

Stone Spring Courtyard

Plan of Development Narrative Statement



**Young Professional
Housing Development**

Rockingham County, Virginia

August 2012

Plan of Development & Narrative Statement
For
Stone Spring Courtyard – Rockingham County

A Planned R-3C Residential Community

Port Republic Road
Rockingham County, Virginia

KKB, LLC
Rockingham County Tax Parcels 125-(A)-L6, 125-(A)-L6A

Amended as of June 8, 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.

KKB, LLC is proud to present a proposed gated, young professional apartment complex at the corner of Port Republic Road and Stone Spring Road; located in the heart of the newly created Urban Development Area (UDA) which was adopted as part of the Rockingham County Comprehensive Plan. KKB's vision for the site is to provide high quality, modern multifamily housing proximate to the mixed growth centers anticipated under the UDA, and taking advantage of the recently completed road, sewer and water investments that directly serve the site in the Port Road corridor.

The development concept for Stone Spring Courtyard is that of a multifamily, securely gated and fenced, courtyard style apartment community with contemporary architectural design. The project will be a series of interconnected, contiguous, four and five story framed buildings with upscale veneers, such as faux stone, brick and efis, external finishing and insulating systems. Amenities include a community clubhouse with a fitness center, computer room, indoor bike storage; an outdoor swimming pool and hot tub, walking trails, and gazebos. Apartment types will include a mix of studio, one, and two bedroom units.

Stone Spring Courtyard will meet the demands of young and professional adults moving to the area, preferring rental options with greater amenities and a living environment without a student population (Owner can legally restrict residences of occupancy by undergraduate students). This development is the first major complex to be built in the Harrisonburg/Rockingham MSA in 19 years that caters to young adults, addressing a current void in the Harrisonburg market. The rising number of young professionals in Harrisonburg, in addition to the transient population created by JMU and RMH preferring the security, style, and comfort of a modern, gated community will provide this development's demographic.

The site sits directly in the Urban Development Area, the focal growth point in the current Rockingham County Comprehensive Plan. JMU, the area's largest employer begins less than one mile to the west; and RMH, the area's second largest employer, is less than a quarter

mile to the east. Port Republic Road, one of Harrisonburg's major east/west thoroughfares connects the Property and the two employers (RMH & JMU); featuring bicycle paths and sidewalks allowing for pedestrian and community outreach. Also within ¼ mile of the subject will be the new South East Connector Loop, providing access to major points of the city and Interstate 81- which lies just 1.5 miles to the southwest on Port Republic Road. Adjacent to the property and across Stone Spring Road is Stone Port, a 100 acre mixed-use development that is also currently under development.. This major mixed use site will offer a wide variety of retail and commercial options, within an easy walk of the KKB site. Stone Spring Courtyard's close proximity to the Stone Port development brings an attractive resident demographic next door facilitating the future development of the Stone Port site as one of the first major retail and commercial centers to locate and develop in the County.

The central location of the site within the UDA is optimal for convenient access to the area's two largest employers, as well as direct access to newly upgraded infrastructure in the form of the Port and Stone Spring roadway arteries (with existing signalized intersection), and water and sewer upgrades. In short, the proposed project fits closely to the current Comprehensive Plan guidelines for Property rezoning. The Property is in the UDA located within an Urban Growth Area under the Comprehensive Plan; as designated on the most recent Concept Plan Maps for current development. The proposed development as described in the submittal materials, including the Plan of Development, meet all the criteria for approving rezoning applications under the "Residential Rezoning Requests within the Urban Growth Areas" guidelines provided in the Comprehensive Plan.

Construction of Stone Spring Courtyard is planned to begin the Winter of 2013 with all units and amenities completed for occupancy and use in Summer of 2014. The schedule is dependent upon the rezoning of the land and approval of the site plans by late Fall of 2012.