



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

**Comprehensive Plan
Map Amendment**

www.harrisonburgva.gov/comprehensive-plan

PROPERTY INFORMATION

730 KEEZLETOWN RD **072 B 7** **4.13** acres or sq.ft.
Property Address Tax Map Parcel/ID Total Land Area (circle)

Existing Comprehensive Plan Designation: Low Density Mixed Residential

Proposed Comprehensive Plan Designation: Medium Density ~~Mixed~~ Residential

Existing Zoning Classification: R1

PROPERTY OWNER INFORMATION

BRENDA G CASTELLO & TED A MORRIS

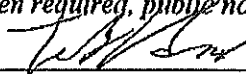
Property Owner Name Telephone
114 TWIN HILLS LANE
Street Address E-Mail
FISHERSVILLE VA 22939
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Gil Colman, PE - Colman Engineering 540-615-5107
Owner's Representative Telephone
1123 South High Street gil@colmanengineering.com
Street Address E-Mail
Harrisonburg VA 22801
City State Zip

CERTIFICATION

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.


PROPERTY OWNER DATE 11/28/23

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking comprehensive plan map amendment.
- Survey of property or site map.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Date Application and Fee Received Total Fees Due: \$
Application Fee: \$550.00 + \$30.00 per acre

Received By _____



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

**Change of Zoning District
(Rezoning) Application**
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

1820 Country Club Rd
Property Address

072 B 4
Tax Map Parcel/ID

3.04
Total Land Area

acres or sq.ft.
(circle)

Existing Zoning District: R3C

Proposed Zoning District: R-5

Existing Comprehensive Plan Designation: Mixed Use

PROPERTY OWNER INFORMATION

SHENK, DANIEL R NAOMI R
Property Owner Name

(540) 434-0531
Telephone

351 MONTICELLO AVE
Street Address

dshenk1820@yahoo.com
E-Mail

HARRISONBURG VA 22801
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Gil Colman, PE - Colman Engineering
Owner's Representative

540-615-5107
Telephone

1123 South High Street
Street Address

gil@colmanengineering.com
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Daniel R Shenk Naomi R Shenk 11/26/2023
PROPERTY OWNER DATE

REQUIRED ATTACHMENTS

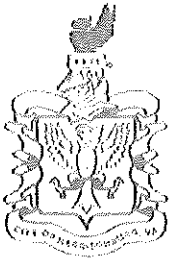
- Letter explaining proposed use & reasons for seeking change in zoning.
- Statement on proffers, if applying for conditional rezoning.
- Survey of property or site map.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Date Application and Fee Received

Received By

Total Fees Due: \$ _____
Application Fee: \$550.00 + \$30.00 per acre



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Change of Zoning District
(Rezoning) Application
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

730 KEEZLETOWN RD
Property Address
072 B 7
Tax Map Parcel/ID
4.13
Total Land Area (acres) or sq.ft. (circle)
Existing Zoning District: R1
Proposed Zoning District: R-5, R-8
Existing Comprehensive Plan Designation: Low Density Mixed Residential

PROPERTY OWNER INFORMATION

BRENDA G CASTELLO & TED A MORRIS
Property Owner Name
114 TWIN HILLS LA
Street Address
FISHERSVILLE VA 22939
City State Zip
Telephone
E-Mail

OWNER'S REPRESENTATIVE INFORMATION

Gil Colman, PE - Colman Engineering
Owner's Representative
1123 South High Street
Street Address
Harrisonburg VA 22801
City State Zip
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E-Mail
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gil@colmanengineering.com

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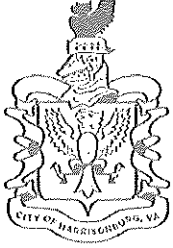

PROPERTY OWNER
DATE 1/28/23

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking change in zoning.
- Statement on proffers, if applying for conditional rezoning.
- Survey of property or site map.
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TO BE COMPLETED BY PLANNING & ZONING DIVISION

Date Application and Fee Received
Received By
Total Fees Due: \$
Application Fee: \$550.00 + \$30.00 per acre



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

Change of Zoning District
(Rezoning) Application
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

650 KEEZLETOWN RD _____ 072 B 6 _____ 5.48 _____ (acres) or sq.ft. (circle)

Property Address Tax Map Parcel/ID Total Land Area

Existing Zoning District: R7 Proposed Zoning District: R-5, R-8

Existing Comprehensive Plan Designation: Low Density Mixed Residential

PROPERTY OWNER INFORMATION

HARRISONBURG COHOUSING, LLC _____

Property Owner Name Telephone _____

1315 HARMONY DR _____

Street Address E-Mail _____

HARRISONBURG VA 22802 _____

City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Gil Colman, PE - Colman Engineering _____ 540-615-5107 _____

Owner's Representative Telephone _____

1123 South High Street _____ gil@colmanengineering.com _____

Street Address E-Mail _____

Harrisonburg VA 22801 _____

City State Zip

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Ernie Stutzman _____ 11/27/2023 | 12:14 PM PST _____

PROPERTY OWNER DATE

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking change in zoning.
- Statement on proffers, if applying for conditional rezoning.
- Survey of property or site map.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Date Application and Fee Received _____ Total Fees Due: \$ _____

_____ Application Fee: \$550.00 + \$30.00 per acre

Received By _____



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

650 KEEZLETOWN RD
Property Address

072 B 6
Tax Map

5.48
Total Land Area

(circle) or sq. ft.
(circle)

Existing Zoning Classification: Low Density Mixed Residential

Special Use being requested: Allow for Townhouses in R-8 zoning

PROPERTY OWNER INFORMATION

HARRISONBURG COHOUSING, LLC
Property Owner Name

1315 HARMONY DR
Street Address

HARRISONBURG VA 22802
City State Zip

Telephone

E-Mail

OWNER'S REPRESENTATIVE INFORMATION

Gil Colman, PE - Colman Engineering
Owner's Representative

1123 South High Street
Street Address

Harrisonburg VA 22801
City State Zip

540-615-5107
Telephone

gil@colmanengineering.com
E-Mail

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Ervin Stutzman
PROPERTY OWNER

11/27/2023 | 12:14 PM PST
DATE

REQUIRED ATTACHMENTS

- Site or Property Map
- Letter explaining proposed use & reasons for seeking a Special Use Permit.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Date Application and Fee Received

Total Fees Due: \$
Application Fee: \$425.00 + \$30.00 per acre

Received By



1123 S. High Street
Harrisonburg, VA 22801
540-246-3712
contact@colmanengineering.com

December 4, 2023

Thanh Dang
City of Harrisonburg, Assistant Director of Community Development
409 South Main Street
Harrisonburg, VA 22801

Dear Mrs. Dang,

The purpose of this letter is to seek rezoning and special use permit for the properties TM#'s 072-B-4, 072-B-6, and 072-B-7, located east of Country Club Road and north of Keezletown Road.

This request seeks to Rezone the above listed properties from R-3C, R-7, and R-1 to R-8 (small lot residential district), and R-5 (High Density Residential District). A Special Use Permit is also requested to allow for townhomes on the proposed R-8 zoned properties; and It is also requested that the Special Use Permits be allowed a 2-year period as a condition to commence and diligently pursue any City-authorized construction.

The total property area to be rezoned is 11.63± acres, with 1.02 acres remaining as R-3C. Developing these properties will include adding city streets, private streets, including street sidewalks, a shared-use path, as well as internal walkways connecting to the proposed shared-use path and sidewalks.

The proposed rezoning is planned as a mix of residential units development, including single-family homes, townhomes, and apartment buildings. They will include for-sale and for rent-properties. This development will benefit the City of Harrisonburg by helping to alleviate the increasing need of housing in the city and surrounding area. The proposed development will be located near commercial areas of the city providing the development access to services and shopping. The portion of the development located on TM# 72-B-2, is designated as mixed use in the City's Comprehensive Plan and it will combine residential and non-residential uses. The current counseling offices occupying the property will be preserved, along with the surrounding parking areas and landscape adjacent to the existing buildings.

As required by the Subdivision ordinance, a Preliminary Plat will be needed for the creation of the proposed lots, which will require approval by Planning Commission and City Council. So, a Preliminary Plat request will follow the rezoning request. The preliminary plat request will include variances to the Subdivision Ordinance, including lots fronting private streets and variances to Appendix F, Local Street Standards, for proposed public street requirements.

We believe the proposed rezoning aligns with the City's Comprehensive Plan land use as described above, and with the plan's goals of increasing the opportunity for home ownership, as well as increasing the rental housing stock which will help alleviate the City's great need for rental housing.

We ask your recommendation for approval of this request with the attached associated proffers.

Thank you and staff for your consideration

A handwritten signature in blue ink, appearing to read 'Gil Colman', is written over a large, faint, grey watermark of the Colman Engineering logo.

Gil Colman, PE
Colman Engineering





1123 S. High Street
Harrisonburg, VA 22801
540-246-3712
contact@colmanengineering.com

December 4, 2023

Thanh Dang
City of Harrisonburg, Assistant Director of Community Development
409 S Main St
Harrisonburg, VA 22801

RE: Tuscan Village Proposed Proffers associated with Rezoning Request

Dear Mrs. Dang,

As part of our rezoning request for the Tuscan Village TM#'s 72-B-4, 72-B-6, and 72-B-7, we offer the following proffers:

1. Construct Public Street 1 from Country Club Rd to the eastern boundary of the development to provide connectivity for future development of City parcel TM# 70-A-1.
2. Construct Public Street 2 from Keezletown Rd to intersect the proposed Public Street 1.
3. A shared-use path along Public Street 1 will be installed to extend from Country Club Rd to the eastern boundary of the development. The shared-use path outside of the Public Street 1 right-of-way will be located within a 20 feet shared-use path easement.
4. Public Streets 1 and 2 shall be constructed prior to issuance of any building permits north of Public Street 1.
5. The two large (approx. 50 ft tall) oak trees close to Country Club Road as shown on the Tuscan Village Conceptual Layout, and as located by a field survey; will be protected and preserved by the developer. In the event of the loss of one or both trees, during, or after construction is completed; the property owner will replace each tree with two 15 ft or taller (height at time of planting) deciduous trees.
6. Multi-family units within the R-5 district may be occupied by a single family or no more than two (2) unrelated persons.
7. Multi-family units within the R-5 district shall provide 1 parking space per dwelling unit with one bedroom and/or 1.5 parking spaces per dwelling unit with two or more bedrooms.
8. Ten (10) deciduous trees, no less than 6 feet in height at the time of planting, will be planted along the two proposed public streets, in addition to the trees required by the parking lot landscaping requirements of the zoning ordinance.
9. A playground area, no less than 1,800 sf in size, will be provided within the development.
10. The proposed multifamily buildings will be limited to 3-stories, and will not exceed 45 ft in height.
11. 28 feet and 36 feet of right-of-way will be dedicated from the center of the existing Keezletown Rd and Country Club Rd respectively. Additionally, a 15 feet temporary construction easements will be provided for the City's future roadway widening for both roadways.

Regards,


Jerry Scripture
Scripture Communities

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


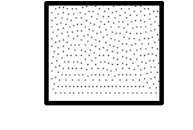



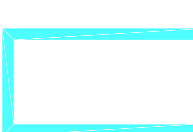

Proposed Zoning:
Zone: R3-C
Area: 1.02 Acres
Density: N/A

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

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

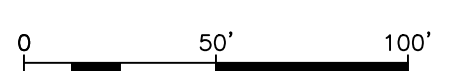


LEGEND

-  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



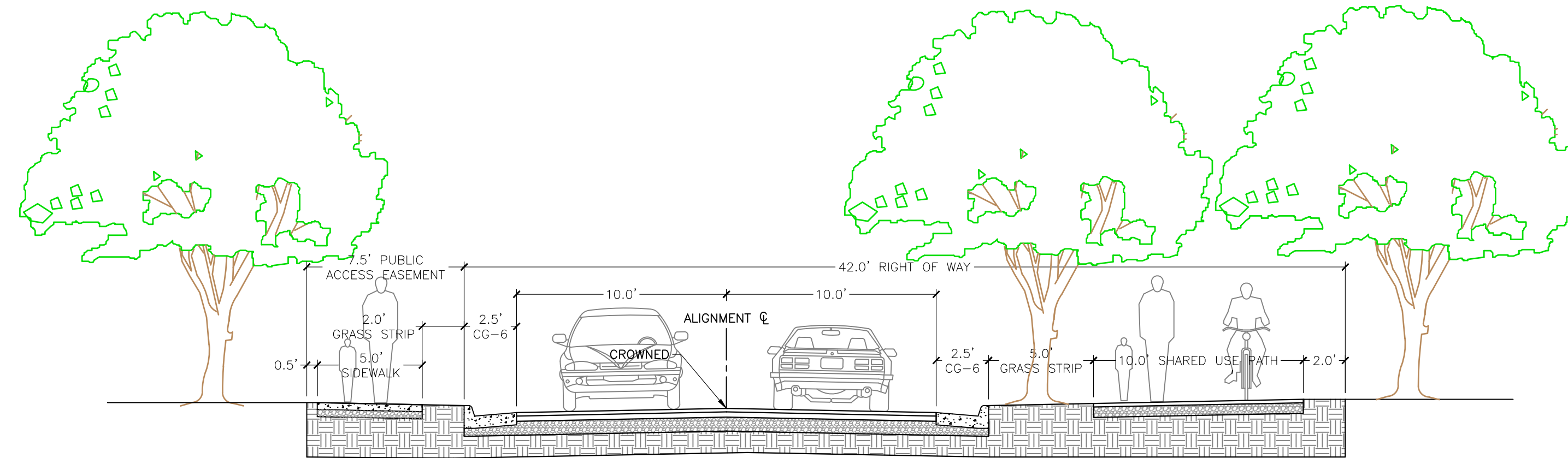
COMPREHENSIVE PLAN LAND USE GUIDE



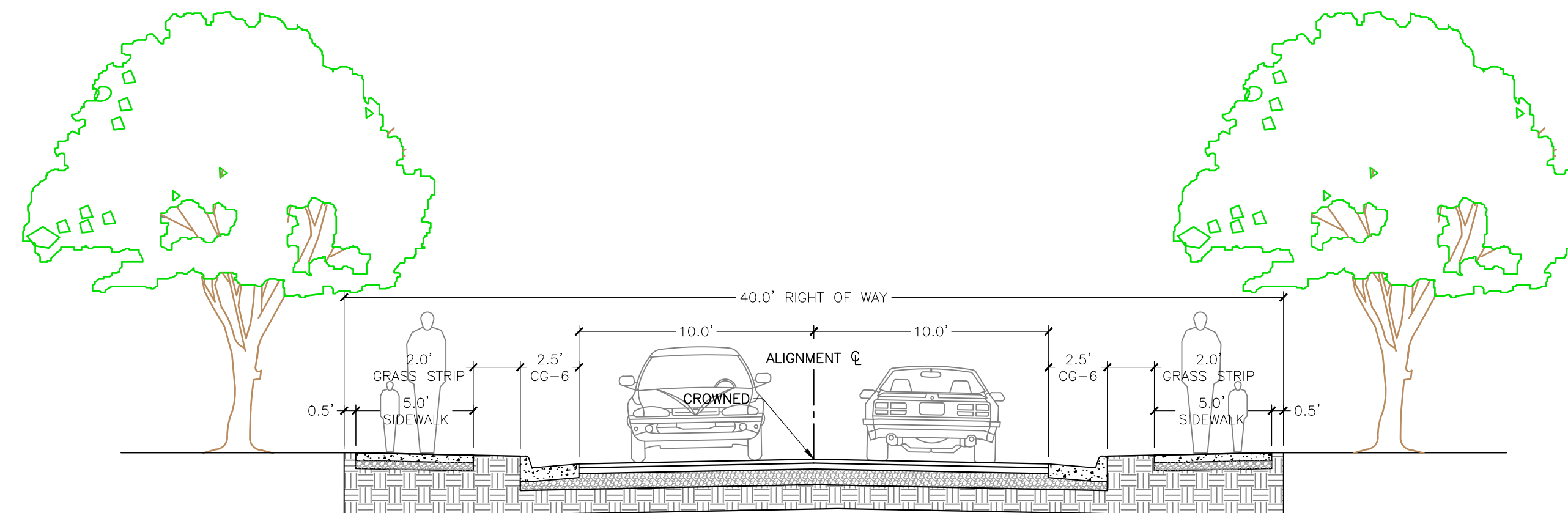
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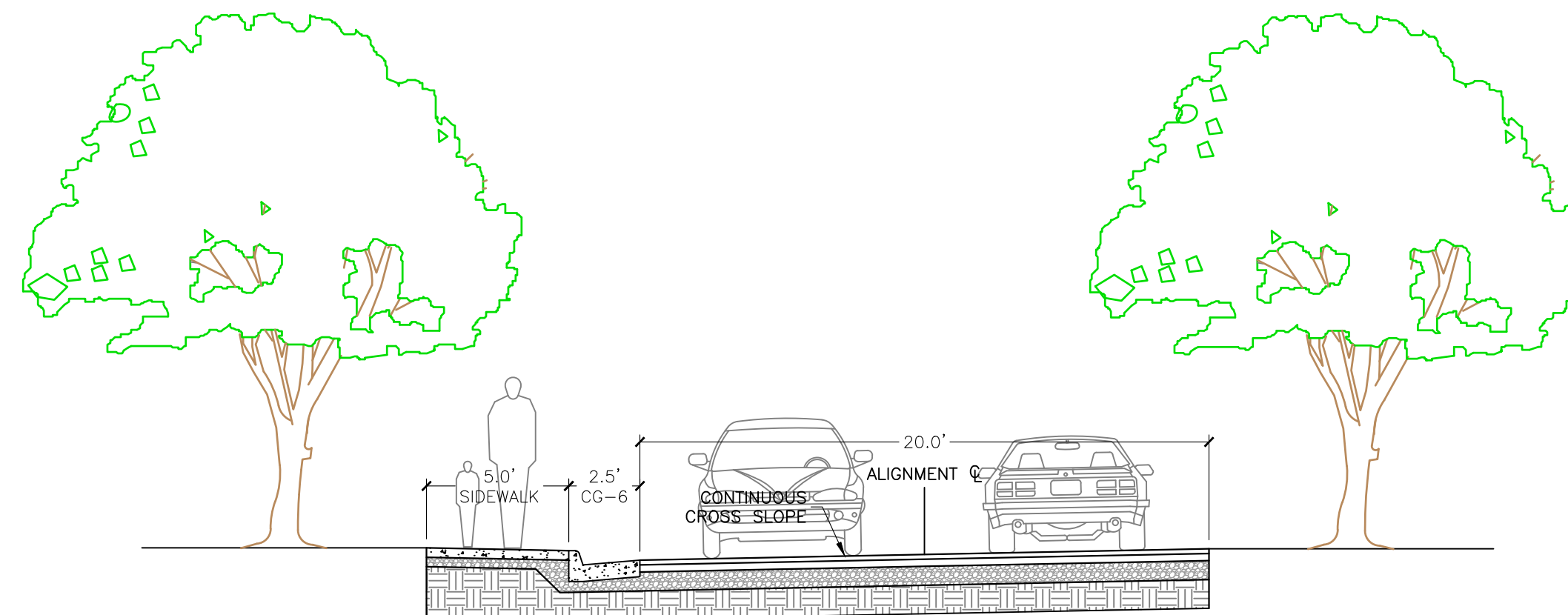
TUSCAN VILLAGE CONCEPTUAL ROAD CROSS SECTIONS



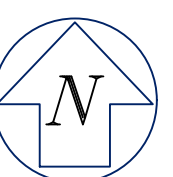
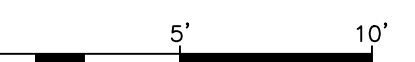
PUBLIC STREET 1 SECTION
SCALE: 1" = 5'



PUBLIC STREET 2 SECTION
SCALE: 1" = 5'



PRIVATE DRIVE SECTION
SCALE: 1" = 5'





For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information				
Consultant Name: Telephone: E-mail:				
Owner Name: Telephone: E-mail:				
Project Information				
Project Name:				
Project Address: TM #:				
Existing Land Use(s):				
Proposed Land Use(s): (if applicable)				
Submission Type:	Comprehensive Site Plan	Special Use Permit	Rezoning	Preliminary Plat
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)				
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:				
PM Peak Hour Trips:				

(reserved for City staff)

TIA required? Yes _____ No TIA

Comments:

Accepted by: Zenith Mason

Date: 10/3/2023

Peak Hour Trip Generation by Land Use

Row	IVG'Nand Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1					
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1					
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips					
15	Final Total (Total New – Total Existing)					

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.