



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

116 Pleasant Hill Road, Harrisonburg, VA 22801
Property Address

9-E-5
Tax Map Parcel/ID

0.954
Total Land Area

acres or sq.ft.
(circle)

Existing Zoning District: R-2
Proposed Zoning District: R-8

Existing Comprehensive Plan Designation: Medium Density Residential

PROPERTY OWNER INFORMATION

Tawakkal Investment, Waseem Afridi and Jawad Ahmad
Property Owner Name

(540) 435-3333
Telephone

1831 Janie Lane
Street Address

waseem0126@aol.com
E-Mail

Harrisonburg VA 22801
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Monteverde Engineering & Design Studio, Jon Ernest
Owner's Representative

(540) 746-7320
Telephone

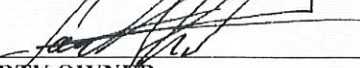
250 East Elizabeth St. Suite 114
Street Address

jernest@monteverdedesigns.com
E-Mail

Harrisonburg VA 22802
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

04/09/2021
DATE

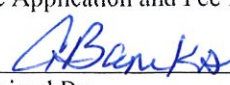
REQUIRED ATTACHMENTS

- 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

4-13-2021
Date Application and Fee Received

Total Fees Due: \$ 580.00 ✓ pd OB
Application Fee: \$550.00 + \$30.00 per acre


Received By

Pleasant Hill Townhomes – Plan Description

May 6, 2021

TM#: 9-E-5

Applicant: Tawakkal Investment, Waseem Afridi

Engineer/Planner: Monteverde Engineering & Design Studio

The proposed development of Pleasant Hill Townhomes is located at 116 Pleasant Hill Road, Harrisonburg, approximately one-half mile west of Rt. 11 S. Main Street. The Tax Parcel number is identified as 9-E-5 and the total acreage of the property is 0.954 acres. The site is currently vacant and zoned R-2, which allows medium density single family and duplex housing. The applicant is requesting a zoning change to R-8 along with a special use permit to allow townhouses not to exceed eight units per row within the property. Additionally, a Preliminary Plat will be submitted alongside this request with the hope of giving project clarity, efficiency, and communication concurrently to Commission/Council members and the Public at large. The preliminary site plan proposes three rows of two-story townhouses totaling 16 single-family attached units (17.2 du/acre), with a total of 32 parking spaces. Single access into the site will be located from Pleasant Hill Rd. Coordination with Public Works has occurred to determine appropriate right-of-way dedication, as illustrated in the Rezoning Plan.

The rezoning of Pleasant Hill Townhomes to R-8, along with the allowance of townhouses through special use permit, will enable a substantially greater housing density than current R-2 zoning permits, meeting the current needs and demands of the local market, while conforming to the original intent of the R-8 zoning classification. The site's geographic location within City limits and its adjoining R-3 zoned lots containing multi-family housing suggests that this site would be an appropriate location for the zoning and use proposed. The increased residential density maximizes the site's potential by offering much-needed affordable housing within the City, along with addressing the existing demand of today's market inventory supply.

In sum, the Pleasant Hill Development addresses the increasing need for attractive, affordable housing within the City that is consistent with the City's goals of providing greater density and connectivity at an affordable price that is in short supply in today's market. The Pleasant Hill Townhomes proposal provides a response to this need while conforming with the character of the surrounding neighborhood and land uses.

Sincerely,

Jason Owen, ASLA
Land Planner + Designer



PROFFER STATEMENT

RE: *Pleasant Hill Townhomes* ("Development")

Developer/Applicant: Tawakkal Investment (c/o Waseem Afridi)

Date: May 6, 2021

Rezoning Case Number: TBD

Existing Zoning: R-2

Proposed Zoning: R-8

Tax Map Numbers: 9-E-A, totaling approximately 0.95 acres and lying in the City of Harrisonburg, Virginia ("Property")

STATEMENT OF PROFFERS

Applicant hereby proffers that the Development of this subject Property shall be in strict accordance with the conditions set forth in this submission:

1. Right-of-way along Pleasant Hill Rd. measuring 25' from road centerline shall be dedicated prior to issuance of any certificate of occupancy, as depicted in the approved Final Plat.
2. Developer shall construct a 5' wide sidewalk along the entirety of the Property frontage occurring at the time of Development. Sidewalk will be placed within the dedicated right-of-way, as identified in Proffer #1, and accurately located assuming future street improvements. Additionally, the Developer will provide two (2) pedestrian connections from the townhome development to the frontage sidewalk as described above and as generally depicted in the Rezoning Exhibit.
3. Entrance into the proposed Development shall be limited to one (1) entrance, as generally depicted in the Rezoning Exhibit.
4. The proposed Development shall not exceed 16 total units.
5. Each townhome unit shall be required to have a minimum of 1.5 parking space(s)/unit, averaged throughout the entirety of the Development.


Applicant/Owner Signature

WASEEM AFRIDI
Printed Name



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

116 Pleasant Hill Rd. Harrisonburg, VA 22801 9-E-5 0.954 acres or sq. ft. (circle)

Property Address Tax Map Total Land Area

Existing Zoning Classification: R-2, proposed rezoning R-8

Special Use being requested: To provide single family attached townhomes

PROPERTY OWNER INFORMATION

Tawakkal Investment, Waseem Afridi and Jawad Ahmad (540) 435-3333

Property Owner Name Telephone

1831 Janie Lane waseem0126@aol.com

Street Address E-Mail

Harrisonburg VA 22801

City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Monteverde Engineering & Design Studio, Jon Ernest (540) 746-7320

Owner's Representative Telephone

250 East Elizabeth Street Suite 114 jernest@monteverdedesigns.com

Street Address E-Mail

Harrisonburg VA 22802

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.

[Signature] 04/09/2021

PROPERTY OWNER 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

4-13-2021 Total Fees Due: \$ 455.00 ✓ pd. ab.
Date Application and Fee Received Application Fee: \$425.00 + \$30.00 per acre

[Signature]
Received By

Pleasant Hill Townhomes – SUP Description

May 6, 2021

TM#: 9-E-5

Applicant: Tawakkal Investment, Waseem Afridi

Engineer/Planner: Monteverde Engineering & Design Studio

The applicant is requesting a special use permit for 0.954-acre parcel located at 116 Pleasant Hill Road, identified as TM# 9-E-5 and currently zoned R-2 with the intent of an R-8 rezoning to allow townhouses not to exceed eight units per row to be constructed on the property. The preliminary site plan proposes three rows of two-story townhouses totaling 16 single family units, with two parking spaces per unit. Building facades will be staggered two feet minimum from the front setback line and will vary in material and architectural appearance at every two units.

The allowance of townhouses through this special use request will enable a substantially greater housing density than current R-2 zoning permits, meeting the current needs and demands of the local market, while conforming to the original intent of the R-8 zoning classification. The site's geographic location within City limits and its adjoining R-3 zoned lots containing multi-family housing suggests that this site would be an appropriate location for the use proposed. The increased residential density maximizes the site's potential by offering much-needed affordable housing within the City, along with addressing the existing demand of today's market inventory supply.

In sum, the Pleasant Hill Development addresses the increasing need for attractive, affordable housing within the City that is consistent with the City's goals of providing greater density and connectivity at an affordable price that is in short supply in today's market. The Pleasant Hill Townhomes special-use request provides a response to this need while conforming with the character of the surrounding neighborhood and land uses.

Sincerely,

Jason Owen, ASLA
Land Planner + Designer





CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

Preliminary Subdivision
Plat Application

www.harrisonburgva.gov/subdividing-property

PROPERTY INFORMATION

Title of Subdivision: Pleasant Hill Townhomes

116 Pleasant Hill Rd. 9-E-5
Property Address(es) Tax Map Parcel(s)/ID(s)

0.954 AC 16 R-8 (Proposed)
Total Acreage Number of Lots Proposed Zoning Classifications

PROPERTY OWNER INFORMATION

Tawakkal Investment (540) 435-3333
Property Owner Name Telephone
116 Pleasant Hill Rd. waseem0126@aol.com
Street Address E-Mail
Harrisonburg VA 22801
City State Zip

OWNER'S REPRESENTATIVE INFORMATION (if applicable)

Jon Ernest (540) 746-7320
Owner's Representative Telephone
250 E. Elizabeth St. jernest@monteverdedesigns.com
Street Address E-Mail
Harrisonburg VA 22802
City State Zip

(ENGINEER) SURVEYOR INFORMATION

Monteverde Engineering & Design Studio (540) 228-0202
Name Telephone
250 E. Elizabeth St, STE 114 jernest@monteverdedesigns.com
Street Address E-Mail
Harrisonburg VA 22802
City State Zip

VARIANCES

- No variances requested. (Continue to next section.)
- Variance requested. **If a variance is requested, please provide the following information:**

I (we) hereby apply for a variance from:

The Harrisonburg Subdivision Ordinance section(s): 10-2-42(C), 10-2-43

The Harrisonburg Design and Construction Standards Manual section(s): _____

which requires:

10-2-42(C) - Lot frontage along public roads.

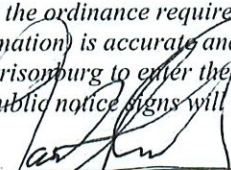
10-2-43 - 10' wide utility easement along front lot lines or lines adjacent to public R.O.W., and a 10' wide utility/drainage easement centered on side or rear lot lines.

The attached letter shall describe why the applicant believes a variance should be granted based on the following "unnecessary hardship" which is peculiar to the property in question. (See Section 10-2-2 of the Subdivision Ordinance.)

CERTIFICATION

The City of Harrisonburg's preliminary plat and subdivision requirements are in the code of the City of Harrisonburg, Subdivision Ordinance Sections 10-2-1 through 10-2-86. Please read these requirements carefully.


I have read the ordinance requirements. I certify that the information supplied on this application and on the attachments provided (plats 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.

 _____ 5/6/2021
PROPERTY OWNER **DATE**

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking Preliminary Subdivision Plat Approval.
- Plat of properties meeting requirement of Subdivision Ordinance Section 10-2-23 – see checklist.
- 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

4-13-21 ^{revised} 5/6/21
 Date Form Received

 Form Received By

Total Fees Due: \$ 520 ✓
 Application Fee:
 w/o Variance Request \$175.00 plus \$20.00 per lot
 with Variance Request \$200.00 plus \$20.00 per lot

Pleasant Hill Townhomes – Variance Description

May 6, 2021

TM#: 9-E-5

Applicant: Tawakkal Investment, Waseem Afridi

Engineer/Planner: Monteverde Engineering & Design Studio

Applicant is requesting a variance from *Harrisonburg Subdivision Ordinance 10-2-42(c)* regarding the requirement of townhome frontage along public roads. The primary reason for this is due to the parcel size which lies just under one acre and the feasibility determination that is unable to maintain project goals while incorporating inter-parcel connectivity with individual lot frontage. Proposed density, as identified in the Rezoning Plan, would greatly be affected due to the necessary road infrastructure to make the project feasible from both a developer and user safety experience. We feel that this would not maximize the site's potential for housing density that is much needed in today's local market. The alternative option of locating townhomes only along the frontage of Pleasant Hill Road also eliminates the possibility of inter-parcel connectivity to adjoining lots for future development and would likely incur substantially more development costs to make the project feasible, raising the livable cost of the development. The location of the proposed townhomes and associated parking lots, as generally depicted in the Preliminary Plat, maximizes the housing density, and aims to meet the intent of the R-8 zoning classification that otherwise would not be attainable.

Applicant is requesting a variance from *Harrisonburg Subdivision Ordinance 10-2-43* requiring a ten-foot-wide utility easement to be provided along all front lot lines. A public general utility easement cannot be located along the proposed front lot lines due to conflict with the shared public water and sanitary sewer easement. The Preliminary Plat meets the remaining 10-2-43 ordinance requirements by providing a 10-ft wide utility easement along the public right-of-way on Pleasant Hill Road and centered along the rear lot lines of the subdivision as required by Code.

Sincerely,

Jason Owen, ASLA
Land Planner + Designer





City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**
www.harrisonburgva.gov/traffic-impact-analysis

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:	Monteverde Engineering & Design Studio, PLC
Telephone:	(540) 228-0202
E-mail:	jernest@monteverdedesigns.com
Owner Name:	Tawakkal Investment (c/o Waseem Afridi)
Telephone:	(540) 435-3333
E-mail:	waseem0126@aol.com
Project Information	
Project Name:	Pleasant Hill Townhomes
Project Address: TM #:	116 Pleasant Hill Rd 9 E 5
Existing Land Use(s):	Vacant
Proposed Land Use(s): (if applicable)	Townhomes
Submission Type:	Comprehensive Site Plan <input type="radio"/> Special Use Permit <input type="radio"/> Rezoning <input checked="" type="radio"/> Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Rezoning to R-8, along with special use permit and preliminary plat for development of site with 16 townhome units. Accessed by a singular point of connection along Pleasant Hill Rd.
Peak Hour Trip Generation (from row 15 on the second page)	
AM Peak Hour Trips:	7
PM Peak Hour Trips:	9

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Johel van Pelt

Date: 4/15/21

Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Multifamily Housing (Low-Rise)	220	Dwelling Units	16	7	9
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					7	9
8	Existing #1	Vacant				0	0
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					0	0
15	Final Total (Total New – Total Existing)					7	9

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.

Revised Date: December 2019