



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

601 Pear Street
Property Address

008 E 2
Tax Map Parcel/ID

3.143
Total Land Area (circle) acres or sq.ft.

Existing Zoning District: R-1 Proposed Zoning District: R-8 Small Lot Residential

Existing Comprehensive Plan Designation: Medium Density Residential

PROPERTY OWNER INFORMATION

Cobblers Valley Development Inc.
Property Owner Name

2389 Grace Chapel Rd
Street Address

Rockingham VA 22801
City State Zip

540-908-0428
Telephone

dennis@skylineroofingonline.com
E-Mail

OWNER'S REPRESENTATIVE INFORMATION

(same as Owner)
Owner's Representative

Street Address

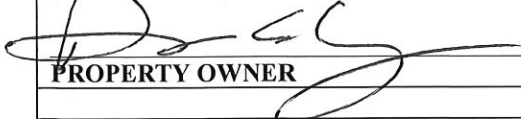
City State Zip

Telephone

E-Mail

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

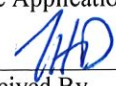
7/8/2021
DATE

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

7/12/21
Date Application and Fee Received


Received By

Total Fees Due: \$ 670 paid
Application Fee: \$550.00 + \$30.00 per acre

July 8, 2021

City of Harrisonburg
Community Development
Attn: Adam Fletcher, Director
409 South Main St.
Harrisonburg, VA 22801

Re: Change of Zoning District (Rezoning) Application
Tax Map Parcel: 008 E 2
Owners: Cobblers Valley Development Inc.
Address: 601 Pear Street

Dear Mr. Fletcher,

On behalf of the property owners, enclosed please find for submittal a Rezoning Application, Special Use Permit Application, Statement of Proffers, Site Map/Concept Plan, and check for \$1,215.00 (\$670.00 rezoning and \$545.00 for SUP). This fee includes the rezoning application fee (\$550 + \$30/acre=\$120) and the SUP application fee (\$425 + \$30/acre=\$120). This application requests a rezoning to R-8 (Small Lot Residential) with a special use permit per section 10-3-59.4(1) to allow attached townhomes of not more than eight units. The density/traffic generated by this development was included in the Traffic Impact Analysis submitted and approved by the County/City as part of County portion of Cobblers Valley.

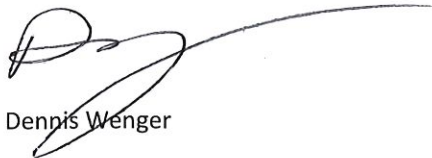
Parcel 008 E 2 is currently zoned as R-1 and is located adjacent to the Rockingham County Portion of the Cobbler's Valley Subdivision, a copy of the approved rezoning plan is attached for your reference. The Property is bounded by the existing Skyview Estates to the north, Pear Street to the east, the newly constructed Cobblers Court to the south, and a future phase of Cobblers Valley (County Portion) to the west.

As planned, this project will provide up to 40 units of townhomes and is intended to be an extension of the adjacent approved townhome section of Cobblers Valley (in the County). Per the 2018 Comprehensive Plan and Land Use Guide this area is to be Medium Density Residential. Per the definition of "Medium Density Residential" in the comprehensive plan, single-family attached (townhomes) uses are allowed with density of around 15 dwelling units per ac. This project includes a maximum of 40 units (12.73 DU/ac.).

As part of the Rockingham County Rezoning in 2018 a series of public meetings were held to discuss the impact of the development with adjacent land owners in Skyline Estates, particularly the residents that live adjacent to Cobblers Valley along Russell Drive. As a result of those meeting the developer proffered a 30 ft wide buffer planted with a double row of evergreen trees in order to screen the homes from the development. This project includes an extension of the 30 ft buffer as depicted on the Concept Plan (Exhibit 'A').

Thank you for your assistance and cooperation. If you have any questions, please do not hesitate to contact me.

Sincerely,



Dennis Wenger

COBBLER'S VALLEY ZONING AMENDMENT REQUEST (R-8)

PROFFER STATEMENT

DATE: 7/8/21 (Revised 8/2/21)

RE: Cobbler's Valley Rezoning
Owner: Cobblers Valley Development Inc.
Rezoning Case No:
Tax Map Numbers: 008 E 2

Cobblers Valley Development Inc. hereby proffer(s) that the use and development of this property shall be in strict accordance with the following conditions:

1. Density of the development shall not exceed 40 units.
2. Developer shall plant and maintain a 30' landscape buffer adjacent to the existing Sky View Estates Subdivision as depicted and described on the Concept Plan.
3. A 5 ft wide sidewalk connection shall be provided that connects the internal sidewalk system with the existing sidewalk along Pear Street as generally depicted on the Concept Plan.
4. The Developer shall provide an easement for a bus shelter at a location acceptable to Harrisonburg Department of Public Transportation (HDPT) and will construct a concrete pad to HDPT's specifications.
5. The Developer shall provide a vehicular connection/road stub to parcel # 108-(6)-L2 (located in Rockingham County) to allow for future connectivity. Cross-access shall be provided from Cobbler's Court to the stub location to provide for inter-parcel connectivity.

The conditions set forth in this proffer statement supersede all conditions set forth in previous proffer statements submitted as part of this application.

Cobblers Valley Development Inc.

By: 
Dennis Wenger

Title: Manager

COBBLER'S VALLEY ZONING AMENDMENT REQUEST (R-8)

PROFFER STATEMENT

DATE: 7/8/21

RE: Cobbler's Valley Rezoning
Owner: Cobblers Valley Development Inc.
Rezoning Case No: TBD
Tax Map Numbers: 008 E 2

Cobblers Valley Development Inc. hereby proffer(s) that the use and development of this property shall be in strict accordance with the following conditions:

1. Density of the development shall not exceed 40 units.
2. Developer shall provide a 30' landscape buffer adjacent to the existing Sky View Estates Subdivision as depicted on the Concept Plan.
3. A 5 ft wide sidewalk connection shall be provided that connects the internal sidewalk system with the existing sidewalk along Pear Street as generally depicted on the Concept Plan.
4. Developer shall provide a bus stop shelter at the corner of Pear Street and Cobblers Court.
5. Developer shall provide a vehicular connection/road stub to parcel # 108-(6)-L2 (located in Rockingham County) to allow for future connectivity.

The conditions set forth in this proffer statement supersede all conditions set forth in previous proffer statements submitted as part of this application.

Cobblers Valley Development Inc.

By: 

Dennis Wenger

Title: Manager



CITY OF HARRISONBURG
**PUBLIC
WORKS**

320 EAST MOSBY ROAD, HARRISONBURG, VA 22801

OFFICE (540) 434-5928 • FAX (540) 434-2695

July 12, 2021

Mr. Dennis Wenger
Cobblers Valley Development, Inc
2389 Grace Chapel Road
Rockingham, VA 22801

Re: Waiver of TIA Determination Form for Tax Map # 8-E-2 rezoning application

Dear Mr. Wenger,

The land use and number of units described in the rezoning application are consistent with the number of trips analyzed in the Traffic Impact Analysis (TIA) accepted by the Department of Public Works on February 26, 2018, when combined with the number of units proffered for the portion of the development located in Rockingham County. Therefore, Public Works does not require a TIA Determination Form to be completed for the current rezoning application.

If there are any questions related to this matter, I can be reached at 540-434-5928 or erin.yancey@harrisonburgva.gov.

Sincerely,

Erin Yancey, AICP
Public Works Planning Manager

cc: File
Thanh Dang, AICP