



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

465 Pear Street
Property Address

008-E-3 & 008-E-5
Tax Map Parcel/ID

2.94 & 0.73
Total Land Area (circle) acres or sq.ft.

Existing Zoning District: R1
Proposed Zoning District: R-8 Small Lot Residential

Existing Comprehensive Plan Designation: Medium Density Residential

PROPERTY OWNER INFORMATION

J&D Group LLC
Property Owner Name

540-476-2141
Telephone

PO Box 717
jerryh@ptogen.com
E-Mail

Street Address

Dayton VA 22821
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Same as Owner

Owner's Representative Telephone

Street Address E-Mail

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.

Aerald S. Dewst 11/3/2023
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

11/3/23
Date Application and Fee Received

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

[Signature]
Received By



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

465 Pear Street
 Property Address

008-E-3 & 008-E-5
 Tax Map

2.94 & 0.73
 Total Land Area

acres or sq.ft.
 (circle)

Existing Zoning Classification: R1 (R8 Proposed)

Special Use being requested: This request is in addition to an application for a rezoning to R-8 (Small Lot Residential), the special use permit is to allow attached townhomes of not more than eight units per section 10-3-59.4(1)

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Gerald R. Best
 PROPERTY OWNER

11/3/2023
 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

11/3/23
 Date Application and Fee Received

Total Fees Due: \$ 545
 Application Fee: \$425.00 + \$30.00 per acre

[Signature]
 Received By

November 3, 2023

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 3 & 008 E 5
Owners: J&D Group LLC
Address: 465 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.

Parcels 008 E 3 & 008 E 5 are currently zoned as R-1 and are located adjacent to the Rockingham County Portion of the planned Zephyr Hill Subdivision, a copy of the approved rezoning plan is attached for your reference. The Property is bounded by the vacant Parcel 008 E 2A to the north, Pear Street to the east, an existing residential parcel 007 B 4 to the south, and the planned Zephyr Hill Subdivision to the west.

As planned, this project will provide up to 41 units of townhomes and is intended to be an extension of the adjacent approved townhome section of Zephyr Hill (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 41 units (11.17 DU/ac.). The proposed rezoning will provide for planned vehicular and pedestrian interconnectivity within the Cobblers Valley and Zephyr Hill communities with no additional points of access onto Pear Street. Both developments have been accounted for in the recent design, approval, and installation of the primary stormwater management facility of which they both drain to. This facility is located on the adjacent county parcel and is owned by the adjoining land owner.

The applicant further requests that as a condition to approving the Special Use Permit requests, that these uses be established, or any construction authorized shall be commenced and diligently pursued within 48-months of the approval date of the Special Use Permits.

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

Sincerely,



Gerald Horst

ZEPHYR HILL ZONING AMENDMENT REQUEST (R-8)

PROFFER STATEMENT

DATE: 11/3/2023 (REVISED 12/15/2023)

RE: Zephyr Hill Rezoning
Owner: J&D Group LLC
Rezoning Case No: TBD
Tax Map Numbers: 008 E 3 & 008 E 5

J&D Group LLC 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 41 units.
2. Developer shall provide a vehicular connection/road stub to parcel # 008 E 2A (located in city of Harrisonburg) to allow for future connectivity.
3. A 5' wide sidewalk along the north side of the private drive 1 & west side of private drive 2 extending through the development as generally depicted on the concept plan.
4. Developer shall provide a continuation of road widening along with the addition of curb and gutter along Pear Street as generally depicted on the concept plan.
5. 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 provided adequate sight distance can be achieved along Pear Street.
6. Developer shall plant and maintain a 20' landscape buffer adjacent to the existing Single Family Residence as depicted and described on the Concept Plan. A detail depicting the buffer and spatial relations has been added to the concept plan.
7. Developer shall install and maintain posted speed limit signage not to exceed 15 miles per hour to serve as a traffic calming measure as generally depicted on the concept plan.
8. Developer shall install and maintain a raised crosswalk to serve as a traffic calming measure as generally depicted on the concept plan. The raised crosswalk design requires approval by the department of public works.
9. Developer shall provide a public access easement encompassing the 5' wide sidewalk which extends from Shoeshine Avenue to Pear Street and along Private Drive 2, as generally depicted on the concept plan.

J&D Group LLC

By: 

Gerald Horst

Title: Managing Partner



CITY OF HARRISONBURG
**PUBLIC
WORKS**

320 EAST MOSBY ROAD, HARRISONBURG, VA 22801

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

November 29, 2023

Carl Snyder, Jr., PE
Valley Engineering.
4901 Crowe Dr
Mount Crawford, VA 22841

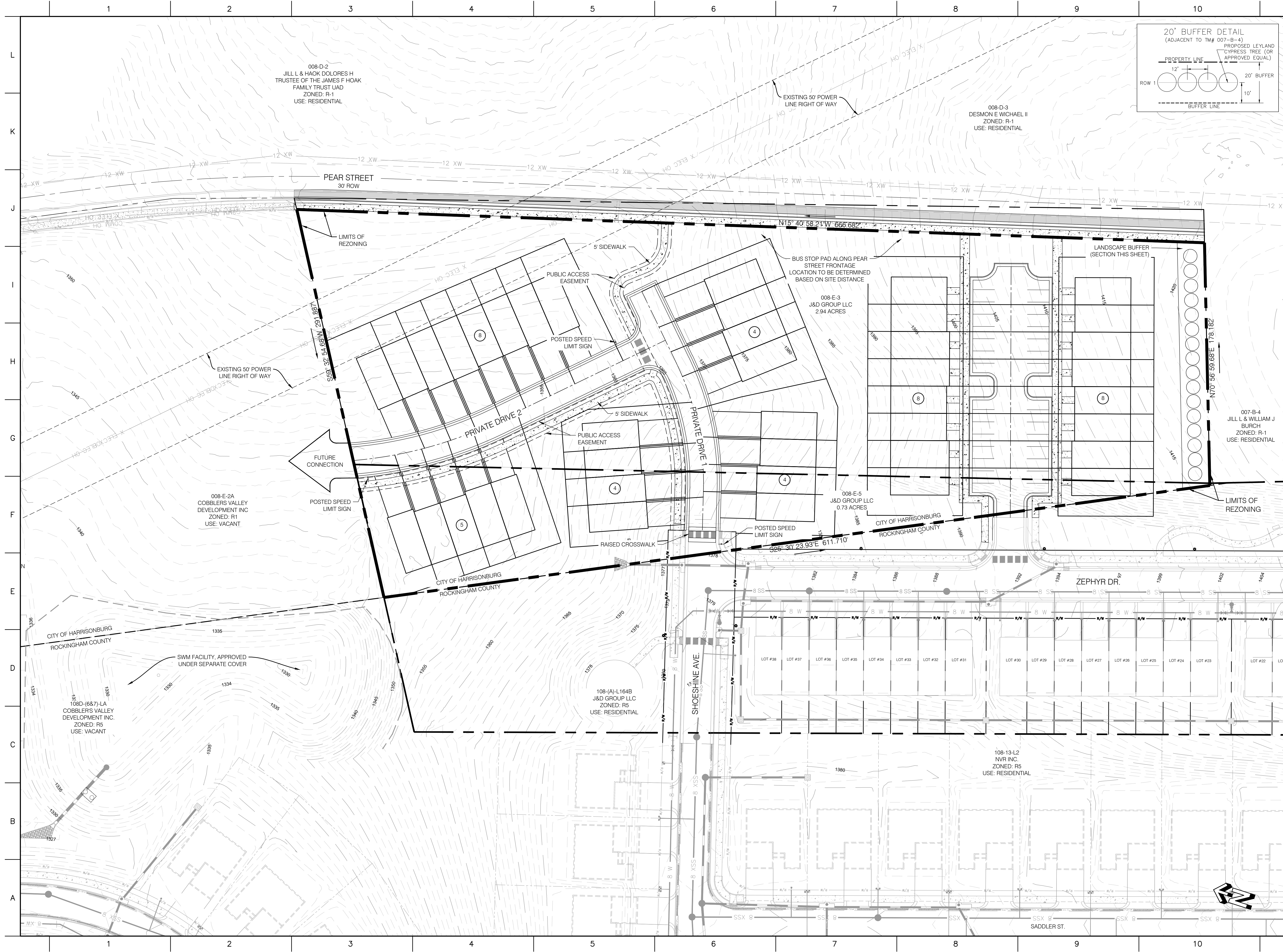
RE: Zephyr Hill Traffic Impact Analysis Addendum – Rezoning of TM# 8-E-3 & 8-E-5

Mr. Snyder,

The land use and number of units described in the rezoning application, when combined with the number of units proffered for the portion of the development located in Rockingham County are consistent with the number of trips analyzed in the Traffic Impact Analysis (TIA) accepted by the Department of Public Works in February of 2018 and updated in August of 2022. Therefore, Public Works does not require a TIA Determination Form to be completed for the current rezoning application.

Regards,

Timothy Mason
Public Works - Transportation System Specialist



ZEPHYR HILL
CENTRAL DISTRICT
465 PEAR STREET
HARRISONBURG, VIRGINIA



4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841
(540) 434-6365
www.valleyesp.com

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REVISIONS:
12/08/2023 - REVISION #1
12/13/2023 - REVISION #2

DATE: 11/03/2023

PROJECT No.: 12584-6

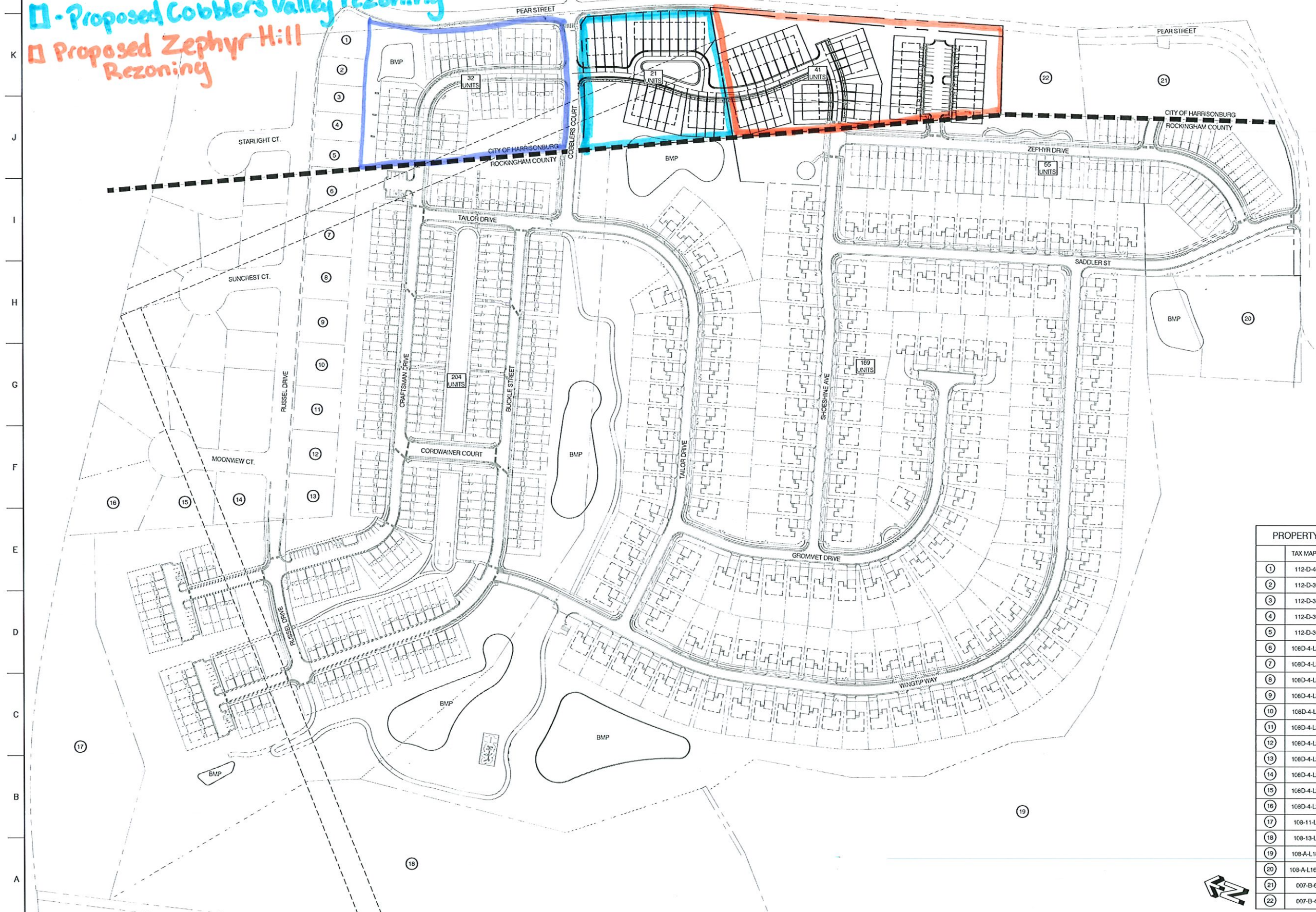
EXP./CLIENT No.: 9014-4



CONCEPT PLAN
(EXHIBIT 'A')

SHEET NO.:
1 OF 1

□ - 2021 Cobblers Valley Rezoning
□ - Proposed Cobblers Valley Rezoning
□ Proposed Zephyr Hill Rezoning



PROPERTY LEGEND		
	TAX MAP #	ZONING
①	112-D-40	RC3
②	112-D-39	RC3
③	112-D-38	RC3
④	112-D-37	RC3
⑤	112-D-36	RC3
⑥	106D-4-L35	R3
⑦	106D-4-L34	R3
⑧	106D-4-L33	R3
⑨	106D-4-L32	R3
⑩	106D-4-L31	R3
⑪	106D-4-L30	R3
⑫	106D-4-L29	R3
⑬	106D-4-L28	R3
⑭	106D-4-L27	R3
⑮	106D-4-L25	R3
⑯	106D-4-L24	R3
⑰	106-11-L2	B1
⑱	106-13-L3	R5
⑲	108-A-L187	A2
⑳	108-A-L164C	A2
㉑	007-B-6	R1
㉒	007-B-4	R1

COBBLERS VALLEY DEVELOPMENT

HARRISONBURG, VIRGINIA
ROCKINGHAM COUNTY, VIRGINIA



4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841
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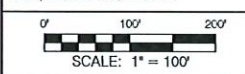
REVISIONS:

**PRELIMINARY USE
NOT FOR CONSTRUCTION**

DATE: 11/29/2023

PROJECT No.: XXXXX-X

EXP./CLIENT No.: 9014-4



OVERALL LAYOUT

SHEET NO.:

1 OF 1