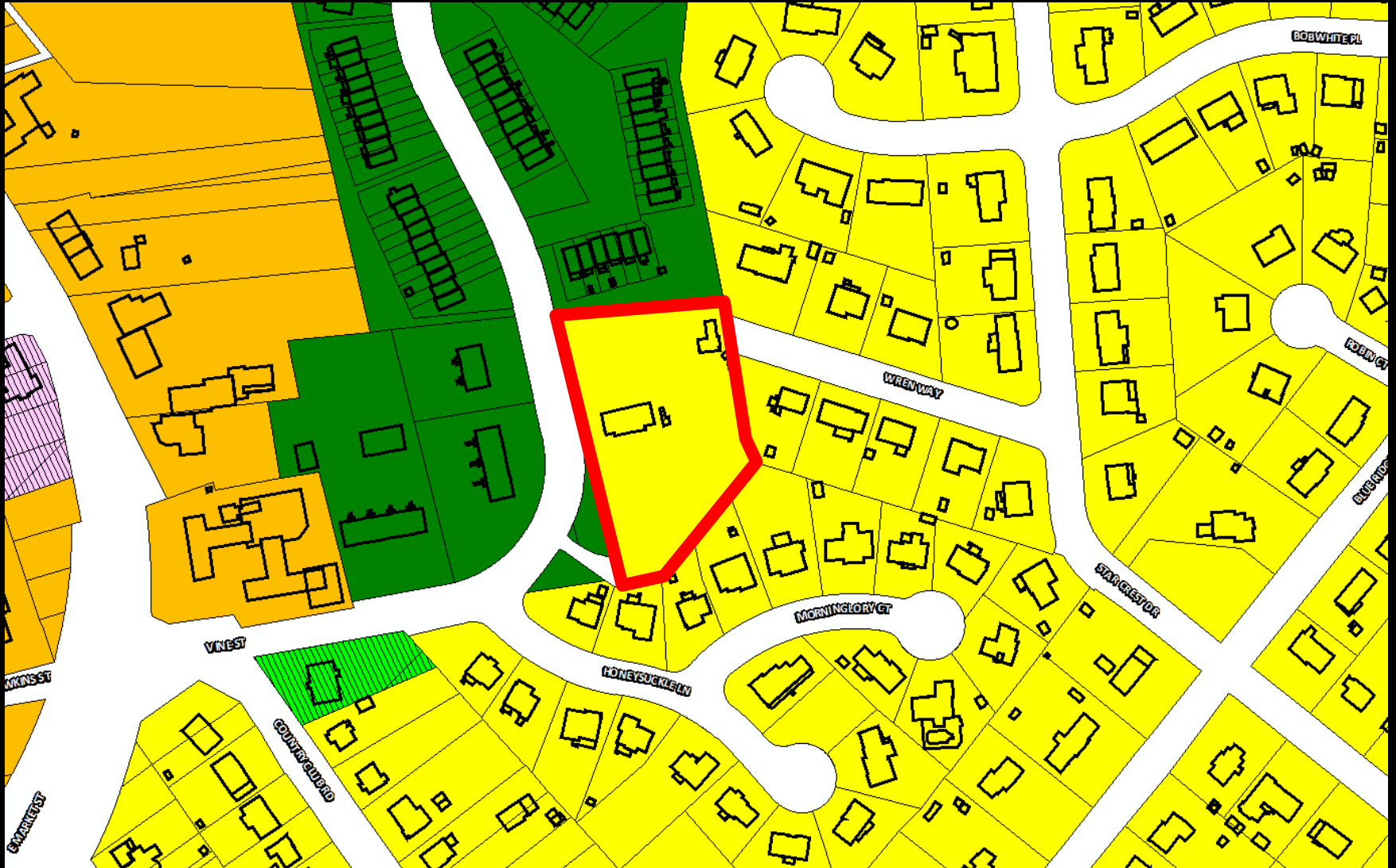


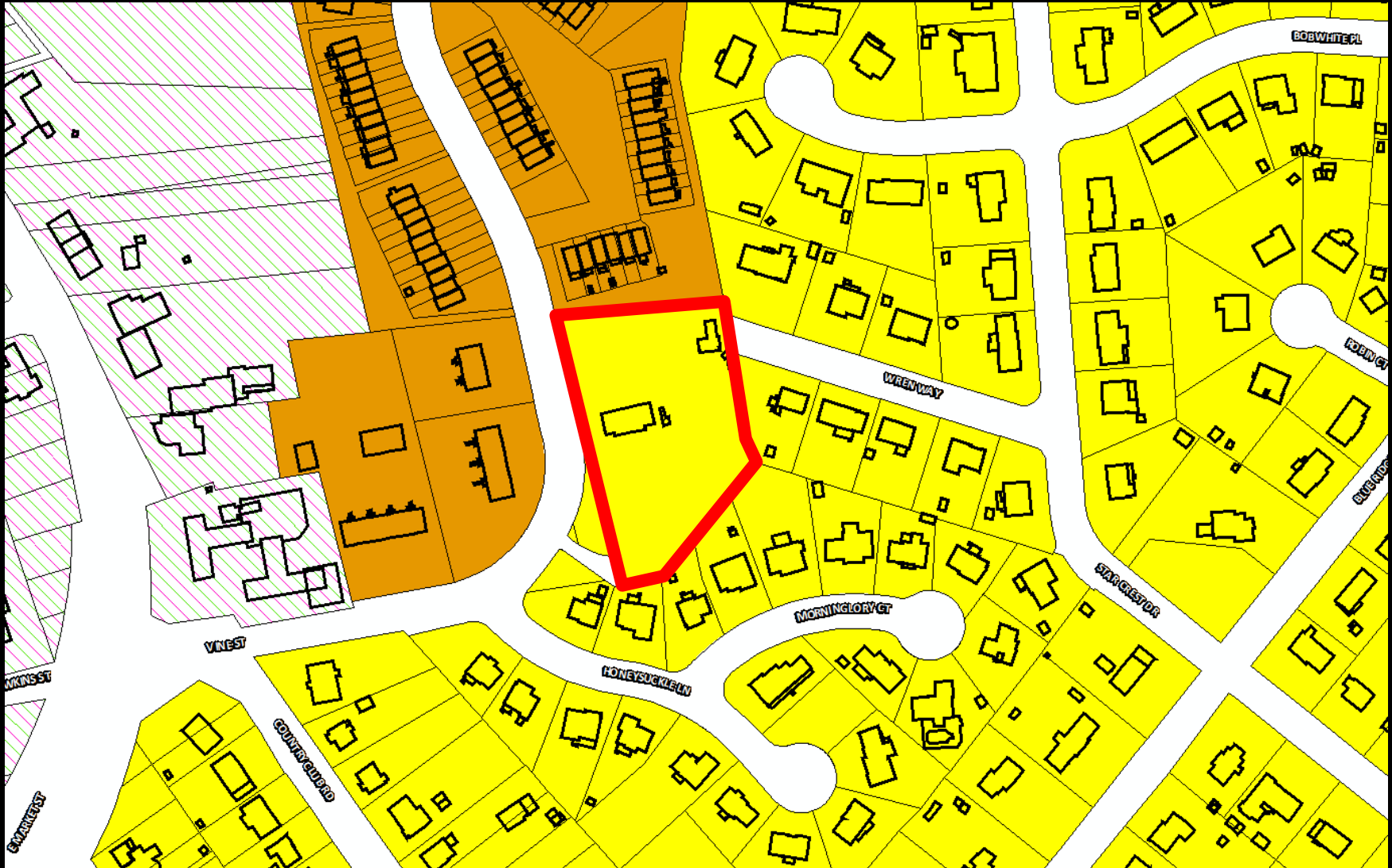
Rezoning – 937 Vine Street

R-1 to R-8C



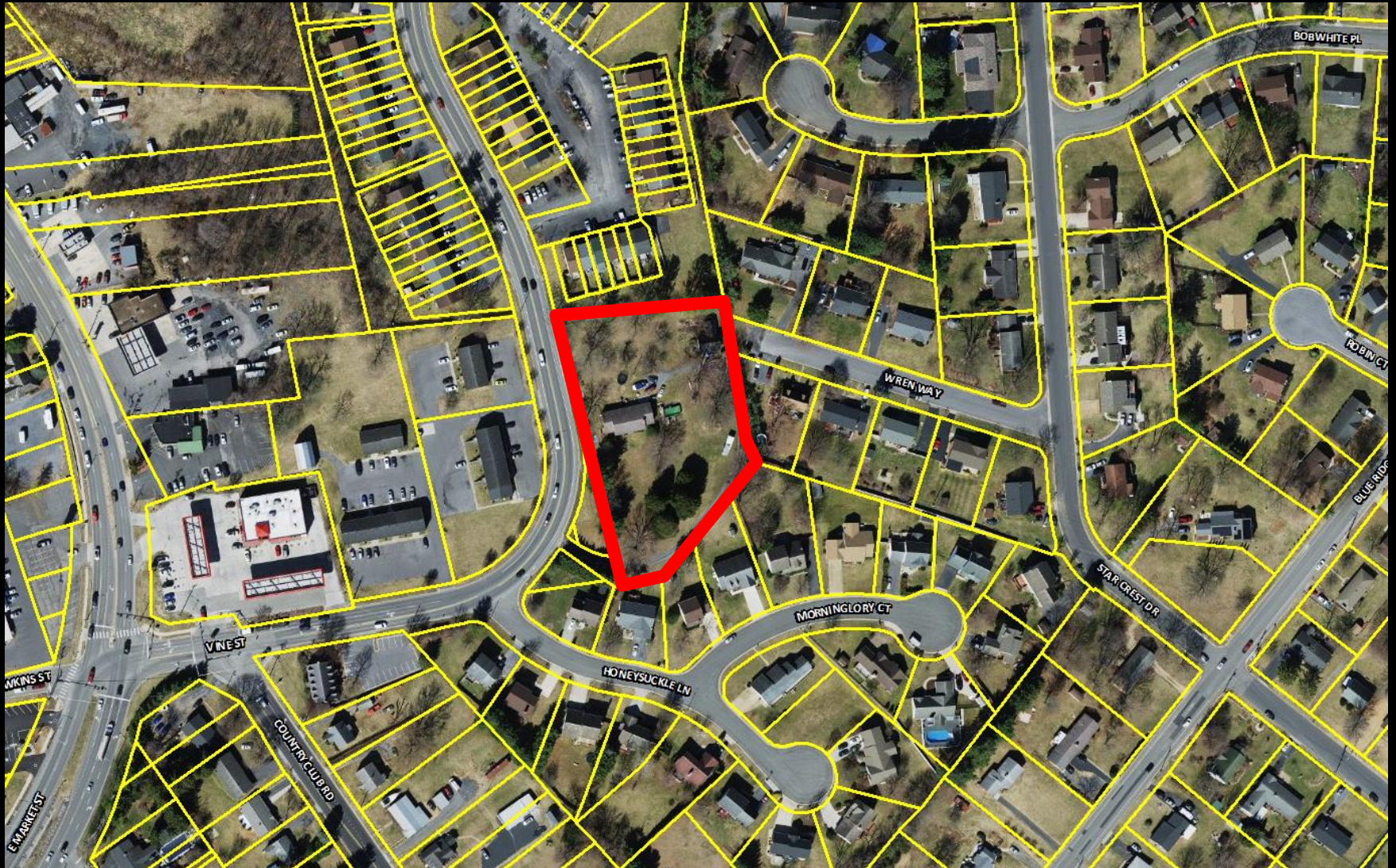
Rezoning – 937 Vine Street

R-1 to R-8C



Rezoning – 937 Vine Street

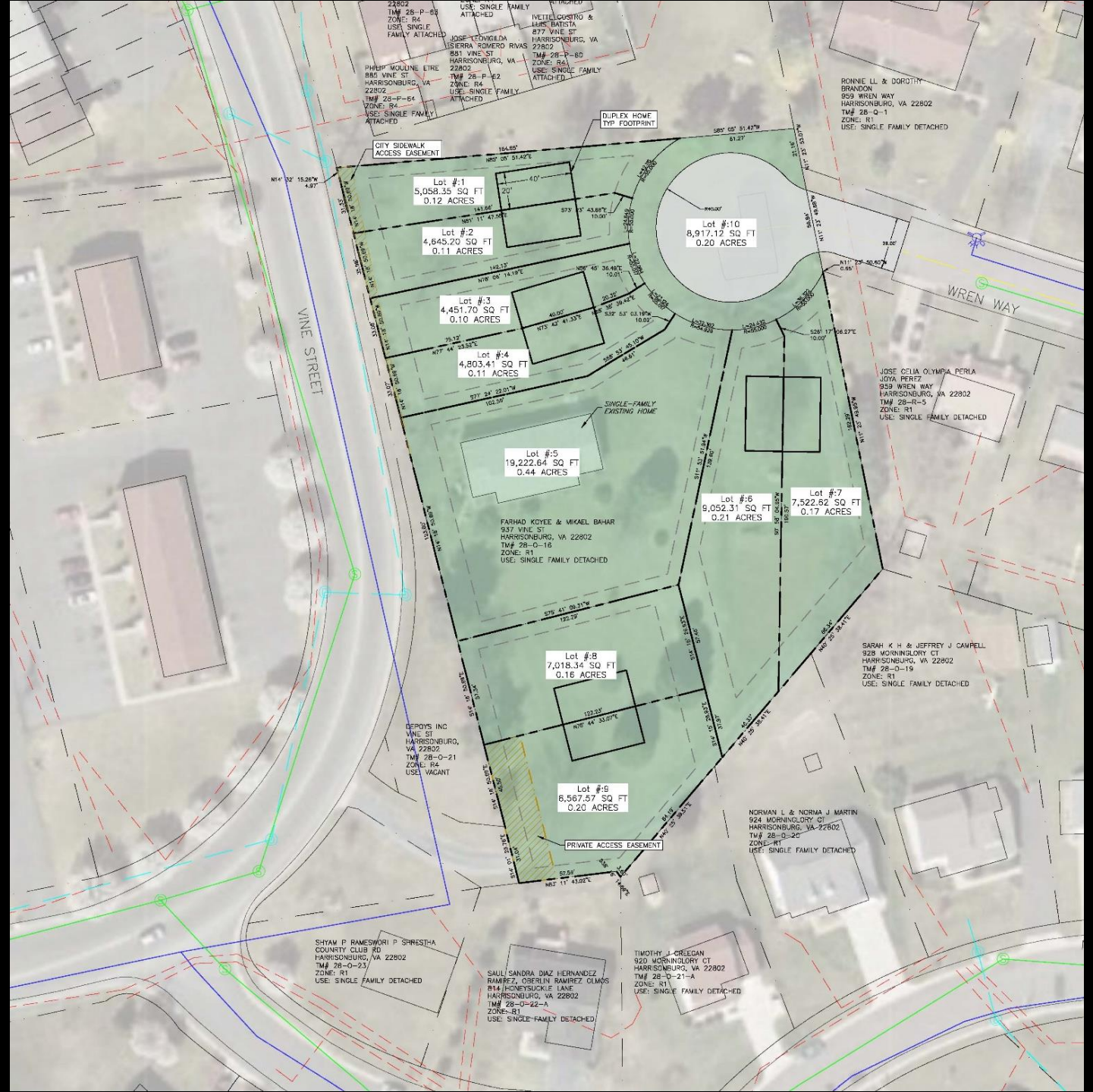
R-1 to R-8C











23802
TM# 28-P-68
ZONE: R4
USE: SINGLE FAMILY ATTACHED

IVETIL GUSTAVO & LURYS BARIETA
877 VINE ST
HARRISONBURG, VA 22802
TM# 28-P-60
ZONE: R4
USE: SINGLE FAMILY ATTACHED

JOSE YOVONILDA SIERRA ROMERO RIVAS
881 VINE ST
HARRISONBURG, VA 22802
TM# 28-P-62
ZONE: R4
USE: SINGLE FAMILY ATTACHED

PHILIP MOULINE EIRE
885 VINE ST
HARRISONBURG, VA 22802
TM# 28-P-64
ZONE: R4
USE: SINGLE FAMILY ATTACHED

RONNIE LL & DOROTHY BRANDON
959 WREN WAY
HARRISONBURG, VA 22802
TM# 28-0-1
ZONE: R1
USE: SINGLE FAMILY DETACHED

JOSE CELIA OLYMPIA PERIA JOYA PEREZ
959 WREN WAY
HARRISONBURG, VA 22802
TM# 28-R-5
ZONE: R1
USE: SINGLE FAMILY DETACHED

SARAH K H & JEFFREY J CAMPBELL
928 MORNINGLORY CT
HARRISONBURG, VA 22802
TM# 28-0-19
ZONE: R1
USE: SINGLE FAMILY DETACHED

NORMAN L & NORMA J MARTIN
924 MORNINGLORY CT
HARRISONBURG, VA 22802
TM# 28-0-22
ZONE: R1
USE: SINGLE FAMILY DETACHED

TIMOTHY J CREGAN
920 MORNINGLORY CT
HARRISONBURG, VA 22802
TM# 28-0-21-A
ZONE: R1
USE: SINGLE FAMILY DETACHED

SAUL SANDRA DIAZ HERNANDEZ BARRAZ, OSERINI RAMIREZ OLMOG
814 HONEYBUCKLE LANE
HARRISONBURG, VA 22802
TM# 28-0-27-A
ZONE: R1
USE: SINGLE FAMILY DETACHED

SHYAM P RAMESWORI P SRINETHA
COUNTRY CLUB RD
HARRISONBURG, VA 22802
TM# 28-0-23
ZONE: R1
USE: SINGLE FAMILY DETACHED

CITY SIDEWALK ACCESS EASEMENT

DUPLEX HOME TYP FOOTPRINT

SINGLE-FAMILY EXISTING HOME

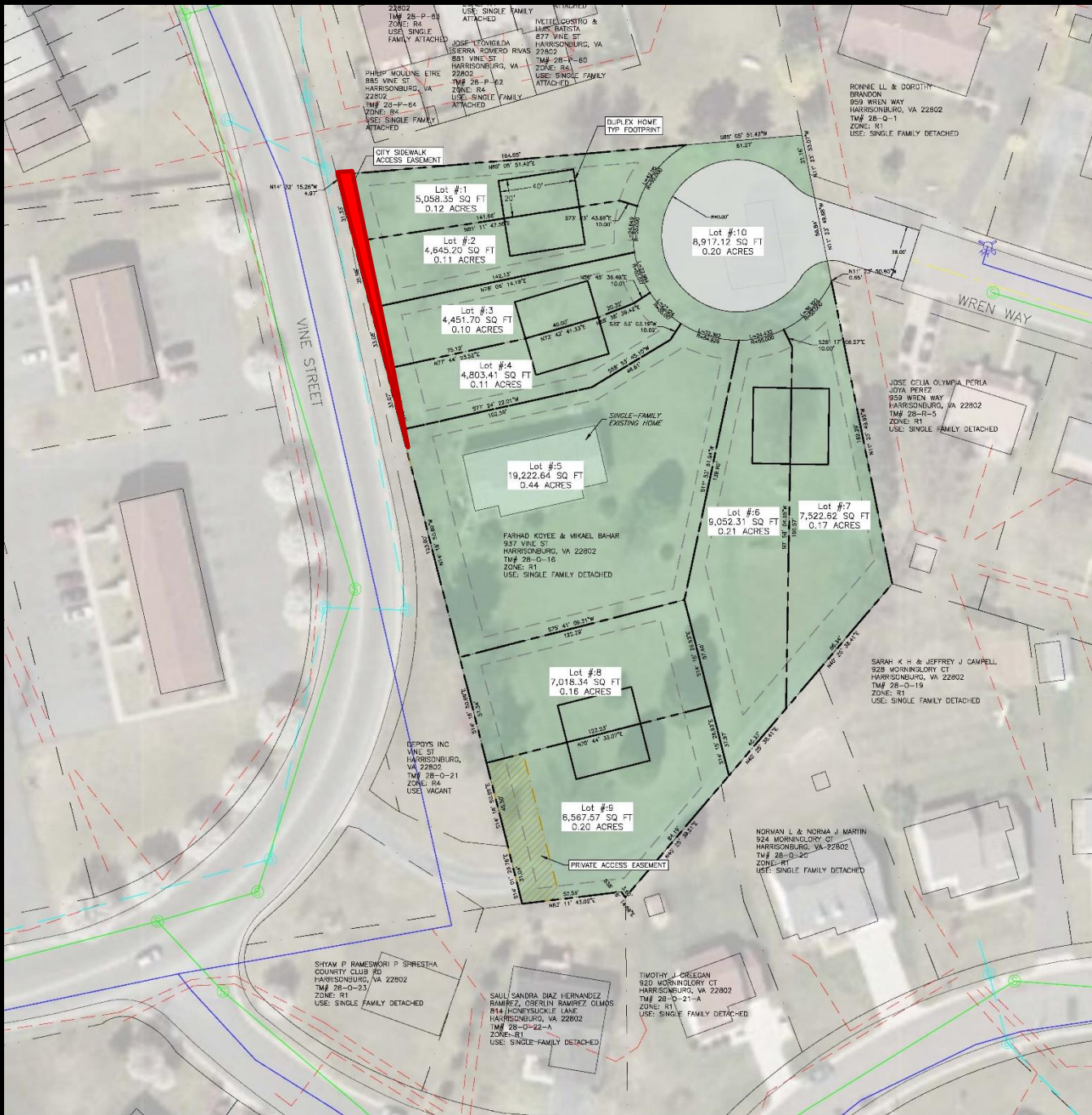
PRIVATE ACCESS EASEMENT

VINE STREET

WREN WAY

Submitted Proffers

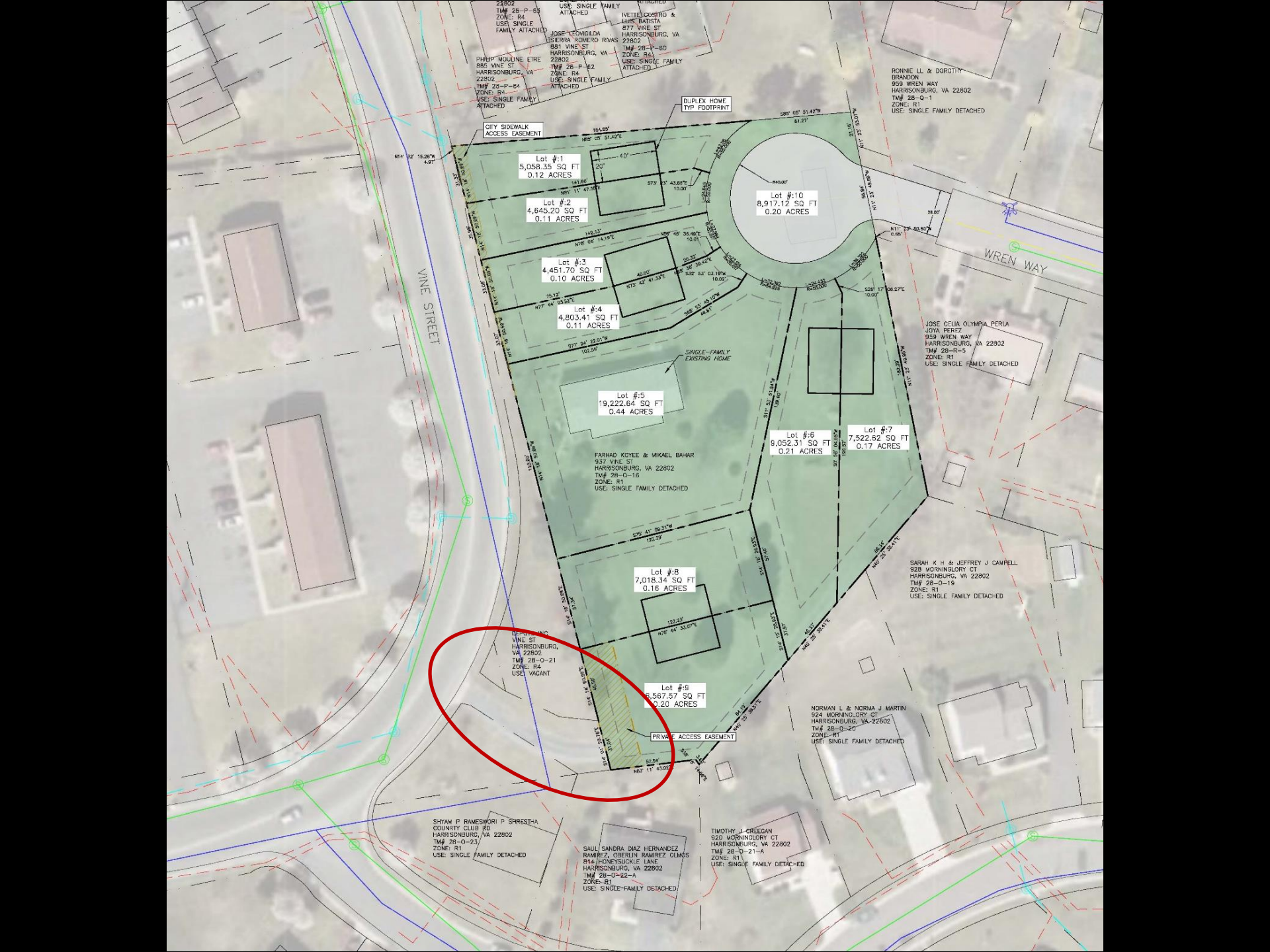
1. A 6-ft wide pedestrian access easement will be provided between Wren Way and the property line closest to Vine street [*sic*].
2. A sidewalk access easement will be provided along the western property boundary closest to Vine Street, 7.5-ft from back of curb.
3. No townhouses of [*sic*] multifamily structures will be allowed.
4. At the time of development, the property owner shall construct an acceptable turnaround at the end of Wren Way. The turnaround may include a cul-de-sac or another design accepted and approved by City staff. The property owner shall also dedicate the necessary land for public right-of-way to include the turnaround, and along the south side of the turnaround, the property owner shall dedicate an additional 7.5-ft. width of land as public right-of-way for future sidewalk. The property owner will not be responsible for constructing the sidewalk.



Zoning Occupancy

Mimics R-1 occupancy regulations

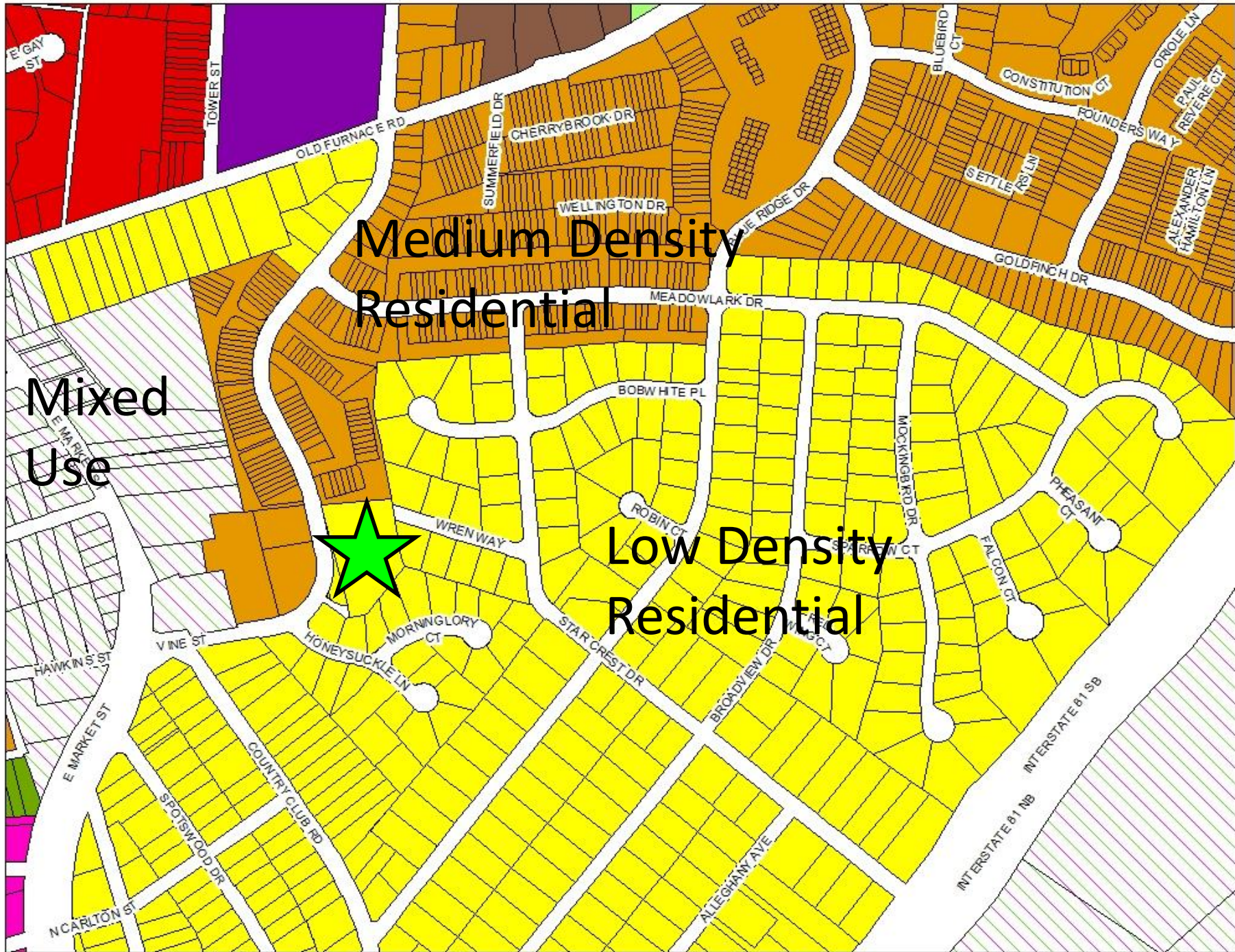
- (1) Owner-occupied single-family dwellings, which may include rental of space for occupancy by not more than two (2) persons, providing such rental space does not include new kitchen facilities, and
- (2) Nonowner-occupied single-family dwellings, which may include rental of space for occupancy by not more than one (1) person, providing such rental space does not include new kitchen facilities.



Medium Density Residential

Mixed Use

Low Density Residential



Recommendation

Staff and Planning Commission (5-0)
recommends approval of the rezoning.