

CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

241 Commerce Dr., 298 E. Washington St. Harrisonburg, VA 22802 041 Q 6, 041 Q 4, **4A** 2.52 acres or sq.ft.
 Property Address Tax Map Parcel/ID Total Land Area (circle)
 Existing Zoning District: R-3, B2C Proposed Zoning District: R-5
 Existing Comprehensive Plan Designation: Mixed Use

PROPERTY OWNER INFORMATION

Commerce Village LLC, c/o Virginia Housing Development Authority, attn: Michael Wong (540) 434-7386
 Property Owner Name Telephone
 PO Box 5127 wongway@harrisonburgrha.com
 Street Address E-Mail
 Richmond VA 23220-6500
 City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Monteverde Engineering & Design Studio (c/o Jon Ernest) (540) 746-7320
 Owner's Representative Telephone
 250 E. Elizabeth St., Ste 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.

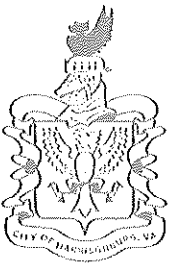
Michael Wong June 8, 2023
 PROPERTY OWNER DATE

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

6/9/23 Total Fees Due: \$ 640 paid
 Date Application and Fee Received 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

298 E. Washington St. Harrisonburg, VA 22802
Property Address

041-Q-4, 041-Q-4A
Tax Map **41-Q-6**

0.49
Total Land Area 0.49 acres or sq.ft. (circle)

Existing Zoning Classification: B2C

Special Use being requested: The Applicant is requesting the allowance of multi-family buildings with greater than 12 units per bldg., pursuant to Sec. 10-3-55.4.(1) of the City Code. Reasoning and justification for this request is further described in detail in the attached letter of support.

PROPERTY OWNER INFORMATION

Harrisonburg Redevelopment & Housing Authority, attn: Michael Wong
Property Owner Name

(540) 434-7386
Telephone

PO Box 1071
wongway@harrisonburgrha.com
E-Mail

Street Address

Harrisonburg VA 22803
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Monteverde Engineering & Design Studio (c/o Jon Ernest)
Owner's Representative

(540) 746-7320
Telephone

250 East Elizabeth St. Ste 114
jernest@monteverdedesigns.com
E-Mail

Street Address

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.

Michael Wong
PROPERTY OWNER

July 14, 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

7/14/23
Date Application and Fee Received

Total Fees Due: \$ 455 paid
Application Fee: \$425.00 + \$30.00 per acre

[Signature]
Received By

Commerce Village II

Rezoning Plan Description

TAX MAP NUMBER(S): 041-Q-6, 041-Q-4, 041-Q-4A

DATE: JUNE 13, 2023

REZONING CASE NUMBER: TBD

The proposed development of Commerce Village II (“Development”), located at 241 Commerce Dr. and 298 E. Washington St, Harrisonburg, and identified in whole as tax map parcels 041-Q-6, 041-Q-4 and 041-Q-4A, comprises of approximately 2.56 acres. The Development seeks to rezone its existing zoning designation(s) of Medium Density Residential (R-3) and General Business District (B-2C) to High Density Residential (R-5). This rezoning request seeks to address the increasing demand and need for affordable housing in our community, while maximizing the property’s potential to accommodate higher density housing options compared to what is currently permitted by-right.

To facilitate greater density for the property located at 298 E. Washington St, the applicant/landowner plans to perform a Boundary Line Adjustment (BLA) of approximately 7,530 SF from its phase 1 property (Commerce Village) to the proposed phase 2 property (Commerce Village II), as indicated in the attached Exhibit A. This BLA ensures a more optimal utilization of the applicant’s readily available land, allowing for the development of sixteen (16) total units.

As part of this rezoning application, the applicant proposes the following conditions:

1. Occupancy is restricted to a family or no more than two (2) individuals per dwelling unit.
2. A minimum of 0.75 parking spaces per dwelling unit shall be provided.
3. On tax map parcels 41-Q-4 and 41-Q-4A, no parking lot (including travel lanes and drive aisles) shall be located between any building and public streets (Commerce Drive and East Washington Street).
4. There shall be no entrances on East Washington Street.
5. Future development on tax map parcel(s) 41-Q-4 and 41-Q-4A shall share an entrance with 41-Q-6, as generally depicted on Exhibit A concept plan.
6. Internal private sidewalk connections shall be provided to public sidewalks along East Washington Street and Commerce Drive for the future development on tax map parcel 41-Q-4 and 41-Q-4A

By implementing the conditions above, this Development will be permitted to reduce the required number of parking spaces from one and one-half (1.5) spaces per unit to 0.75 spaces per unit, as all apartment units will be one-bedroom units. This strategic approach will help to minimize unnecessary development and land disturbance, aligning with the vision of responsible stewardship of land use. Moreover, the decision to limit the occupancy per unit is based on a careful evaluation of the parking needs and observed demand throughout the history of Commerce Village and beyond. Currently, the phase 1 units occupy less than 50% of the total allocated parking spaces, indicating that the original parking requirement for their specific needs proved excessive and does not align with the actual parking demand that has been observed on-site.

We kindly request your careful consideration of this project and its associated rezoning request. Should you require any additional information or have any questions needed to assist you in your evaluation, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this matter.

Sincerely,



Jon Ernest, PLA
Partner | Landscape Architect
Monteverde Engineering & Design Studio



PROFFER STATEMENT

RE: Commerce Village II ("Development")

Developer/Applicant: Commerce Village, LLC / HRHA

Date: June 13, 2023

Rezoning Case Number: TBD

Existing Zoning: R-3, B-2C

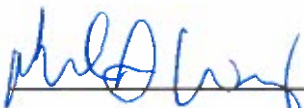
Proposed Zoning: R-5

Tax Map Number(s): 041-Q-6, 041-Q-4, & 041-Q-4A Totaling approximately 2.56 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. Occupancy is restricted to a family or no more than two (2) individuals per dwelling unit.
2. A minimum of 0.75 parking spaces per dwelling unit shall be provided.
3. On tax map parcels 41-Q-4 and 41-Q-4A, no parking lot (including travel lanes and drive aisles) shall be located between any building and public streets (Commerce Drive and East Washington Street).
4. There shall be no entrances on East Washington Street.
5. Future development on tax map parcel(s) 41-Q-4 and 41-Q-4A shall share an entrance with 41-Q-6, as generally depicted on Exhibit A (concept plan).
6. Internal private sidewalk connections shall be provided to public sidewalks along East Washington Street and Commerce Drive at the time of development of tax map parcel(s) 41-Q-4 and 41-Q-4A.



Applicant/Owner Signature



Printed Name

Commerce Village II – SUP Letter of Support

8/4/2023

Jon Ernest, PLA
Monteverde Engineering & Design Studio
250 E Elizabeth St, Suite 114
Harrisonburg, VA 22802

City of Harrisonburg Community Development
Attn: Thanh Dang, AICP
409 S Main St.
Harrisonburg, VA 22801

RE: Commerce Village II - SUP Letter of Support

Dear Ms. Dang:

The attached Permit request is for a special use authorization for the proposed phase two (2) development of Commerce Village, located at 298 E. Washington St., and identified as tax map parcel 041-Q-4, 041-Q-4A, and 041-Q-6. The existing zoning of the subject parcel is General Business (B2C), however a request to rezone the property from B2C to High Density Residential (R5C) accompanies this submission request. The concept plan (Exhibit A) associated with the rezoning request proposes sixteen (16) units in total. According to City Code, Sec. 10-3-55.4(1), multi-family dwellings consisting of more than twelve (12) units per building are permitted in the R-5 High Density Residential District by approved special use permit only. This Special Use request is to obtain permission to allow for on-site multi-family buildings to exceed the maximum number of units of 12 per building.

The increased accommodation of units provide considerable design and development benefits. Particularly, the increase in unit density within a building permits site planning and design that maximizes land-use efficiency, reducing development costs and minimizing land disturbance activity. Ultimately, this permits such developments to assist in the supply of unit affordability, while offering the ability to commit to best design practices that limit land disturbance and impact. As such, we strongly believe that the allowed multi-family use described in Sec. 10-3-55.3 (2) of the City Code, which limits multi-family buildings to only 12 units, directly opposes high-density development where development acreage is limited and often unaffordable, thereby further increasing unnecessary costs for those it intends to provide for.

In consideration of these factors, we firmly believe that multi-family development, located within a high-density residential zoning classification, warrants the strong consideration of

permitting greater than 12 units per building. We believe this request to be both reasonable and within best practice of urban planning and development principles. Granting this Special Use Permit request will allow the applicant to continue their efforts in providing quality housing options while ensuring efficient land utilization and resource management.

Thank you for your time and attention to this request. Should you require any additional information or have any questions needed to assist you in your evaluation, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jon Ernest', written in a cursive style.

Jon Ernest, PLA
Partner | Landscape Architect
Monteverde Engineering & Design Studio





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 (c/o Jon Ernest)			
Telephone:	(540) 746-7320			
E-mail:	jernest@MonteverdeDesigns.com			
Owner Name:	Commerce Village LLC (c/o HRHA, attn: Michael Wong)			
Telephone:	(540) 434-7386			
E-mail:	wongway@harrisonburgrha.com			
Project Information				
Project Name:	Commerce Village II			
Project Address:	241 Commerce Dr. & 298 E. Washington St, Harrisonburg, VA 22802			
TM #:	041-Q-6, 041-Q-4			
Existing Land Use(s):	Residential / Vacant			
Proposed Land Use(s): (if applicable)	Residential			
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)	The Property, located at the address(es) identified above, seeks to rezone the principal parcel of approximately 2.52 acres from its existing zoning designation of R-3/B2C to R-5. If approved, it is anticipated that initial development would generate no more than 16 new residential units (46 total). Access to the development would be located off of Commerce Dr. (RTE 720), approximately 250 feet north from its intersection with E. Washington St. (RTE 932).			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	6			
PM Peak Hour Trips:	8			

(reserved for City staff)

TIA required? Yes _____ No TM
Comments:

Accepted by: Zenetta Mason Date: 6/8/2023

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	Multi-family, low-rise	220	Dwelling Units	46	18	23
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					18	23
8	Existing #1	Multi-family, low rise	220	Dwelling Units	30	12	15
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					12	15
15	Final Total (Total New – Total Existing)					6	8

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.

SITE DATA

- TAX MAP #: 041-Q-6, 041-Q-4, 041-Q-4A
- PROPERTY OWNER: COMMERCE VILLAGE II, HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
- ADDRESS: 241 COMMERCE DR., 298 E. WASHINGTON ST., HARRISONBURG, VA 22802
- ACREAGE: 2.07 AC (041-Q-6), 0.45 AC (041-Q-4), 0.04 AC (041-Q-4A) [2.56 AC TOTAL]
- CURRENT ZONING: R3, B2C
- CURRENT USE (041-Q-6): MULTI-FAMILY
- CURRENT USE (041-Q-4, 4A): VACANT
- CURRENT DENSITY FOR 041-Q-6: 14.5 UNITS/AC (30 UNITS/2.07 AC)

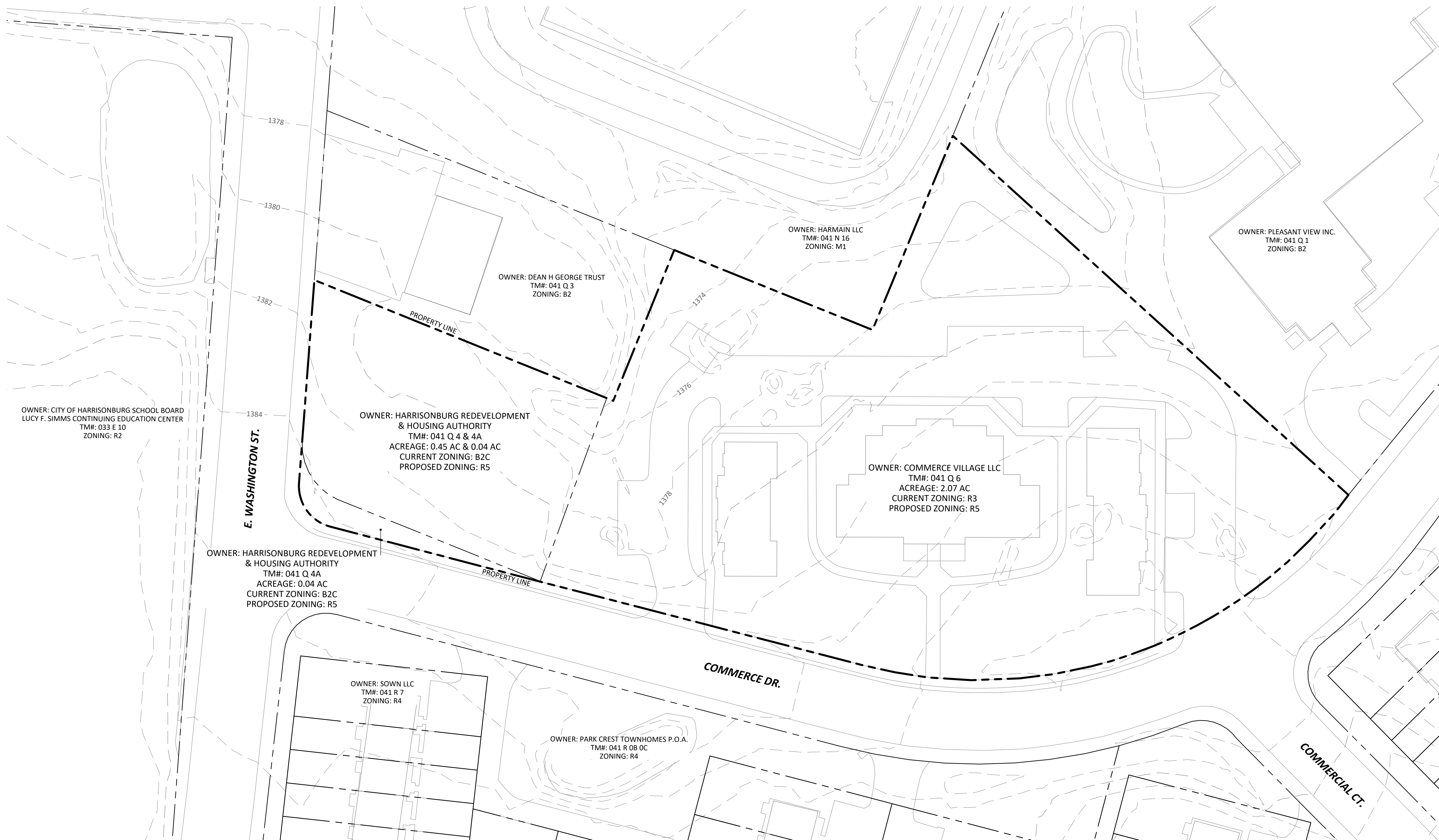


EXHIBIT A

REZONING PLAN
COMMERCE VILLAGE II
Commerce Dr.
Harrisonburg, VA

Revisions:

No.	Description	Date

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

EXISTING CONDITIONS

Project number: 23010C
Date: June 9, 2023
Drawn by: JMQ
Checked by: JWE

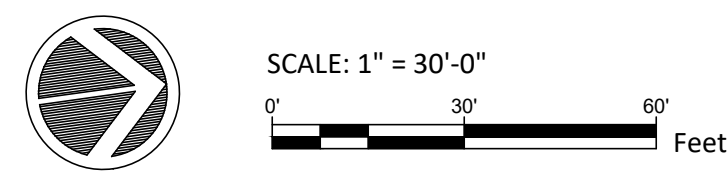
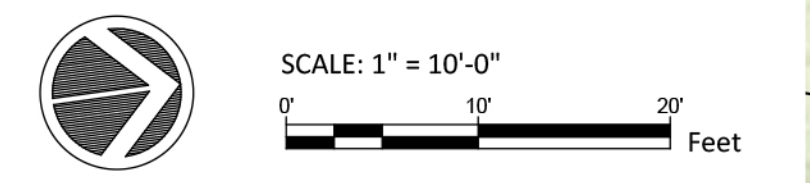


EXHIBIT A

REZONING PLAN
COMMERCE VILLAGE II
Commerce Dr.
Harrisonburg, VA

SITE DATA

- TAX MAP #: 041-Q-6, 041-Q-4, 041-Q-4A
- PROPERTY OWNER: COMMERCE VILLAGE II, HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
- ADDRESS: 241 COMMERCE DR., 298 E. WASHINGTON ST., HARRISONBURG, VA 22802
- CURRENT ACREAGE: 2.07 AC (041-Q-6), 0.45 AC (041-Q-4), 0.04 AC (041-Q-4A) [2.56 AC TOTAL]
- PROPOSED ACREAGE WITH ADJUSTED PROPERTY LINE: 1.85 AC (041-Q-6), 0.71 AC (041-Q-4)
- CURRENT ZONING: R3, B2C
- PROPOSED ZONING: R5
- CURRENT USE (041-Q-6): MULTI-FAMILY
- CURRENT USE (041-Q-4, 4A): VACANT
- PROPOSED USE (041-Q-4): MULTI-FAMILY
- CURRENT DENSITY (041-Q-6): 14.5 UNITS/AC (30 UNITS/2.07 AC)
- NEW DENSITY FOR 041-Q-6 AFTER PROPERTY LINE ADJUSTMENT: 16.2 UNITS/AC (30 UNITS/1.85 AC)
- PROPOSED DENSITY FOR 041-Q-4: 22.5 UNITS/AC (16 UNITS/0.71 AC)
- PROPOSED BUILDING TYPE: 2-STORY APARTMENT
- PROPOSED PARKING: 12 SPACES WITH OPTION TO ADD 4 ADDITIONAL SPACES IN FUTURE IF NEEDED
- REQUIRED BUILDING SETBACKS: 10' FRONT AND SIDE, 25' REAR
- REQUIRED PARKING BUFFER: 10' ALONG PUBLIC STREET R.O.W. AND 10' ALONG ADJACENT PROPERTY LINES OR 3' MIN. HT. WALL OR FENCE.



Revisions:

No.	Description	Date

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REZONING PLAN

Project number:	23010C
Date:	June 9, 2023
Drawn by:	JMQ
Checked by:	JWE