



Community Development Rezoning Report REZ-010

Planning Commission
April 3, 2012

Board of Supervisors
April 25, 2012

Applicant	Aspen Heights, LLC
Tax Map Id	125-(A)-L3
Present Zoning	General Business with Conditions (B-1C) and General Residential with Conditions (R-3C)
Proposed Zoning	Planned Residential (R-5)
Location	West side of Port Republic Road (VA Route 253) and approximately 0.25 mile north of Stone Spring Road (VA Route 726)
Acreage	23.1 Acres
Election District	4
Comprehensive Plan	Urban Development Area

Staff Recommendation:	March 27, 2012: Approval
Planning Commission:	April 3, 2012: Approval
Board of Supervisors:	April 25, 2012:

GENERAL INFORMATION

BACKGROUND

In 2010, this 23.1-acre site was rezoned as General Business with Conditions (B-1C) and General Residential with Conditions (R-3C). The business zoning is comprised of 10.5 acres, located along the road frontage. The 12.59 acres of residential zoning is proffered to be constructed as townhouses and duplexes, with a gross density not to exceed 9.5 units per gross acre.

OVERVIEW OF PROPOSAL

The applicant, Aspen Heights, is proposing to rezone the 23.1 acres to R-5 to allow the construction of 184 residences, with a gross density of 7.9 units per gross acre. Units would have two to five bedrooms. The Master Plan shows 30% open space, pedestrian and bicycle accommodations, and community amenities. This project would be marketed as student housing.

PROFFERS¹

The applicant has submitted proffers as part of the Narrative Statement. The Master Plan and Narrative Statement are attached.

COMPREHENSIVE PLAN

The Comprehensive Plan designates the area as Urban Development Area.

¹ Proffers are voluntary contributions made by developers to the County through the conditional zoning process. Proffers are binding commitments which become a part of the County's zoning ordinance as it pertains to a specific property.

ZONING AND EXISTING LAND USE

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	City of Harrisonburg	Ashby Meadows (R-1, R-3C, low density, single family detached residences)
East	R-3	Rosedale (Duplexes across Port Republic Road)
South	A-2	Photography studio, single family detached residences on large lots
Southeast	R-3 and R-2	Businesses, residence
West	R-3 and A-2	Single family detached residences, wooded land

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

Water service can be provided to the site by connection to the existing waterline located in Rosedale. This connection will require crossing under Port Republic Road. To obtain required fire flows, it is assumed that a looped water system will need to be created. One possible option would be connecting into a proposed water line that will serve the Hammond development located at the northwest corner of Port Republic Road and Stone Spring Road.

Sewer service is also available in two separate locations. The first location is in Rosedale. To use this connection, a sewage pump station would be required to transport the sewage across Port Republic Road. According to Rockingham County policy, no net gain in the number of sewage stations is allowed. Before a station could be constructed, one of Rockingham County's existing stations would need to be taken out of service. The second connection would be to the existing City of Harrisonburg sewer main located to the west of the property. This would be the preferred connection because no pump station would be required. However, approval from the City of Harrisonburg needs to be obtained prior to any connections being made. Also, the City may require some type of flow metering system for the sewage prior to it entering the City sewer system.

Health Department

The Virginia Department of Health does not have any comment for this rezoning, based on the applicant indicating that public water and sewer would serve their development

ENVIRONMENTAL

Soils

According to the soil survey, the soil types found on this site are generally on slopes of 2 to 15 percent, and the depth to a root-restrictive layer is more than 60 inches. The soil mainly consists of weathered limestone with minor amounts of interbedded sandstone. The soil is well drained, with the permeability being moderately low to moderately high. Organic matter content in the surface horizon is about 2 percent. The shrink-swell potential is moderate. The soil does not meet hydric criteria.

Floodplain

According to FEMA mapping, the parcel is not located within a 100-year floodplain.

PUBLIC FACILITIES

Schools

Rockingham County Schools does not foresee any potential impact on the school system from this proposal. It should be reiterated that if this property were no longer used for college student housing, the response of Rockingham County Schools would change.

Emergency Services

Aspen Heights is one mile from Hose Company Number Four, Station 41, and 1.75 miles from the Harrisonburg Rescue Squad. This request, if approved, will cause an increase in call load for emergency services in this area.

TRANSPORTATION

Traffic Counts

Road	Year	Traffic Count*
Route 253 (Port Republic Road)	2010	9,400 VPD

* Based on vehicles per day

VDOT

With the recent upgrade of Port Republic Road to a 4-lane divided highway, VDOT has no concerns about roadway capacity. However, due to Port Republic

Road in this area being classified as an Urban Minor Arterial, VDOT has Access Management concerns that should be addressed.

1. Construction of a full width (12') right-turn lane and taper of adequate capacity on Port Republic Road to serve the proposed development.
2. Construction of a full width (12') left-turn lane and taper of adequate capacity on Port Republic Road to serve the proposed development.

The proposed entrance location appears to meet access management spacing requirements. VDOT has no comments concerning internal streets, as they are proposed to be privately maintained. The existing stormwater retention facility is maintained under a tri-party agreement between VDOT, Rockingham County and the current landowner. Relocation of this facility as proposed will require review and approval by VDOT and an amended tri-party agreement.

SUMMARY

Considerations

- The Comprehensive Plan sets a goal that “safe, attractive, and high quality housing will be available” and “located in areas which are conveniently accessible to public services”, while higher density housing will be located in and near towns and cities. (Pg. 2-4)
- The Comprehensive Plan notes that the County will “take the necessary measures to ensure that new development will be:”, “concentrated mainly in areas served by public water and sewer (designated as Urban Growth Areas), including areas in and around the incorporated towns and adjacent to major road corridors.” (Pg. 2-7)
- The rezoning parcel is located within the County’s Urban Development Area (UDA), which was established in July of 2011. The UDA accommodates compact residential development designed to incorporate a mix of housing types and to accommodate “pedestrian and vehicular traffic with a full complement of services and amenities.” As mandated by State Code, the UDA is expected to accommodate projected residential and commercial growth for the next 10 to 20 years.
- A strategy of the Comprehensive Plan is to locate 80% of new housing in compact growth areas served by community facilities, by allowing higher residential densities with traditional design elements.
- The proposed Aspen Heights Master Plan shows front-yard greens (which are part of the 30% open space), parking at the rear of residences, amenities, and bicycle and pedestrian accommodations with direct access to the Port Republic Road multi-purpose trail.

- In response to requests from adjoining landowners for the provision of screening, the Narrative Statement includes perimeter fencing and landscaping.
- The applicant's Master Plan and Narrative Statement includes proffered items that satisfy the *Criteria for Approving Rezoning Applications*, which is found in the Comprehensive Plan. (Pg. 2-48)

Staff Recommendation: Approval

March 27, 2012

This site is within the Urban Development Area shown in the Comprehensive Plan, as amended in 2011. The proposed project is compatible with the Comprehensive Plan goals and strategies.

Planning Commission Recommendation: Approval

April 3, 2012

Planning Commission concurred with staff's recommendation for approval. Planning Commission cited a reduction in density between the previously approved R-3C zoning for Mountain View Apartments and the density proposed by Aspen Heights, LLC in their narrative statement.

Planning Commission acknowledged that this was the first student housing application and development that would be located within Rockingham County, and was appreciative of the applicant's work in mitigating concerns of the project. Planning Commission recommended approval on a 4-0 vote.

Additional items were added to the narrative statement by the applicant on April 16, 2012 to address concerns brought forth by the Planning Commission.

Staff Recommendation: Approval

April 17, 2012

Staff continues to recommend approval after the additional items were submitted to the applicant's narrative statement.

Board Decision:

April 25, 2012



ASPEN HEIGHTS - HARRISONBURG

**MASTER PLAN
NARRATIVE STATEMENT**

**A NEIGHBORHOOD OF CRAFTSMAN HOMES
WITH ALL THE CONVENIENCE AND AMENITIES
OF A LUXURY MULTI-FAMILY DWELLING COMPLEX**

Prepared for:	Aspen Heights
By:	Blackwell Engineering

Master Plan
For
Aspen Heights – Harrisonburg

A Planned R-5 Residential Community

Port Republic Road
Rockingham County, Virginia

Aspen Heights
Rockingham County Tax Parcel 125-(A)-L3

Amended as of April 16, 2012

Project Development Objectives and Character. What follows is a general description of the project to provide context to the rezoning request. It does not constitute binding proffers, which are separately stated.

The development concept for Aspen Heights is that of a gated community of homes with amenities including a community clubhouse with a fitness center for residents, outdoor swimming pool, and sport court. Housing types will include a mix of detached homes, duplexes and townhomes of high quality.

What distinguishes Aspen Heights from other high-end residential communities is that its predominant residents are intended to be college students who prefer the security, style and comfort of a gated neighborhood to the apartment complexes that traditionally house students. Of course, the Owner cannot legally proffer to restrict residences to occupancy by students, but the project is designed to appeal to the needs and desires of that market.

Construction of Aspen Heights is planned to begin during the summer of 2012 with all units and amenities completed for occupancy and use in August 2013, prior to the 2013-2014 JMU academic year. This schedule is dependent upon the rezoning of the land and approval of the site plans by late spring of 2012.

Binding Development Characteristics. The project shall be developed and operated in keeping with the following:

1. The community shall have gated access with keypad or other system for entry (with Opticom or other approved system for emergency vehicle access). Internal roadways shall be private, with no public maintenance obligations.
2. Building exteriors shall vary in color and design. All residences shall be two stories in height.
3. The entrances to the Property shall be constructed according to applicable VDOT requirements, and may vary in location, number and scope from what is shown on the attached Master Plan layout if approved by VDOT and the County as part of site plan approval process. The Applicant shall design and construct at its expense, to VDOT standards, the improvements to Port Republic Road at the primary entrance to the Property as required by VDOT, to provide left and right turn lanes within the existing right of way and

median/turn lane area of Port Republic Road. In addition, Applicant will enter into a signalization agreement with VDOT specifying that if a warrant study determines that a stoplight is required at the entrance to the Property on or before May 1, 2017, Applicant will pay its proportionate share of such expense.

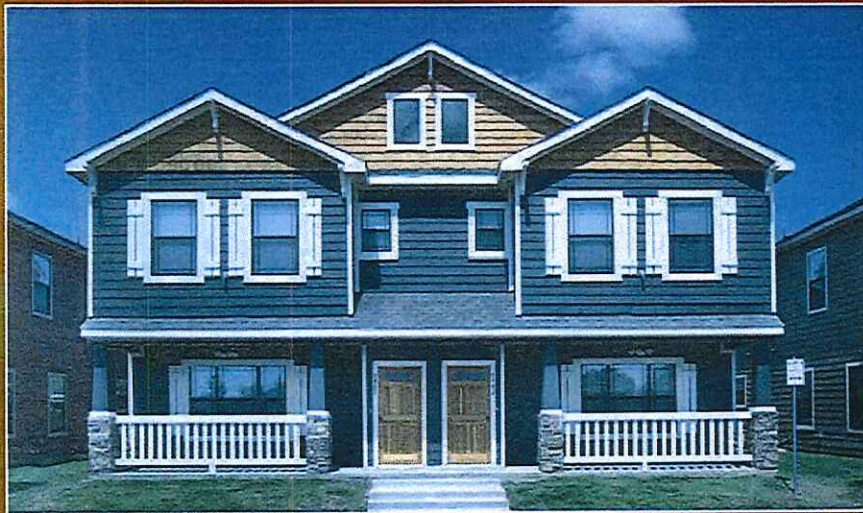
4. The emergency road connection to Skylark Lane/Wine Drive shall be restricted to emergency vehicles only, and shall be gated with Opticom or other approved system for emergency vehicle access.
5. The attached Master Plan layout showing the proposed roads, residences, and ponds shall generally be followed. Adjustments during the design phase may be necessary, but the basic layout shall be maintained.
6. Density of development of the Property shall not exceed one hundred eight four (184) dwelling units.
7. Residences closest and parallel to the property boundary with Ashby Meadows, Section One or the property boundary with Rockingham County tax parcel 125-A-L14 (currently owned by Janet Hartman) and with Rockingham County tax parcel 152-A-L4 (currently owned by Ralph and Patricia Housden) shall be oriented so that the rear of the residential unit (rather than its front) faces the property boundary line, except in corners where a side of a dwelling rather than its front or rear necessarily faces the adjoining property line.
8. At least thirty percent (30%) of the total area of the Property shall be open space (including the ponds and yards/landscaped areas). Landscaped areas shall be oriented to provide vegetative buffers to adjoining properties in keeping with sound landscaping practices, as well as the guidelines and limitations imposed by the holders of any easements affecting the property.
9. Along the northern boundary of the property bordering platted lots in Ashby Meadows, Section One, Applicant shall install a fence with a minimum height of 60" for the purpose of providing a physical and visual barrier between the project and residences in Ashby Meadows. The exact location, height, and materials shall be determined in compliance with the guidelines of Dominion Virginia Power, which holds a powerline easement along that property boundary. Locked gates may be included if and as required to meet the requirements of Dominion Virginia Power for access to its lines. Such fence will not extend across the paved emergency access, to ensure emergency vehicle accessibility. This fence shall be installed within 60 days after issuance of a certificate of occupancy for the first dwelling in the project.
10. Applicant shall install customary Residential-style 60" minimum high fence restricting visibility and affording a physical barrier to access along the boundaries of the project with Rockingham County tax parcel 125-A-L14 currently owned by Janet Hartman and with Rockingham County tax parcel 152-A-L4 currently owned by Ralph and Patricia Housden. This fence shall be installed within 60 days after issuance of a certificate of occupancy for the first dwelling in the project. .
11. As part of development of the project, Applicant shall construct at its expense a six foot (6') wide, approximately 270' long shared use path along the north side of the main entrance drive. Bicycle racks shall be provided, a minimum of one bicycle space for every four bedrooms, in several locations within the community.
12. When a bus stop is approved by the Harrisonburg Department of Public Transportation, Applicant will provide a bus stop for the project's residents, with the location and design of the bus stop coordinated with VDOT, and Harrisonburg Department of Public Transportation.

13. Applicant shall remove the existing pipe fence along Port Republic Road's boundary with the project, subject to approval of such removal by VDOT and the granting of all necessary grading easements by adjoining property owners to facilitate such work.
14. On-site security patrol will be provided Thursday evening through Sunday morning during the academic school year of James Madison University, unless the Owner obtains the written approval of the County Sheriff's Office to discontinue such security services.
15. The "Craftsman" architectural style and renderings presented at the Planning Commission hearing on April 3, 2012 (attached hereto) are proffered as part of the Master Plan, such that dwellings constructed on the Property shall substantially comply with the represented style and standards of quality.



Neighborhood View







STEAMBOAT PLAN
SCALE: 3/16" = 1'-0"

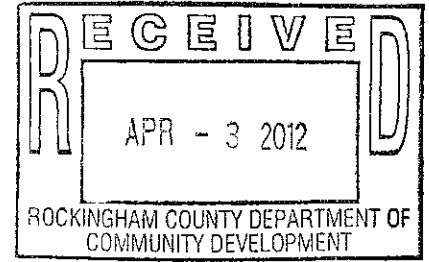
ALPINE PLAN
SCALE: 3/16" = 1'-0"

BANNER ELK PLAN
SCALE: 3/16" = 1'-0"





City of Harrisonburg, Virginia
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
409 South Main Street, P.O. Box 20031
Harrisonburg, Virginia 22801-7531



Building Inspection (540) 432-7700
Engineering (540) 432-7700

Planning & Zoning (540) 432-7700
Department FAX (540) 432-7777

March 29, 2012

Ms. Rhonda H. Cooper
Director of Planning
County of Rockingham
20 East Gay St.
Harrisonburg, VA 22802

Dear Rhonda,

Thank you for the opportunity to review the information on Aspen Heights, LLC's request to rezone 23.1 acres on the west side of Port Republic Road. The proposed development of this property with a mixture of dwelling types containing 184 units causes some concerns for staff as well as for our Planning Commission.

The adjacent area in the City is recommended by our Comprehensive Plan Land Use Guide primarily for Low Density Mixed Residential use, with the frontage at Port Republic Road recommended for Professional use. This site is also adjacent, to a lesser extent, to property recommended for Low Density Residential use (the already developed Stone Spring Village single family subdivision).

The residential portion of the Ashby Meadows subdivision, developing in the city directly north of the Aspen Heights site, is zoned R-1, Single Family Residential District. The frontage along Port Republic Road is zoned R-3C, Multiple Dwelling Residential District Conditional, with proffers that the property will be used only for medical and professional offices. Landscaping and fencing buffers between the single family area and the offices were part of the proffers approved with the zoning.

The proposed development of the 184 units causes City staff and Planning Commission concern in several areas:

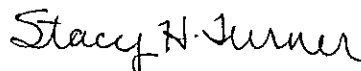
- There is potential for the student housing area to be incompatible with the adjacent single family neighborhoods. This would include concerns of noise from activities and traffic. There is a grade differential between the city and county properties in this area, so while the offer to provide fencing between the two uses is appreciated, there is still concern as the fence will block the view from the single family homes into the multi family development.
- There is a concern for the traffic that may leave the proposed development and enter onto Port Republic Road. Although VDOT appears satisfied provided that turn lanes are constructed from each direction into the development, the City remains concerned about

the potential impact of 580 students accessing Port Republic Road and the ability of Port Republic Road to handle the increase in traffic. As this development is not accessible by foot to commercial and service uses, it is believed that automobiles will be relied on quite heavily.

- The applicant has stated their interest in having bus service provided by the City Department of Public Transportation. There has been little communication with the City on this issue to date, but our Department of Public Transportation has indicated that if we are to provide bus service, the one bus shelter shown on the west side of Port Republic Road would not be a sufficient accommodation. There would need to be a shelter provided within the development with room for the bus to turn around on site without having to travel in the parking areas. Further, funding for such service would need to come from the applicant or some other non-City source. The applicant has stated that if they are not able to work out arrangements for City bus service, they may investigate a private bus service. The potential for any bus shelter and route that would encourage students to cross Port Republic Road to get on or off a bus would be a concern.
- The City also questions the need at this time for additional student housing. The State Council of Higher Education for Virginia projects JMU's enrollment to increase in the next few years at the rate of 118 to 213 students per year (students taking classes on campus). It is believed that existing apartment complexes are available to accommodate these students and a new complex in the City is currently under construction. There is concern with construction of new units that encourage students to vacate existing complexes. The developer does not believe they will be competing for occupants with the existing complexes; but, with these modest increases in enrollment, the City feels any new units will necessarily be in competition with existing complexes.

Again, we thank you for the opportunity to review the request and gather input of staff and Planning Commission. The issue of City provision of utility services is currently being evaluated and will have to go through a standard procedure with review by Planning Commission and City Council before it can be determined whether the City will provide these services. Although we have concerns about the impacts of the proposed development, if the County Board of Supervisors approves the rezoning request, the City will continue to work with the County to resolve concerns to the extent possible. Let us know if you have any questions or would like additional information.

Sincerely,



Stacy H. Turner
Director of Planning and
Community Development

cc: Kurt Hodgen, City Manager

Rhonda Cooper

From: Frank Moran <MoranF@brcc.edu>
Sent: Friday, March 30, 2012 1:44 PM
To: Rhonda Cooper
Cc: 'Ed@BlackwellEngineering.com'
Subject: Rezoning for Aspen Heights

Ms. Cooper,

Thank you for your letter alerting me to the upcoming rezoning meetings dealing with Aspen Heights, the proposed college student development on Port Republic Road. I live on King Edwards Way and the back of my property adjoins the proposed Aspen Heights development. I appreciate that the County is taking the change of the area from multi-family to student housing so seriously. Having lived in Harrisonburg for almost 30 years, I have personally experienced the problems of noise, litter, and crime that can be associated with off campus student housing.

To the credit of Aspen Heights, about a month ago, Mr. Ed. Blackwell invited the Aspen Heights neighbors to a meeting alerting us to the project. While obviously it is every home owners nightmare in the area in the vicinity of JMU that student housing may be built in your backyard, I appreciate the courtesy of Mr. Blackwell and his associates for taking the time to inform us of what was likely to happen.

My major concern about having student housing next to a family housing area concerns the noise, traffic, and littering that are so associated with other student housing in the Port Republic Rd. area.

In a series of discussions with Mr. Blackwell, he assures me that all of the Aspen Heights units will be faced towards the center of the complex to reduce noise. That is, the front of the units, where the porches and balconies are (areas most likely to be very loud during parties), will face away from any existing neighborhoods. While the Aspen Heights Master Plan Narrative Statement (p. 3, paragraph 3) specifically mentioned Ashby Meadows and the property of the Housdens in regard to the front of the student units facing away from, it did not specifically include our homes on King Edwards Way. However, Mr. Blackwell assures me that the units closest to King Edwards Way (at the top of the drainage pond), will indeed face toward Port Republic Rd. and away from King Edward Way. I have asked Mr. Blackwell to include such language in his application to the county and he has agreed.

One other concern which I raised at the meeting Mr. Blackwell had with home owners adjoining the Aspen Heights property, concerns that of security. I understand that there will be private security on duty at the complex on weekends, when student parties are most likely to occur. I am concerned that we were told that during the week, security would not be present at night, and that indeed, the only Aspen employees on duty after office hours would actually be students themselves. Given that the complex will have some 600 beds, and that at any given time there could be over 1,000 college students in the complex, it seems very dangerous to me to not have security present every night. I would like to suggest that your Commission and Supervisors consider that in your deliberations.

Thank you for allowing me input and I do plan to attend the upcoming sessions.

Sincerely,
Frank Moran

1231 King Edward Way
Harrisonburg, VA 22801

ROCKINGHAM COUNTY REZONING APPLICATION

Prior to submitting this application, the applicant must have a preliminary meeting with a planner in the Department of Community Development. No application can be accepted until this meeting is held. Call 540-564-3033 for an appointment.

APPLICANT'S CHECKLIST:

- Complete this application and sign the front and back.
- Enclose a boundary map of the property, showing a metes and bounds description of the area to be rezoned. The map cannot be larger than 11" x 17".

FOR OFFICE USE ONLY

Applicant Meeting Date: <u>—</u>	Planner: <u>CHRISTOPHER ANGELOS</u>	
Application Fee: \$ <u>1350</u>	Receipt # <u>88369</u>	Date Received: <u>1-10-2012</u>
Taxes Paid: <input checked="" type="checkbox"/>	Staking Given: <u>—</u>	
Deadline Date: <u>—</u>	PC Hearing Date: <u>4/3/2012</u>	BOS Hearing Date: <u>4/25/2012</u>

Check if: Owner: _____
Contract Purchaser

APPLICANT: Aspen Heights, LLC

MAILING ADDRESS: 1301 S. Capital of Texas Hwy, Suite B-201, Austin, TX 78746 EMAIL: rfetgatter@myaspenheights.com

CONTACT PERSON: Ryan ~~Fetgatter~~ Fetgatter DAYTIME PHONE: (512) 369-3030 x311

Send notices to you? Yes If so, include postal and email address: 566 E. Market St., Harrisonburg, VA 22801;
DICK JOHNSON dick@blackwellengineering.com (540) 432-9555
DICK@BLACKWELLENGINEERING.COM

LOCATION: (N S E W) of (Road Name) Port Republic Road (Route #) 253
approximately 0.25 miles/feet (N S E W) of (Road Name) Port Republic Road STONE SPRING
(Route #) 726 in Election District # 4 ROAD CAA

TAX MAP(S) #: 125-(A)-13 PRESENT USE: Undeveloped B-1C/R-3/R-3C

NUMBER OF ACRES IN REZONING REQUEST: 23.1 FROM B-1C/ R-3C ZONING TO R-5C

- INDICATE METHOD OF:
- | | |
|---|---|
| <ul style="list-style-type: none"> <u>Water Supply</u> <input checked="" type="radio"/> County Water <input type="radio"/> City Water * <input type="radio"/> Community System <input type="radio"/> Well <input type="radio"/> Cistern | <ul style="list-style-type: none"> <u>Sewage Disposal</u> <input checked="" type="radio"/> County Sewer <input type="radio"/> City Sewer * <input type="radio"/> Community System <input type="radio"/> Septic System <input type="radio"/> Alternative (Specify) _____ |
|---|---|

* If City water and/or sewer are selected, applicant must have full approval by City and County prior to submitting this rezoning application.

Virginia law permits the landowner to offer conditions (proffers) governing the use of the property. The conditions (proffers) would add to, or modify, the use of the property that the landowner is requesting to be rezoned. These conditions (proffers) must be presented to the Community Development Office in letter form.

Aspen Heights LLC
by Ryan Fetgatter owner
Signature of Landowner

Richard Blankinship
Signature of Applicant or Agent

ADJOINING LANDOWNERS:

Provide the names and complete mailing addresses of all adjoining landowners, including landowners across any road, railroad, stream, or river. Also include any adjoining landowners within the City of Harrisonburg, a town, or in another county. Attach additional sheets, if necessary.

Names and addresses of adjoining County landowners are available at <http://rockingham.gisbrowser.com> and in the Real Estate and Land Use Office located in the Rockingham County Administration Center.

Remember: If the property in this rezoning request adjoins the City of Harrisonburg, a town, or another county, it is your responsibility to supply this office with the names and current addresses of the adjoining properties within the City, town, or other county.

NAME	ADDRESS
See attached	

ADJOINING PROPERTY OWNER VERIFICATION

AS APPLICANT FOR THIS REZONING, I _____ Applicant (PLEASE PRINT NAME)

hereby acknowledge that I have faithfully and correctly provided names and complete mailing addresses of all my adjoining property owners and those directly across the street or road. I understand that failure to do so will leave me liable for additional costs for re-advertising and that my request could be delayed until proper notification has been given to all adjoining property owners.

Signature of Applicant Robert Handley Date: 1/6/12
Agent

PROPERTY PROPOSED TO BE REZONED							
TM#	ZONING		ADDRESS	OWNER	OWNER ADDRESS		ACRES
	Current	Rezoned as:					
125-A-L3	B-1	R-5	PORT REPUBLIC ROAD	MOUNTAIN VIEW APARTMENTS LLC	P.O. BOX 64	BRIDGEWATER, VA 22812	23.1±
ADJACENT PROPERTIES							
	TM#	ZONING	ADDRESS	OWNER	OWNER ADDRESS	CITY	
1 COUNTY	125G-1-B A L1	R-3	PORT REPUBLIC ROAD	ROBERT & THERESA WEASE	22 LAUREL ST.	HARRISONBURG, VA 22801	
2 COUNTY	125G-1-B B L8	R-3	PORT REPUBLIC ROAD	CHRISTOPHEL PROPERTIES VA	930 OAK HILL DR.	HARRISONBURG, VA 22801	
3 COUNTY	125G-1-B B L9	R-3	PORT REPUBLIC ROAD	VIRGINIA DARE PROPERTIES C/O CHRISTOPHEL PROPERTIES VA	930 OAK HILL DR.	HARRISONBURG, VA 22801	
4 COUNTY	125G-1-B B L10	R-3	PORT REPUBLIC ROAD	VIRGINIA DARE PROPERTIES C/O CHRISTOPHEL PROPERTIES VA	930 OAK HILL DR.	HARRISONBURG, VA 22801	
5 COUNTY	125G-2-B B L4A	R-3	1188 PORT REPUBLIC ROAD	RODNEY & SYLVIA EAGLE J KENNETH & C LARRIE KLINE	1188 PORT REPUBLIC ROAD	HARRISONBURG, VA 22801	
6 COUNTY	125G-2-B B L4	R-3	PORT REPUBLIC ROAD	LARRY MARTIN & JEAN TROYER	1613 MASSANETTA SPRINGS ROAD	HARRISONBURG, VA 22801	
7 COUNTY	125G-2-B B L2	R-3	PORT REPUBLIC ROAD	LARRY MARTIN & JEAN TROYER	1613 MASSANETTA SPRINGS ROAD	HARRISONBURG, VA 22801	
8 COUNTY	125G-2-B B L1	R-3	PORT REPUBLIC ROAD	WARREN STREET LLC	613 LOCUST HILL DRIVE	HARRISONBURG, VA 22801	
9 COUNTY	125-A-L152	R-2	1721 PORT REPUBLIC ROAD	PAUL JOHNSON	1721 PORT REPUBLIC ROAD	HARRISONBURG, VA 22801	
10 COUNTY	125-A-L5	A-2	PORT REPUBLIC ROAD	RALPH L & PATRICIA D HOUSDEN	3669 SHEN LAKE DRIVE	HARRISONBURG, VA 22801	
11 COUNTY	125-A-L4	A-2	PORT REPUBLIC ROAD	RALPH L & PATRICIA D HOUSDEN	3669 SHEN LAKE DRIVE	HARRISONBURG, VA 22801	
12 COUNTY	125-A-L6A	A-2	PORT REPUBLIC ROAD	KKB LLC	P.O. BOX 2037	HARRISONBURG, VA 22801	
13 COUNTY	125-A-L14	A-2	1577 STONE SPRING ROAD	JANET D HARTMAN	1577 STONE SPRING ROAD	HARRISONBURG, VA 22801	
14 COUNTY	125-A-L8B	A-2	1395 STONE SPRING ROAD	RAINBOW END LLC C/O VIRGINIA WOOLF	1395 STONE SPRING ROAD	HARRISONBURG, VA 22801	
15 COUNTY	125K-1-L K 8	R-3	1231 KING EDWARDS WAY	FRANCIS J MORAN	1231 KING EDWARDS WAY	HARRISONBURG, VA 22801	
16 COUNTY	125K-1-L K 9	R-3	1241 KING EDWARDS WAY	EKASAK & SHOTINUN WONGSTRIKUL	1241 KING EDWARDS WAY	HARRISONBURG, VA 22801	
17 COUNTY	125K-1-L K 10	R-3	1251 KING EDWARDS WAY	STEVEN A ROADCAP	1251 KING EDWARDS WAY	HARRISONBURG, VA 22801	
18 COUNTY	125K-1-L K 11	R-3	1261 KING EDWARDS WAY	MARK R WHALEN	1261 KING EDWARDS WAY	HARRISONBURG, VA 22801	
19 COUNTY	125-1-L K 12	R-3	1271 KING EDWARDS WAY	RYAN M SODIKOFF	1271 KING EDWARDS WAY	HARRISONBURG, VA 22801	
15 CITY	91-K-8	RES.	1231 KING EDWARDS WAY	FRANCIS J MORAN	1231 KING EDWARDS WAY	HARRISONBURG, VA 22801	
16 CITY	91-K-9	RES.	1241 KING EDWARDS WAY	EKASAK & SHOTINUN WONGSTRIKUL	1241 KING EDWARDS WAY	HARRISONBURG, VA 22801	
17 CITY	91-K-10	RES.	1251 KING EDWARDS WAY	STEVEN A ROADCAP	1251 KING EDWARDS WAY	HARRISONBURG, VA 22801	
18 CITY	91-K-11	RES.	1261 KING EDWARDS WAY	MARK R WHALEN	1261 KING EDWARDS WAY	HARRISONBURG, VA 22801	
19 CITY	91-K-12	RES.	1271 KING EDWARDS WAY	RYAN M SODIKOFF	1271 KING EDWARDS WAY	HARRISONBURG, VA 22801	
20 CITY	8-J-2	R-1	SKYLARK LANE	MOUNTAIN VIEW APARTMENTS LLC	P.O. BOX 64	BRIDGEWATER, VA 22812	
21 CITY	88-I-1	R-1	WINE DRIVE	MOUNTAIN VIEW APARTMENTS LLC	P.O. BOX 64	BRIDGEWATER, VA 22812	
22 CITY	88-I-2	R-1	WINE DRIVE	MOUNTAIN VIEW APARTMENTS LLC	P.O. BOX 64	BRIDGEWATER, VA 22812	
23 CITY	88-I-3	R-1	1335 WINE DRIVE	PAT A HARROLD	1335 WINE DRIVE	HARRISONBURG, VA 22801	
24 CITY	88-I-4	R-1	WINE DRIVE	MOUNTAIN VIEW APARTMENTS LLC	P.O. BOX 64	BRIDGEWATER, VA 22812	
25 CITY	88-I-5	R-1	WINE DRIVE	MOUNTAIN VIEW APARTMENTS LLC	P.O. BOX 64	BRIDGEWATER, VA 22812	
26 CITY	88-I-6	R-1	WINE DRIVE	MOUNTAIN VIEW APARTMENTS LLC	P.O. BOX 64	BRIDGEWATER, VA 22812	
27 CITY	88-I-7	R-3C	WINE DRIVE	MOUNTAIN VIEW APARTMENTS LLC	P.O. BOX 64	BRIDGEWATER, VA 22812	
28 CITY	88-I-8	R-3C	WINE DRIVE	RICK ALLEN STOUGH	1934 PARK ROAD	HARRISONBURG, VA 22802	
29 CITY	88-E-1	R-1	1430 PORT REPUBLIC ROAD	WILLIAM & DEBRA SMITH	1430 PORT REPUBLIC ROAD	HARRISONBURG, VA 22801	

Aspen Heights, LLC Rezoning Request

PC Hearing Date: 4/03/2012
 BOS Hearing Date: 4/25/2012

