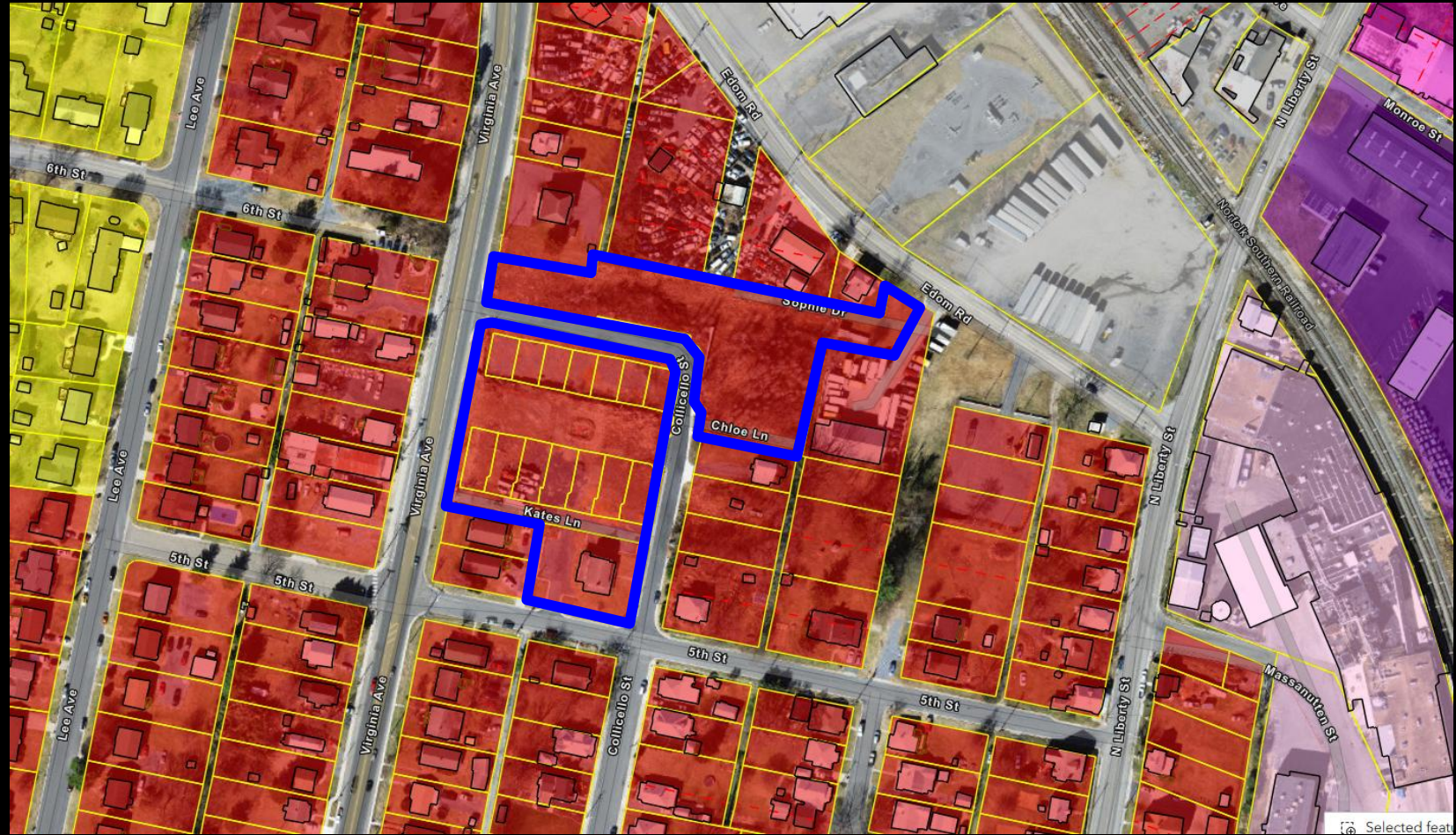


Rezoning – Collicello North R-7 Master Plan Amendment



Selected feat

Rezoning – Collicello North R-7 Master Plan Amendment



Rezoning – Collicello North R-7 Master Plan Amendment

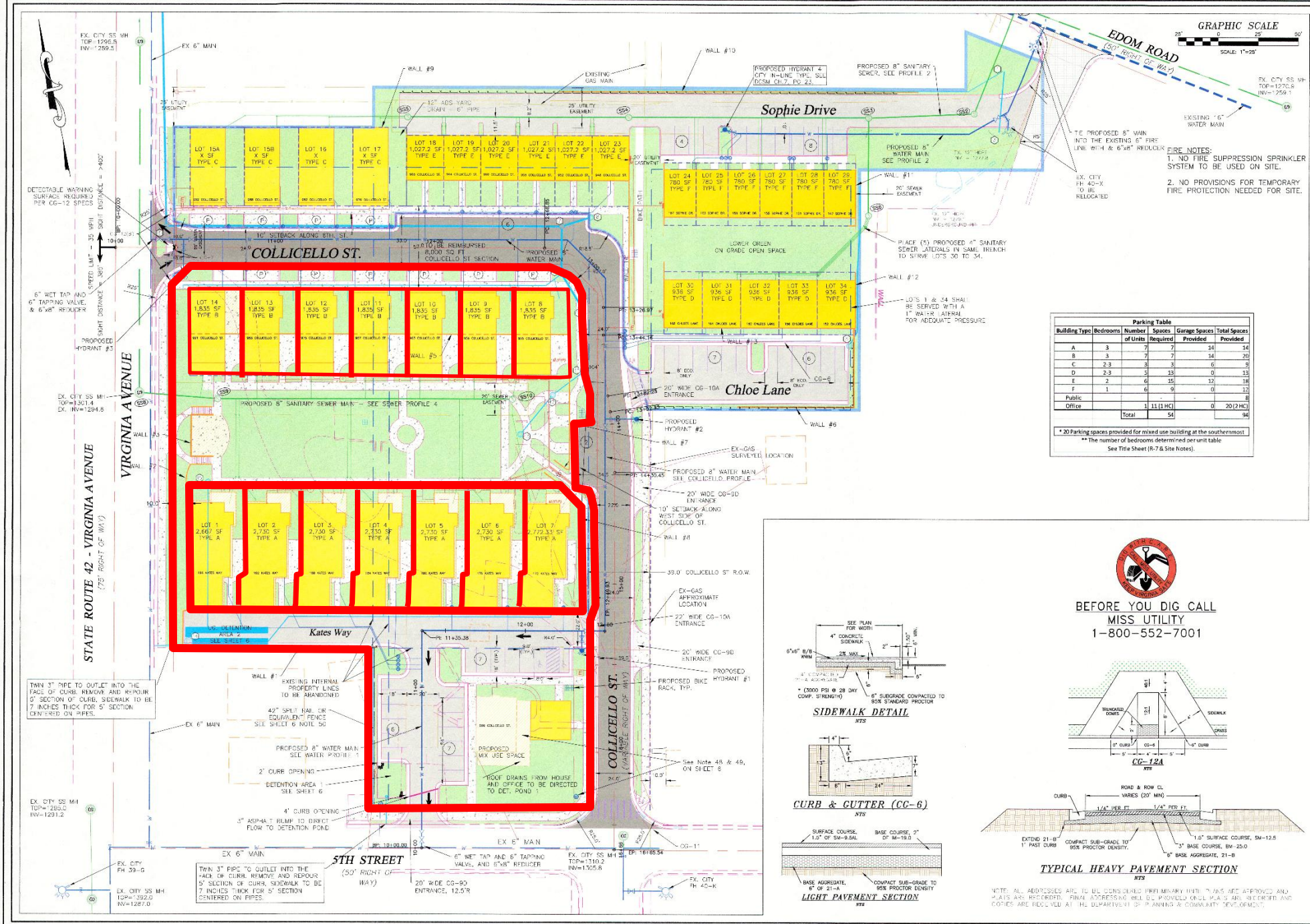


What is an R-7 Development?

- Planned residential communities with a mix of housing types and must follow an approved Master Plan
- A Master Plan must meet the following requirement:
 - Minimum site area: 2 contiguous acres
 - Open space requirement: At least 15%
 - Minimum of two housing types; no single type over 70%
 - Maximum density: 15 units per acre

Collicello North

- Master Plan approved in 2013.
- Preliminary Plat and Subdivision Ordinance variances approved in 2013.
 - Deviations for street design.
 - Allow certain lots to not have public street frontage.
- Phase 1 Final Plat approved and recorded in 2015.
- Engineered Comprehensive Site Plan was approved in 2014 and updated in 2015.

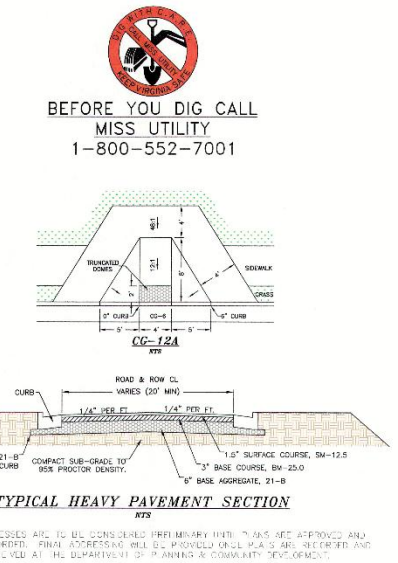


FIRE NOTES:
 1. NO FIRE SUPPRESSION SPRINKLER SYSTEM TO BE USED ON SITE.
 2. NO PROVISIONS FOR TEMPORARY FIRE PROTECTION NEEDED FOR SITE.

Parking Table

Building Type	Bedrooms	Number of Units	Spaces Required	Garage Spaces Provided	Total Spaces Provided
A	3	7	7	34	14
B	3	7	7	34	20
C	2.3	3	3	0	9
D	2.3	3	13	0	13
E	2	6	15	12	18
F	1	6	9	0	12
Public					8
Office		1	11 (HC)	0	20 (2)HC
Total					94

* 20 Parking spaces provided for mixed use building at the southernmost
 ** The number of bedrooms determined per unit table
 See Title Sheet (R-7 & Site Notes).



Date: NOV 2013
 Scale: AS SHOWN
 Designed by: EHB
 Drawn by: JRC/PBR
 Checked by: EHB

BLACKWELL ENGINEERING, PLC
 565 East Main Street
 Harrisonburg, Virginia 22801
 Phone: (804)435-8555 Fax: (804)435-7964
 E-Mail: Engineering@blackwelleng.com



Revision Dates
 07/22/14 CITY COMMENTS
 08/28/14 CITY COMMENTS
 10/22/14 CITY COMMENTS
 04/29/15 ADDENDUM #1

MASTER PLAN
 COLICELLO NORTH
 KIN GROUP, LLC
 5782 GREENHILL ROAD
 LINCOLLE, VA 22854

Drawing No. **2** of 8 Sheets
 Job No. 2266

Infrastructure Status

- **Completed:**
 - Phase 1 public water & sewer lines have been completed and accepted by the City.
- **In progress:**
 - Elements of Collicello Street have not been completed.
 - The City does not assume responsibility for the street until it is complete and then accepted for public maintenance.

Utilities



Street Today



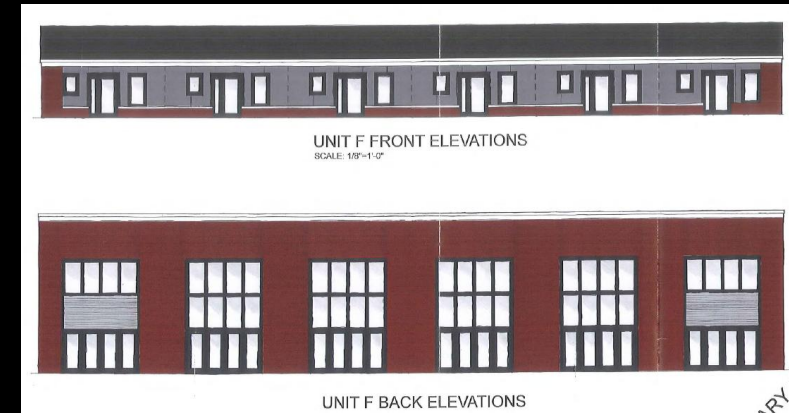
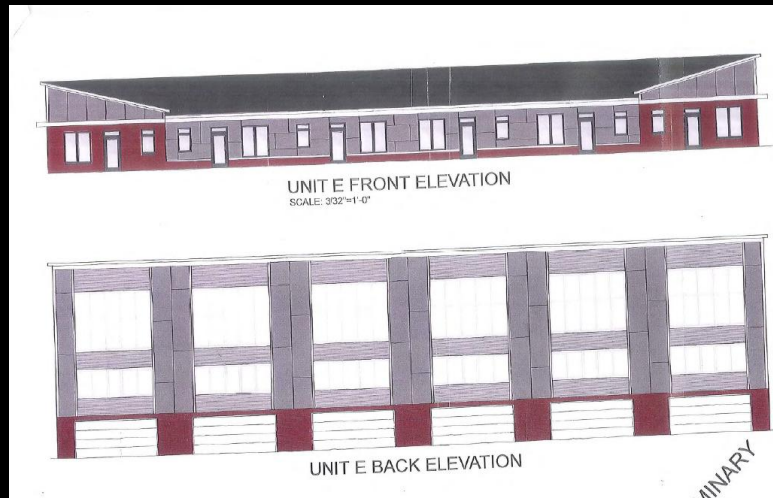
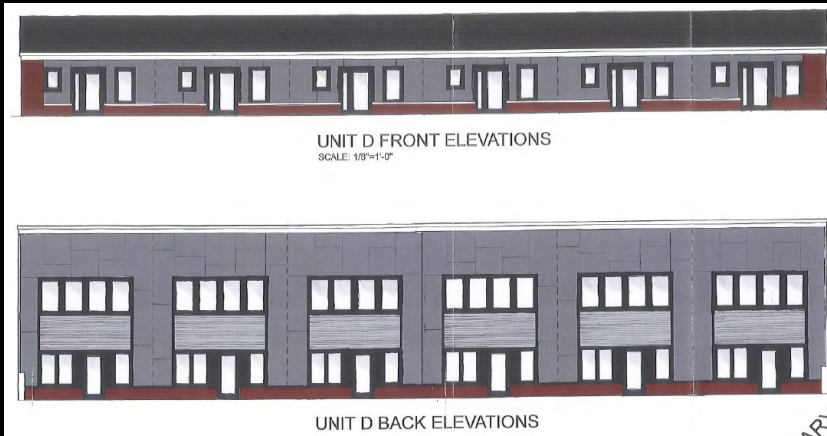
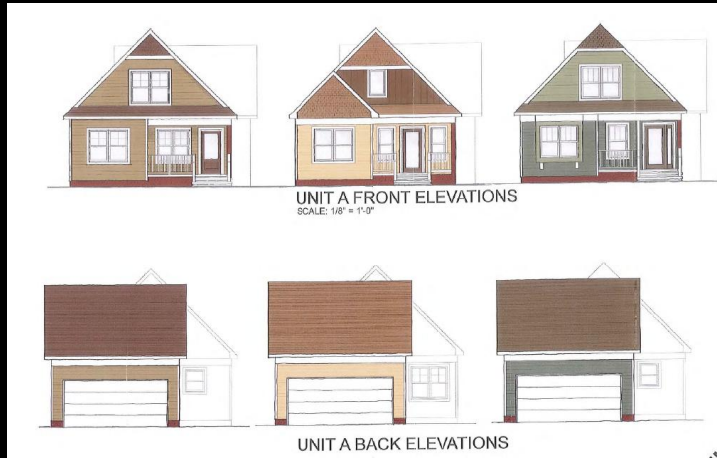
Collicello Street from 5th Street



Collicello Street look toward Virginia Avenue

Proposed Changes to the Master Plan

- Remove requirement for solar panels. Instead make units solar ready.
- Remove the requirement for specific unit designs.
- Removed the desire for a transit stop at the intersection of 5th Street and Collicello Street.
- Provide a new Landscaping Plan.
- Clarified difference between aspirational and regulatory components.
- Remove regulation #6.
- Remove the details of the original project phasing.
- Remove the Property Owners' Association declaration from the master plan.



Recommendation

Staff and Planning Commission (5-0) recommends approval of the Master Plan Amendment.