

Date Application Received: 10/13/16

Total Paid: \$405 10/17/16

Application for Change of Zoning District City of Harrisonburg, Virginia

1HD

Application Fee: \$375.00 plus \$30.00 per acre

Section 1: Property Owner's Information

Name: Robert Cook
Street Address: PO BOX 64 Email: cookvj@hotmail.com
City/State/Zip: BRIDGEWATER VA 22812
Telephone (work): 540-828-2871 (home or cellular): 540-830-2040 (fax): _____

Section 2: Owner's Representative Information

Name: BLACKWELL ENGINEERING- DICK BLACKWELL
Street Address: 566 EAST MARKET ST Email: dick@blackwellengineering.com
City/State/Zip: HARRISONBURG VA 22801
Telephone (work): 540-432-9555 (home or cellular): 540-820-2964 (fax): 540-434-7604

Section 3: Description of Property 1832W Little Sorrell Drive

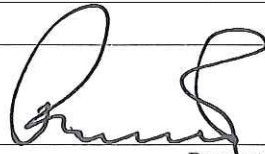
Location (street address): 1335 PORT REPUBLIC ROAD HARRISONBURG VA 22801
Tax Map Number: Sheet: 88 Block: H Lot: 8 Total Land Area (acres or square feet): .8522AC
Existing Zoning District: R3C Proposed Zoning District * : R3C with conditions see attached sheet
Existing Comprehensive Plan Designation: _____

**If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper*

Section 4: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: SEE ATTACHED SHEET
East: _____
South: _____
West: _____

Section 5: Certification

I certify that the information contained herein is true and accurate. Signature:  _____
Property Owner

PLEASE NOTE – If a Traffic Impact Analysis is required, this application shall not be considered accepted until the TIA has been reviewed and TIA fees paid. More information at www.harrisonburgva.gov/site-development

ITEMS REQUIRED FOR SUBMISSION

- Completed Application
- Survey of Property
- Description of Proposed Use
- Adjacent Property Owners
- TIA Determination Form OR Accepted TIA Letter, signed by Public Works

- Fees Paid
- Source Deed
- Proffers (if applicable)
- _____

-END-

Narrative for Tax Map 88-H-8

The proposed development on TM 88-H-8 would be a doctor's office with approximately three doctors with appropriate staff. The building would be constructed with mainly brick and some siding and is proposed to have approximately a total of 6,400 sf (see attached drawings).

Based on square footage (6,400 sf), twenty two (22) parking spaces would be required, however, from initial layouts it appears that up to thirty (30) spaces can be provided.

The reason for the rezoning request is to be able to have a second floor to minimize the footprint and maximize land use.

November 4, 2016

Ms. Thanh Dang
City Planner
City of Harrisonburg
409 S Main St
Harrisonburg, VA 22801

RE: Rezone Tax Map 88-H-8

Dear Ms. Dang:

The subject lot containing 0.852 acres is presently zoned R-3C. I am requesting that the existing proffers be amended to the following:

1. All buildings would be used only for medical offices and professional offices.
2. Screening between properties zoned R-1 and the subject property will be a six-foot-tall vinyl fence, similar to picture from 2007 rezoning.
3. All buildings would be no more than two story, substantially of brick material, and of colonial design similar to attached pictures. Design would have to be approved by Architectural Control Committee.
4. Islands would be landscaped by Developer and maintained by adjoining property owners. This is a deed requirement.

I hereby proffer that the development of the subject property on this application shall be in strict accordance with the conditions set forth in this submission.

Sincerely,

Bobby Cook
Property Owner

Adjacent Property Owners for 88-H-8 {Lot 1}

88-H-8	1335 Port Republic Road	R3C	3300/678	Mountain View Apartments LLC (PO Box 64		Bridgewater, VA 22812	0.8522
1 88-I-6,5,4;	1365 Wine Dr	R1	3251/631	Mountain View Apartments LLC (PO Box 64		Bridgewater, VA 22812	0.2986
2 88-I-3	1335 Wine Dr	R1	3251/631	Pat Harrold	1335 Wine Dr	Harrisonburg, VA 2280:	0.2334
3 88-I-1	1315 Wine Drive	R1	3251-631	Oleksandr Svitlana Ivanova	2280 Ramblewood Rd	Harrisonburg, VA 2280:	0.2556
4 88-H-14	1310 Wine Dr	R1	3251-631	Chasewind LLC	1473 Shipwreck Dr	New Market, VA 22844	0.2844
5 88-H-13	1320 Wine Dr	R1	3251-631	Bruce & Barbara Hoover	1320 Wine Dr	Harrisonburg, VA 2280:	0.2344
6 88-H-10	1350 Wine Dr	R1	3251-631	Leon Frances Armentrout	3031 S Main St	Harrisonburg, VA 2280:	0.2832
7 88-H-6	1361 Little Sorrel Dr	R1	3251-631	Khaleel Darwish & Bepor Bafrei	76 Pleasant Hill Dr	Harrisonburg, VA 2280:	0.2911
8 88-H-5	1351 Little Sorrel Dr	R1	3251-631	Leon Frances Armentrout	3031 S Main St	Harrisonburg, VA 2280:	0.2823
9 88-H-3	1331 Little Sorrel Dr	R1	3251-631	Nasradeen Aytia Khoshnaw	3329 Impression Ct.	Harrisonburg, VA 2280:	0.2487
10 88-H-2	1321 Little Sorrel Dr	R1	3251-631	Michael & Heather Merica	1321 Little Sorrel Dr	Harrisonburg, VA 2280:	0.2356
11 88-H-1	1311 Little Sorrel Dr	R1	3251/631	James & Tara Armentrout	4290 Lucy Long Dr.	Harrisonburg, VA 2280:	0.2852
12 88-G-1	1310 Little Sorrel Dr	R1	3282/738	JBD Properties LC	3909 Cavalry Lane	Penn Laird VA 22846	0.457
13 88-G-3	1330 Little Sorrel Dr	R1	3251/631	Mill Race Court Lc	3909 Cavalry Lane	Penn Laird VA 22846	0.2832
14 89-G-6	1360 Little Sorrel Dr	R1	3251/631	Sarwat Taban Barzanji	PO Box 802	Harrisonburg, VA 2280:	0.2652
15 88-G-7	1335 Port Republic Road	B2C	3300/678	Harrisonburg Community Health	PO Box 308	Harrisonburg, VA 2280:	3.1038
16 88-I-8	1335 Port Republic Road	R3C	3343/706	Rick Allen Stough	1934 Park Rd	Harrisonburg, VA 2280:	0.8285
17 125-(A)-L1		R5	4118/96	Breckenridge Group Harrisonburg	2101 Lupine Dr; Bldg F	Austin TX 78746	23.758

City of Harrisonburg, VA

Determination of Need for a Traffic Impact Analysis (TIA)

Applicant Bobby Cook
Name of Project 1335 Port Republic Rd
Project Address or TM # 88-H-8
Proposed Use in General Business/Professional

Breakdown of Peak Hour Trip Generation by Land Use per ITE:

Land Use 1. Type & Code # 630
Unit base (SF, # units, # empl., etc.) Doctors
Quantity 3
Peak Hour Trip Generation 13 - PM
(use greater of AM or PM and indicate which one)

Land Use 2. Type & Code # _____
Unit base (SF, # units, # empl., etc.) _____
Quantity _____
Peak Hour Trip Generation _____
(use greater of AM or PM and indicate which one)

Land Use 3,4, etc. (attach additional information as necessary)

Total Project Peak Hour Trip Generation 13 - PM

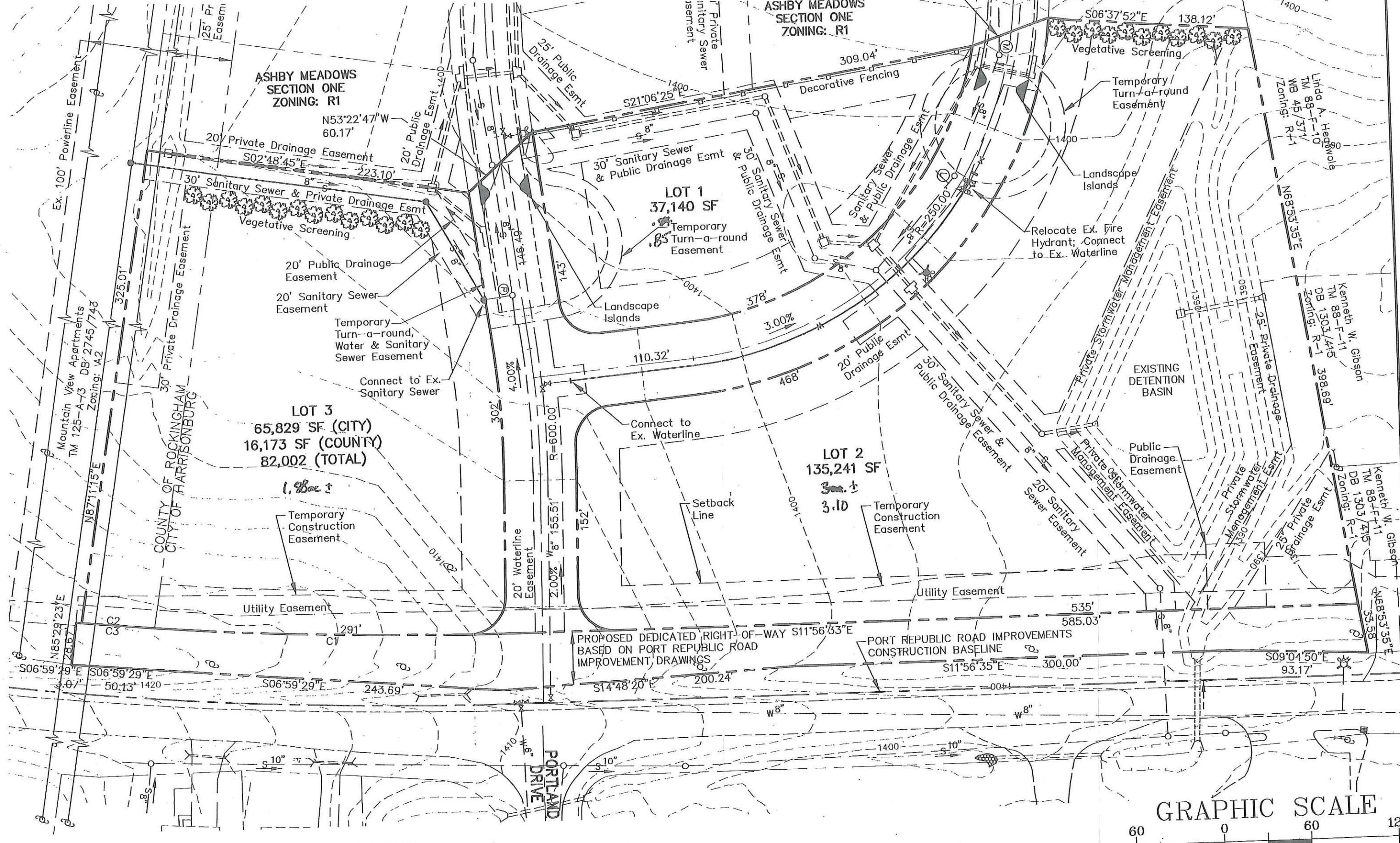
(reserved for City staff)

TIA Required? Yes _____ No

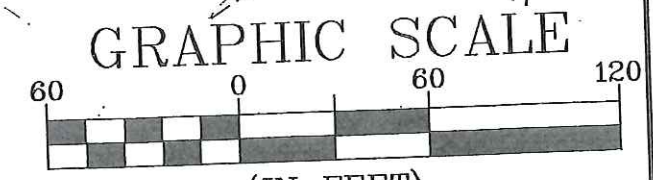
Comments:

Accepted by: *Ian Si*
Signature

Date: 10-13-16



CURVE DATA						
RVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	
C1	04°56'04"	2801.50'	241.27'	120.71'	N09°28'31"W	241.20'
C2	01°01'29"	2801.50'	50.10'	25.05'	N06°29'45"W	50.10'
C3	01°06'17"	2801.50'	54.02'	27.01'	N06°27'20"W	54.02'



PROJECT: **ASHBY MEADOWS**

TITLE:

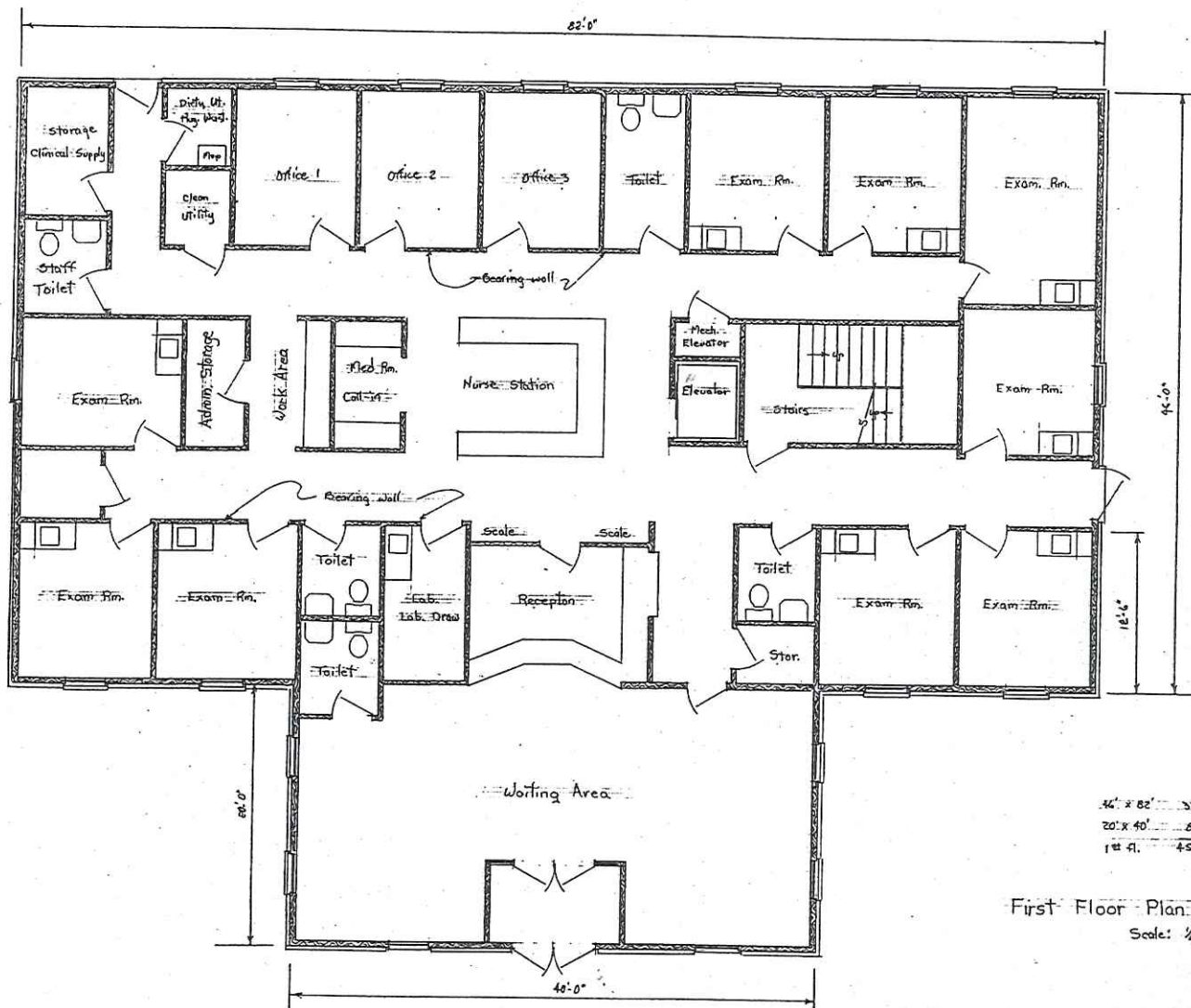
INGRAM - HAGEN & CO., P.L.C.

CHECKED BY: JUH
DRAWN BY: RNM

LOT



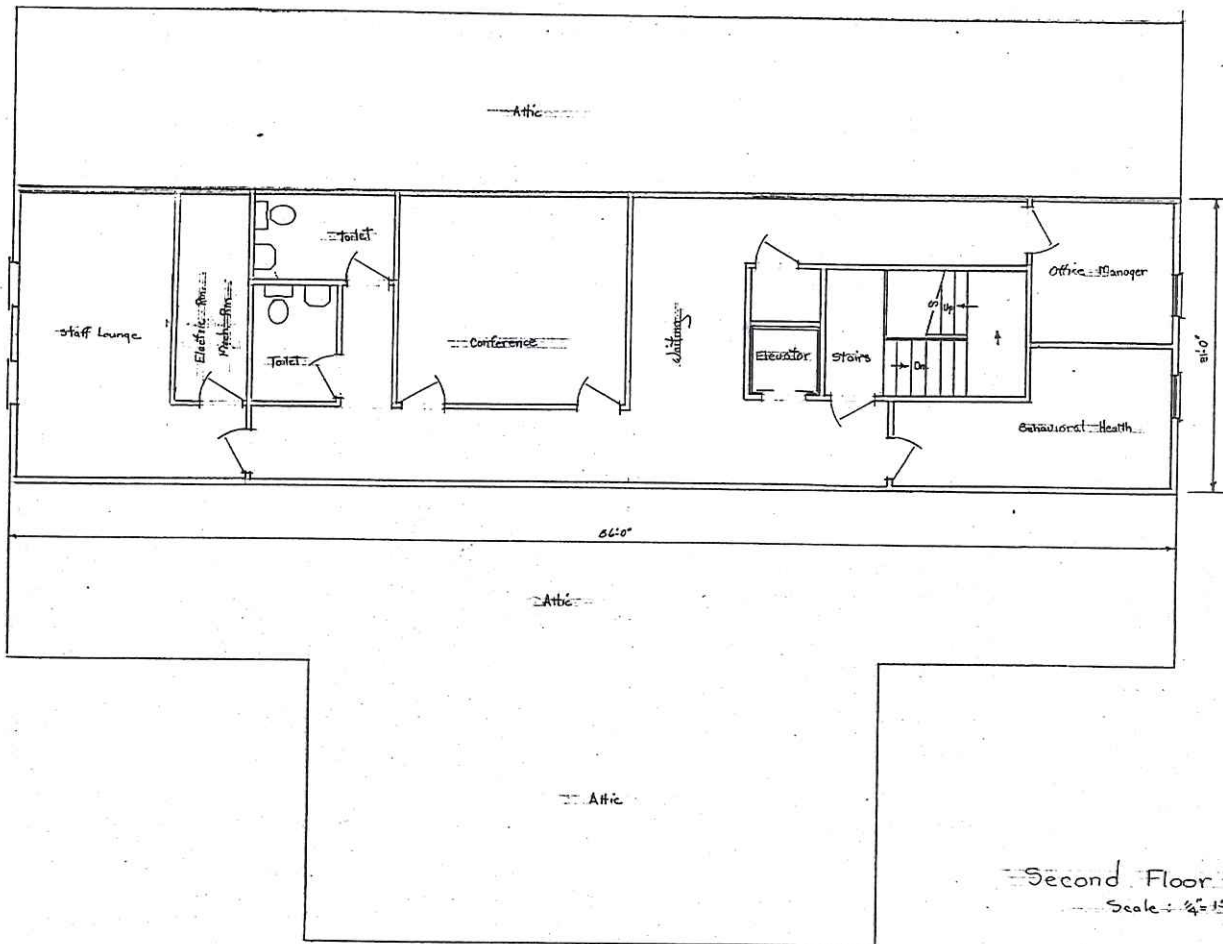
LOT 1



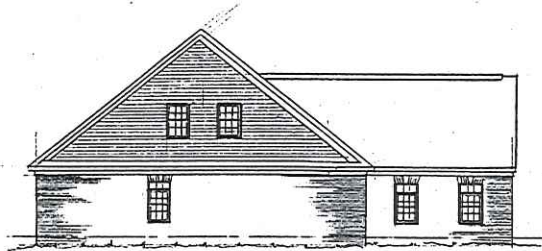
34' x 82'	2772 sq.
20' x 40'	800 sq.
1st fl.	4572 sq.

First Floor Plan
Scale: 1/4" = 1'-0"

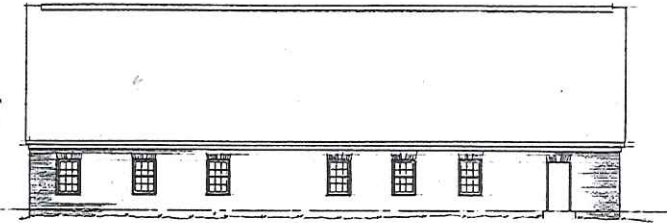
Preliminary Drawing
for
Harrisonburg Community Health
Center
Harrisonburg, Virginia



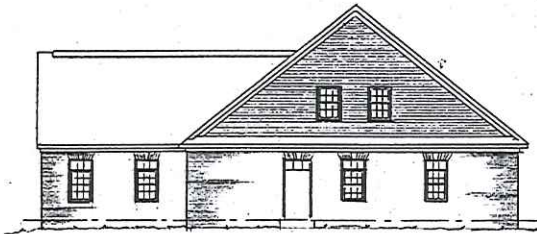
Preliminary Drawing
 for
 Harrisonburg Community Health
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 Harrisonburg Virginia



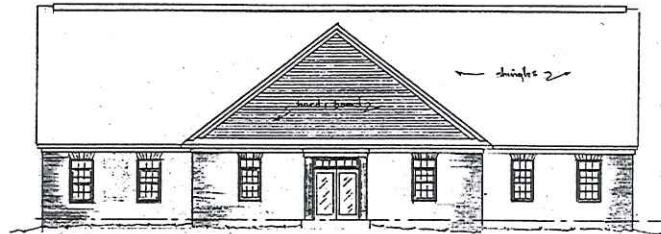
Left Side Elevation
Scale: 1/8" = 1'-0"



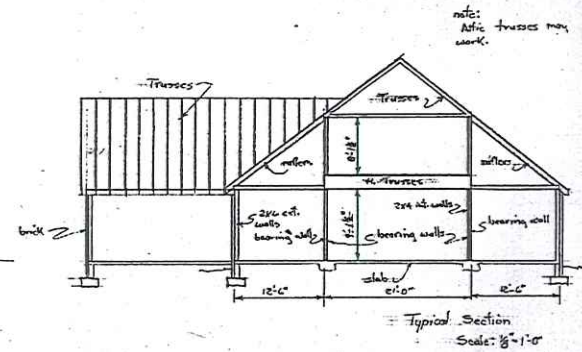
Rear Elevation
Scale: 1/8" = 1'-0"



Right Side Elevation
Scale: 1/8" = 1'-0"



Front Elevation
Scale: 1/8" = 1'-0"



Preliminary Drawing
for
Harrisonburg Community Health
Center
Harrisonburg, Virginia







