

# TUSCAN VILLAGE CONCEPTUAL LAYOUT

## REQUESTED REZONING TO R-5 & R-8 AS SHOWN

### PROPERTY INFORMATION

Location:  
1820 COUNTRY CLUB RD,  
Harrisonburg, VA 22802  
Tax Map: 72-B-4  
Zone: R3-C  
Lot Area: 3.04 Ac

650 KEEZLETOWN RD,  
HARRISONBURG, VA 22802  
Tax Map: 72-B-6  
Zone: R-7  
Lot Area: 5.48 Acres

730 KEEZLETOWN RD  
HARRISONBURG, VA 22802  
Tax Map: 72-B-7  
Zone: R-1  
Lot Area: 4.13 Acres

Total acreage: 12.65  
Total units in concept plan: 113  
57 Townhomes dwelling units  
54 Apartment dwelling units  
2 Single Family Home units

Total Density:  
Average: 8.93 DU/Acre

Proposed Zoning:  
Zone: R3-C  
Area: 1.02 Acres  
Density: N/A

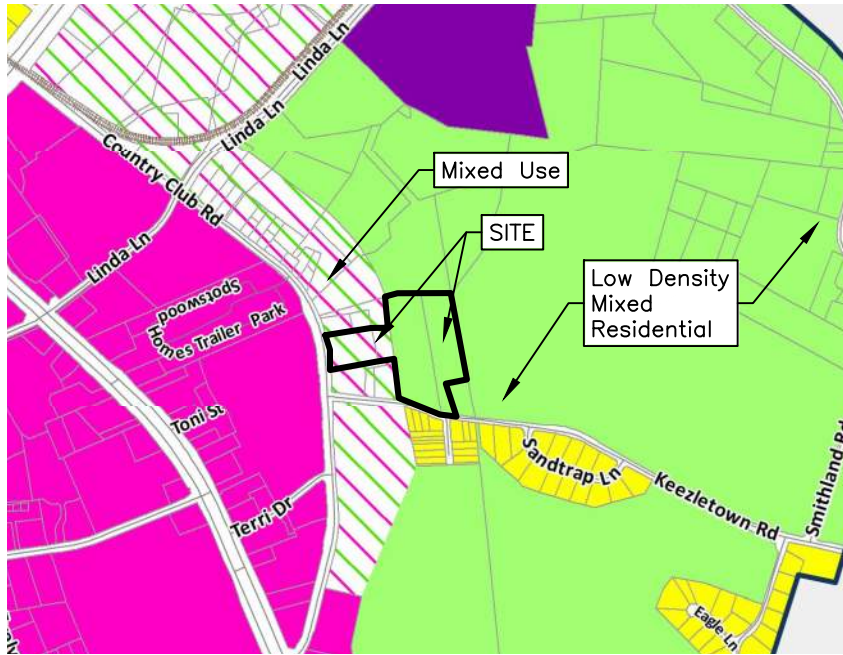
Zone: R-5  
Area: 4.73 Acres  
Density: 11.42 DU/Acre

Zone: R-8  
Area: 6.89 Acres  
Density: 8.56 DU/Acre



### LEGEND

- 6 - ONE BEDROOM APARTMENT BUILDING
- TOWNHOUSE UNIT
- NEW SINGLE FAMILY HOME
- EXISTING SINGLE FAMILY HOME
- PROPERTY TO REMAIN AS R-3C ZONING
- PROPERTY TO BE REZONED TO R-5
- PROPERTY TO BE REZONED TO R-8



COMPREHENSIVE PLAN LAND USE GUIDE

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