

REZONING PETITION H2020-01-(R)

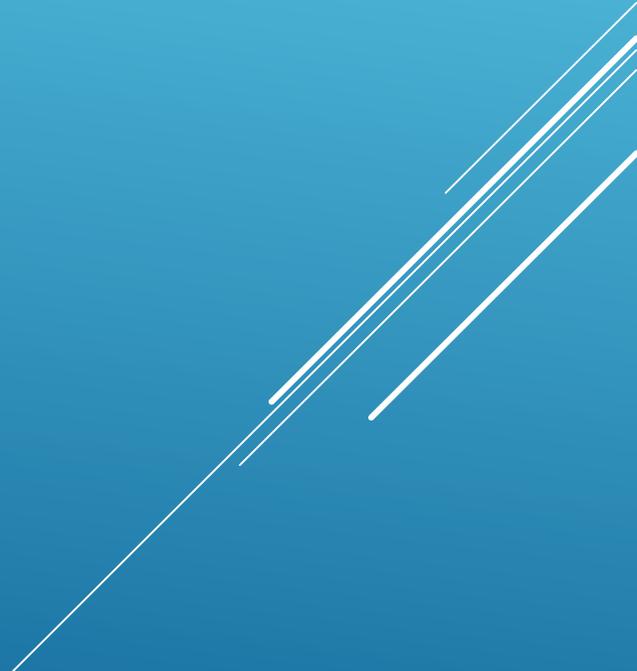
MPV PROPERTIES

Official Neighborhood Meeting

January 23, 2020



MEETING AGENDA

- **Introductions**
 - **Property Location**
 - **Current Zoning**
 - **Land Use Plan Recommendation**
 - **Proposed Development**
 - **Conceptual Renderings**
 - **Questions/Discussion**
- 

TEAM INTRODUCTIONS

Property Owner:

Blume Family Farm, LLC

Petitioner:

MPV Properties

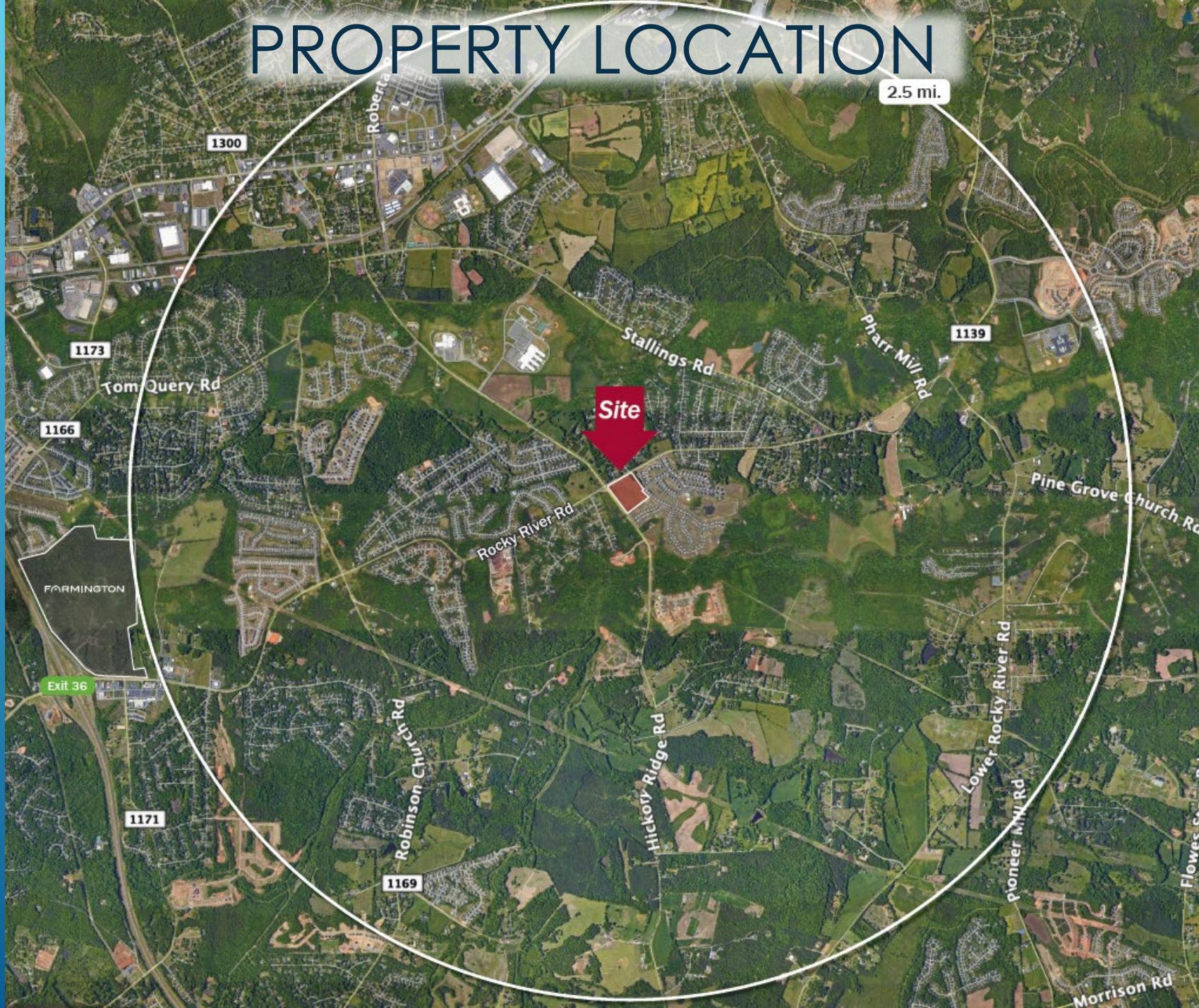
Steve Vermillion, Bailey Patrick, Jr.



PROPERTY LOCATION



PROPERTY LOCATION



PROPERTY LOCATION

Rocky River Rd

Hickory Ridge Rd

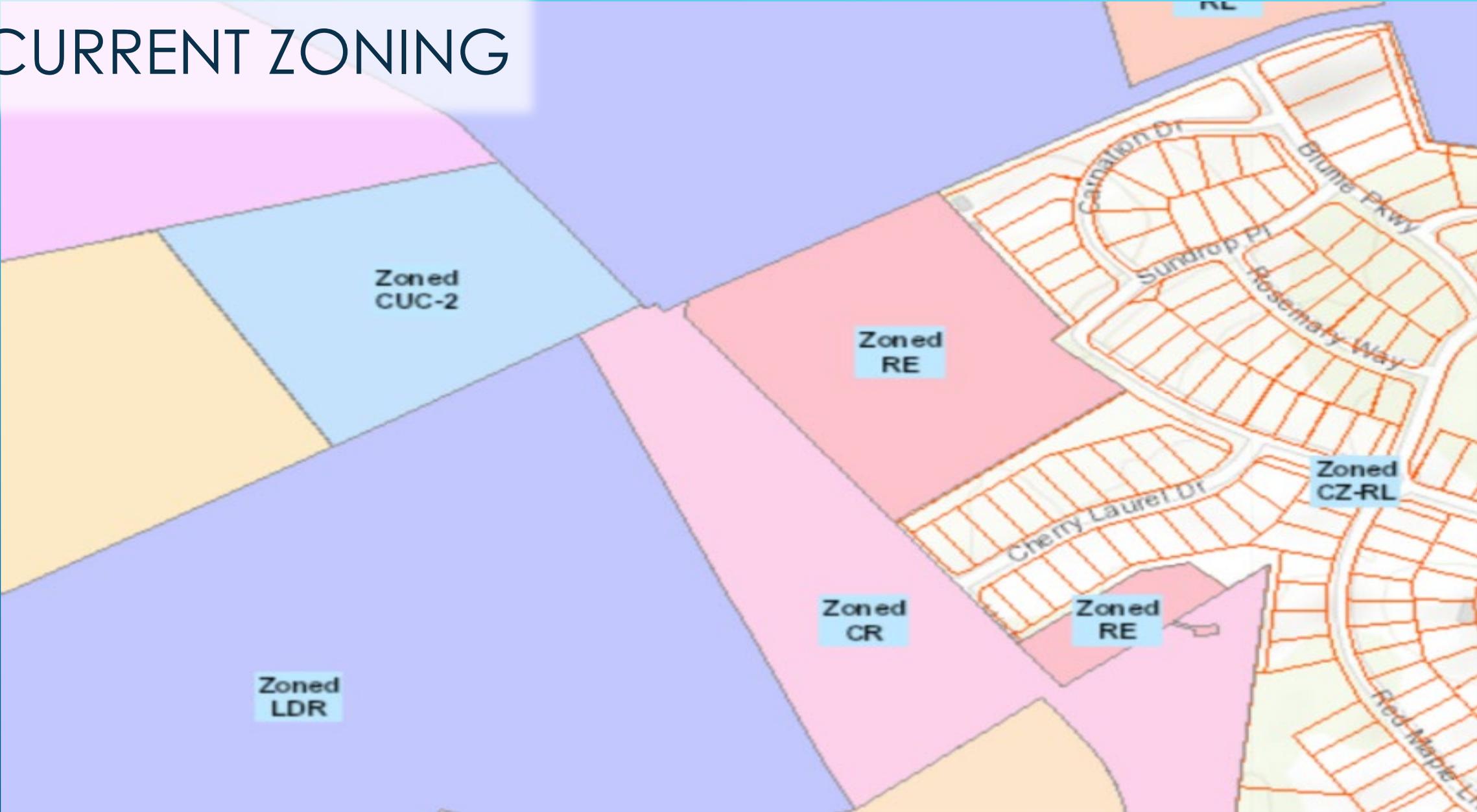


15.46 Ac.
#55164783470000



EXISTING ZONING

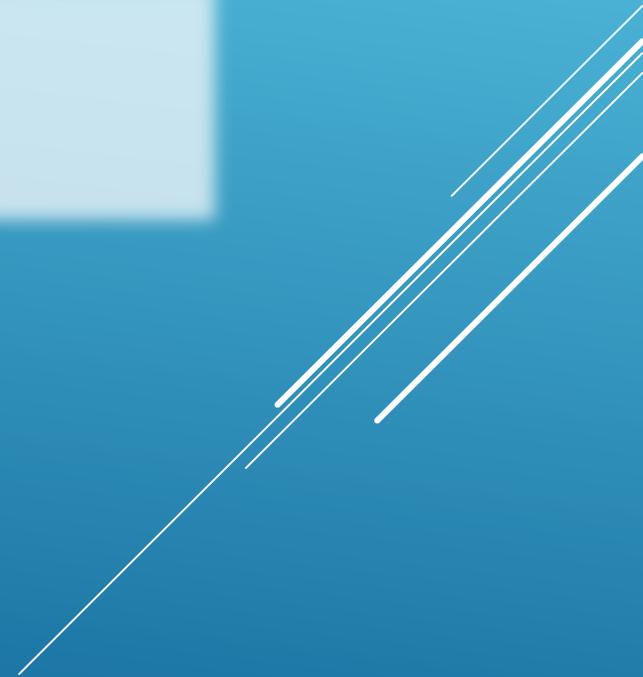
CURRENT ZONING



CURRENT ZONING

RE (RURAL ESTATE) The RE district is established to provide areas for low density single family uses, with a maximum of one (1) dwelling unit per acre. Property zoned RE should include only those tracts which abut or are in close proximity to existing large-lot single family development, making RE an appropriate transition district between rural, agricultural, and suburban uses.

AREA LAND USE PLAN RECOMMENDATION



AREA LAND USE PLAN



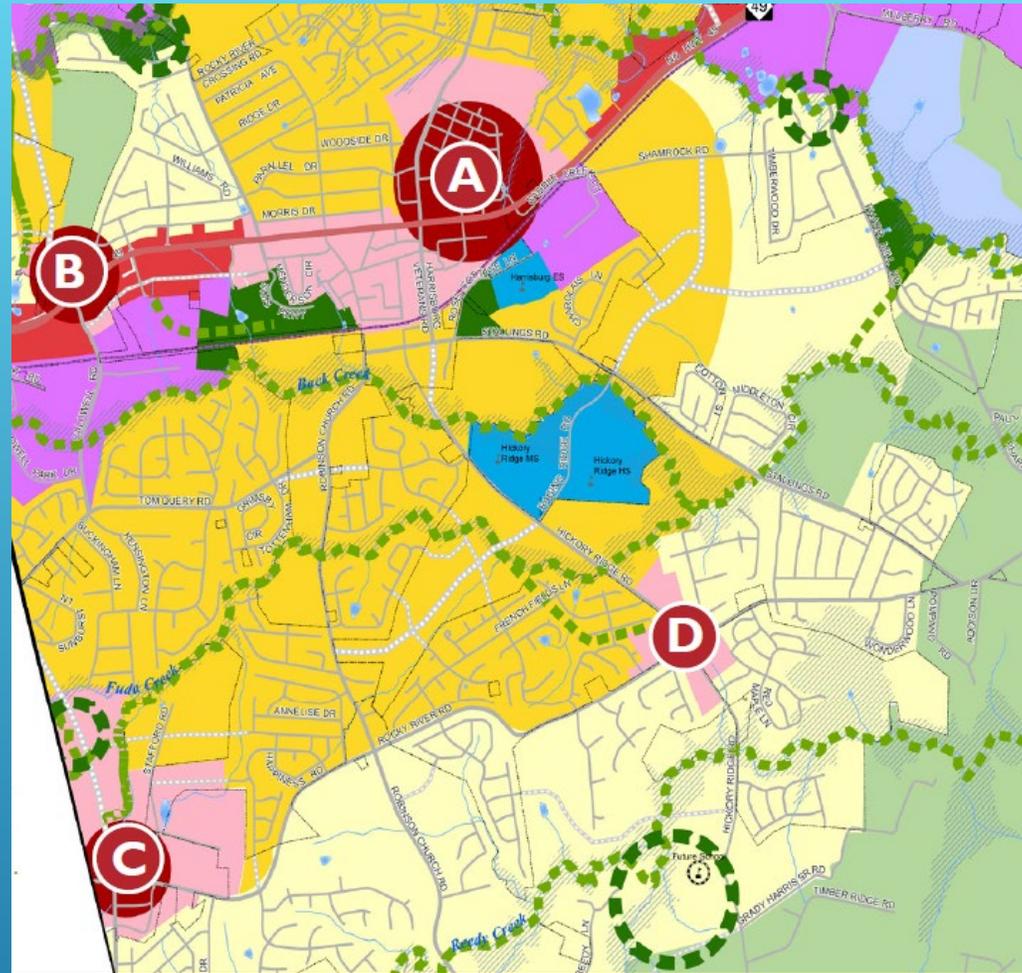
HARRISBURG AREA LAND USE PLAN

June 11, 2018 (Town)
July 17, 2018 (County)

AREA LAND USE PLAN

Future Land Use

- Park
- Private Recreation
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Mixed Use Center
- Office
- Institutional
- Commercial
- Light Industrial



This node will have a smaller non-residential component comprised primarily of neighborhood-serving uses (convenience retail, small restaurants, and service uses). Adjoining townhome and small-lot single family home developments will be designed with pedestrian connections to the center.

Figure 4. Future Land Use Map

PROPOSED DEVELOPMENT



REZONING REQUEST

CZ – B1

(NEIGHBORHOOD COMMERCIAL/OFFICE)

“The B-1 district is established to provide small areas for office and professional services combined with shopfront retail uses, shops for artisans and craftsmen, designed in scale with surrounding residential uses. This district provides a balance of residential and non-residential land use opportunities reflecting the economic needs of residents and business owners. Location of B-1 districts should include: (a) Lots, parcels or tracts located at the intersections of collector streets, including collector/collector and minor thoroughfare/collector...” - **Town of Harrisburg UDO**

PROHIBITED USES

- Gas Stations/Convenience Stores
- Drive Thrus
- Adult Book or Video Stores
- Head shops
- Video game arcades
- Check cashing or payday loan businesses
- Dry cleaning plants
- Bingo parlors
- Massage parlors except those associated with spas
- Pool halls or game parlors
- Sale, rental or exhibition of pornographic materials
- Carnivals or fairs
- Peepshows
- Sales by merchants using booths or vehicles

Shoppes at Hickory Ridge



Rocky River Road

Office
+/- 6,000 SF

Office
+/- 6,000 SF

Retail
+/- 8,000 SF

Retail
+/- 6,000 SF

Daycare
+/- 11,500 SF

Hickory Ridge Road

Water Quality
Area w/ Active
Open Space

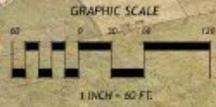
+/- 55 Townhomes

Active
Open Space
Area

Sundrop Place

Snap Dragon Drive

Cherry Laurel Drive





Proposed 25' Buffer Line

Approximate Property Line Location

PROPOSED COMMUNITY

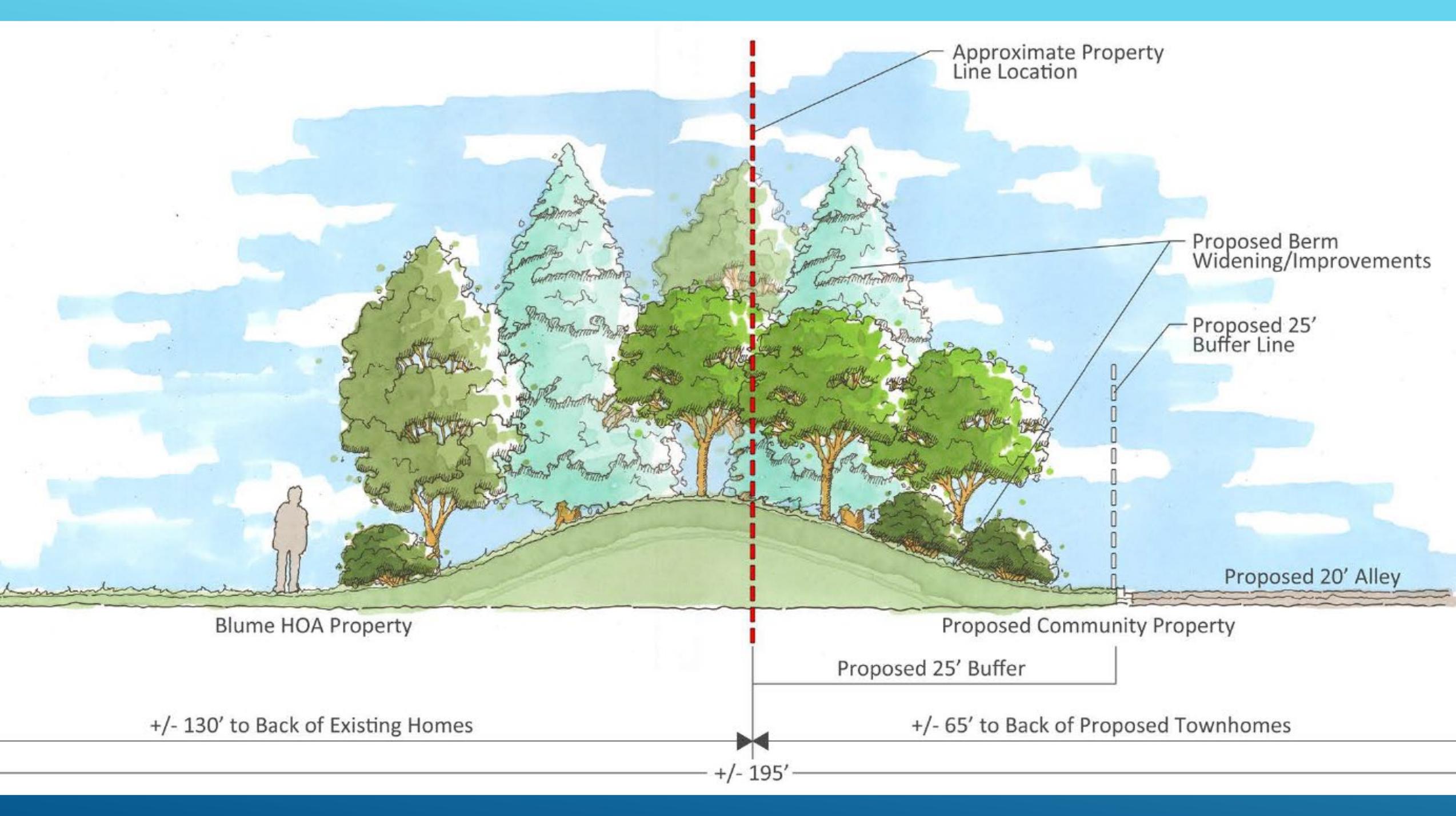
Proposed 20' Alley

+/- 65'

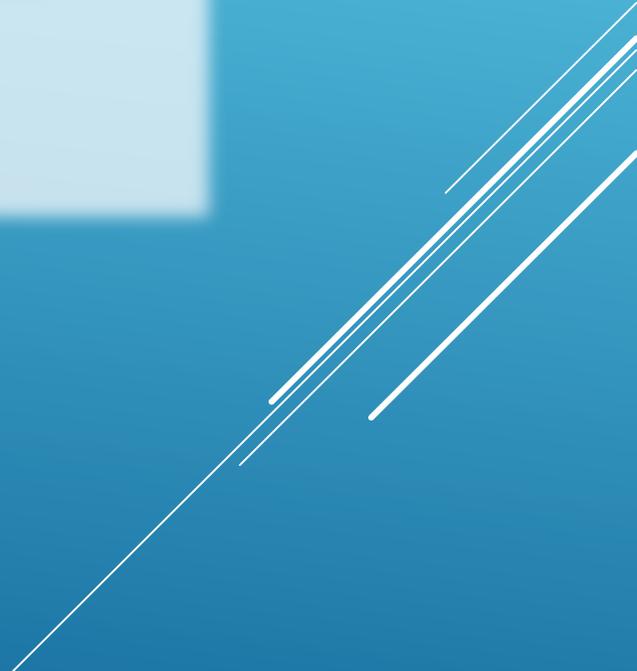
Proposed Berm Widening/Improvements

BLUME COMMUNITY

+/- 130'



CONCEPTUAL RENDERINGS





COPYRIGHT

This drawing is the property of ROBERT JOHNSON ARCHITECTS, Inc. and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

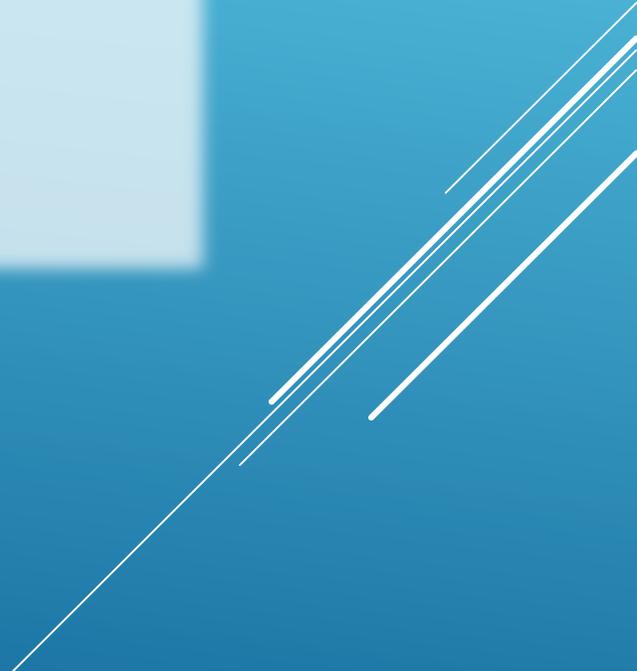




22' Alley Load Townhomes

10.11.19

OTHER MPV PROPERTIES DEVELOPMENTS



Shoppes At Mint Hill



Reafield



Strawberry Hill Shopping Center



QUESTIONS?

Shoppes at Hickory Ridge



Rocky River Road

Office
+/- 6,000 SF

Office
+/- 6,000 SF

Retail
+/- 8,000 SF

Retail
+/- 6,000 SF

Daycare
+/- 11,500 SF

Water Quality
Area w/ Active
Open Space

+/- 55 Townhomes

Active
Open Space
Area

Hickory Ridge Road

Sundrop Place

Snap Dragon Drive

Cherry Laurel Drive

