2023 Proffers

Ms. Meghan Rupkey
Planner
City of Staunton
409 S Main St
Harrisonburg, VA 22801

RE: 130 Mosby Road
City of Harrisonburg, Virginia

Dear Ms. Meghan:

Riadh S. Mamund, (Property Owner) would like to make the following proffers related to the rezoning of property located along West Mosby Road, identified as Parcel# 007-C-4, comprising about 0.44 total acres in the City of Harrisonburg, Virginia. The property is currently zoned Residential District (R-2). The proposed development is to be attached town-home units. This request is to re-zone the properties to Small Lot Residential District (R-8) zoning with a Special Use Permit to allow lots without street frontage.

The following conditions are made part of the rezoning application:

1. A 5-foot width sidewalk shall be constructed along West Mosby Road frontage including a grass strip. Property shall be dedicated up to 13.5-feet from the existing back of curb-line as depicted in the submitted Concept Layout for public right-of-way. This accommodates a future 6-foot width bike lane (constructed by others), 2-foot width grass strip, 5-foot sidewalk and 0.5' maintenance strip.

2. The Site Entrance shall have a maximum width of 30 feet.

Sincerely,

Riadh 06/08/2023

Riadh S. Mamund
Property Owner