

CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION			
937 Vine Street	28-O-16	1.77 acres	acres or sq.ft.
Property Address	Tax Map Parcel/ID	Total Land Area	(circle)
Existing Zoning District: <u>R1</u>	Proposed Zoning District: <u>R8</u>		
Existing Comprehensive Plan Designation: <u>Low Density Residential</u>			
PROPERTY OWNER INFORMATION			
Farhad Koyee & Mikael Bahar		540-433-4911	
Property Owner Name		Telephone	
937 Vine Street		farhadkoyee11@yahoo.com	
Street Address		E-Mail	
Harrisonburg	VA	22802	
City	State	Zip	
OWNER'S REPRESENTATIVE INFORMATION			
Farhad Koyee & Mikael Bahar		540-433-4911	
Owner's Representative		Telephone	
937 Vine Street		farhadkoyee11@yahoo.com	
Street Address		E-Mail	
Harrisonburg	VA	22802	
City	State	Zip	
CERTIFICATION			
<p><i>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 of any property.</i></p>			
 _____ PROPERTY OWNER		<u>5-3-2023</u> DATE	
REQUIRED ATTACHMENTS			
<input checked="" type="checkbox"/> Letter explaining proposed use & reasons for seeking change in zoning. <input checked="" type="checkbox"/> Statement on proffers, if applying for conditional rezoning. <input checked="" type="checkbox"/> Survey of property or site map. <input checked="" type="checkbox"/> 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			
<u>5/4/23</u> Date Application and Fee Received		Total Fees Due: \$ <u>610</u> Application Fee: \$550.00 + \$30.00 per acre	
 _____ Received By			



1123 S. High Street
Harrisonburg, VA 22801
540-246-3712
contact@colmanengineering.com

May 2, 2023

Adam Fletcher
Director of Community Development
City of Harrisonburg
409 South Main Street
Harrisonburg, VA 22801

Mr. Fletcher,

The purpose of this letter is to seek the rezoning for the property located at 937 Vine St.; identified as TM: 28-O-16, to be rezoned from R-1 to R-8.

The property has an area of approximately 1.77 acres with two residential structures. The existing larger house is currently occupied, and the second, smaller house, located at the end of Wren Drive is planned to be demolished, as it is dilapidated and uninhabitable. The property is zoned R-1 with limited ROW frontage. We would like to develop the property for smaller lots to accommodate single-family and duplex units, as portrayed on the attached exhibit. This would provide for smaller more affordable units.

Thank you and staff for your consideration.

A handwritten signature in black ink, appearing to read 'Farhad Koyee'.

Farhad Koyee, Owner
937 Vine St
Harrisonburg, VA 22802



June 9, 2023

Thanh Dang, AICP
Assistant Director of Community Development
City of Harrisonburg
409 South Main Street
Harrisonburg, VA 22801

RE: 937 Vine St Rezoning

Ms. Dang,

As part of our rezoning request for the Property located at 937 Vine St, TM# 28-O-16, we offer the following proffers:

1. A 6-ft wide pedestrian access easement will be provided between Wren Way and the property line closet to Vine street.
2. A sidewalk access easement will be provided along the western property boundary closest to Vine Street, 7.5-ft from back of curb.
3. No townhouses or multifamily structures will be allowed.
4. At the time of development, the property owner shall construct an acceptable turnaround at the end of Wren Way. The turnaround may include a cul-de-sac or another design accepted and approved by City staff. The property owner shall also dedicate the necessary land for public right-of-way to include the turnaround, and along the south side of the turnaround, the property owner shall dedicate an additional 7.5-ft. width of land as public right-of-way for future sidewalk. The property owner will not be responsible for constructing the sidewalk.

Regards,



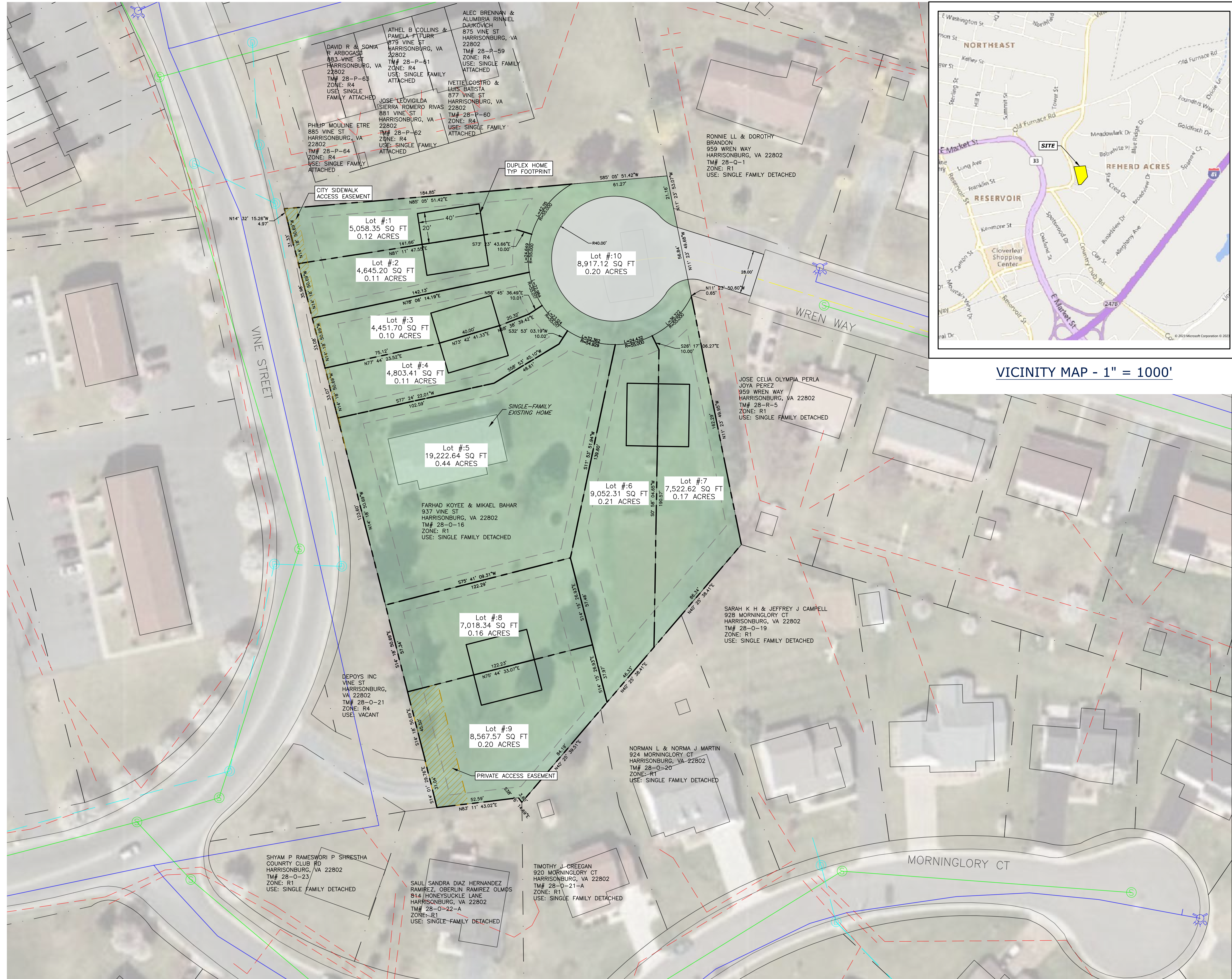
FARHAD KOYEE
937 VINE ST
HARRISONBURG, VA 22802

937 VINE ST - R-8 REZONING REQUEST EXHIBIT

PROPERTY INFORMATION

Location:
 937 VINE ST
 HARRISONBURG, VA 22802
 OWNER: FARHAD KOYEE & MIKAEL BAHAR
 Tax Map: 28-O-16
 Zone: R-1
 Lot Area: 1.77 ACRES

PROPOSED REZONING: R-1 TO R-8





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: Telephone: E-mail:				
Owner Name: Telephone: E-mail:				
Project Information				
Project Name:				
Project Address: TM #:				
Existing Land Use(s):				
Proposed Land Use(s): (if applicable)				
Submission Type:	Comprehensive Site Plan	Special Use Permit	Rezoning	Preliminary Plat
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)				
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:				
PM Peak Hour Trips:				

(reserved for City staff)

TIA required? Yes _____ No TM

Comments:

Accepted by: Zenethy Mason

Date: 5/3/2023

Peak Hour Trip Generation by Land Use

Row	IVG'Nand Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1					
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1					
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips					
15	Final Total (Total New – Total Existing)					

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.