



Project name 1149 Clay Street Rezoning

Address/Location 1149 Clay Street

Tax Map Parcels 029 G 28

Total Land Area +/- 27878.4 square feet

Property Owner HEWA MOHAMMED

Present Zoning R-1, Residential District

Proposed Zoning R-8, Small Lot Residential District

Dear Sir or Madam,

I hope this letter finds you well. I am writing to formally request the rezoning of a +/- 27878.4 square foot parcel located at 1149 Clay Street, currently zoned as R-1, Residential District, to be rezoned to R-8, Small Lot Residential District. I would like to express the necessity and reasons behind this request, which is primarily driven by the intention to subdivide the lot into two parcels and construct a single-family detached dwelling on the undeveloped portion of the property.

There are several compelling reasons for this rezoning request:

1. **Land Utilization:** The existing R-1 zoning for the unique aspect of the property's size and how the rezoning can make the best use of this feature. Rezoning to R-8 will allow for a more efficient and compatible use of the land, ensuring that it conforms to the character of the area.
2. **Increased Housing:** By subdividing the lot into two parcels, we aim to contribute to the housing supply in the community. The demand for single-family homes in this neighborhood is high, and this rezoning would enable us to meet that demand while maintaining the neighborhood's residential character.
3. **Economic Benefits:** The development of single-family dwellings on the future parcel will not only create new housing opportunities but also stimulate local economic growth. It will generate jobs during construction and contribute to property tax revenue once the homes are occupied.
4. **Infrastructure Compatibility:** The property is already adequately served by public utilities and infrastructure, making it well-suited for residential development under the R-8 zoning classification. This rezoning aligns with the city's goals of efficient land use and infrastructure optimization.

5. **Preservation of Open Space:** The proposed subdivision will still leave ample open space on the property, preserving its natural character and contributing to green space within the neighborhood.
6. **Support for Housing Diversity:** Rezoning to R-8 promotes housing diversity by allowing for smaller lot sizes, which can accommodate a range of income levels and family sizes, fostering a more inclusive and vibrant community.

In conclusion, the rezoning of the +/- 27878.4 square foot parcel from R-1 to R-8 is a crucial step towards responsibly developing this property to meet the housing needs of our community while maintaining the area's overall character and infrastructure capacity. We believe this rezoning aligns with the long-term vision and goals of the city, and we are committed to working closely with the city and community stakeholders to ensure a successful development process.

We kindly request that you consider this rezoning request and schedule it for discussion and review. We are open to providing any additional information, attending public hearings, or participating in any necessary steps to facilitate the rezoning process.

Thank you for your attention to this matter, and we look forward to working collaboratively with the zoning authority to bring this project to fruition.

Sincerely,

HEWA MOHAMMED



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.

<b>Contact Information</b>				
Consultant Name: Telephone: E-mail:				
Owner Name: Telephone: E-mail:				
<b>Project Information</b>				
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)				
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>				
AM Peak Hour Trips:				
PM Peak Hour Trips:				

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No JM  
Comments:

Accepted by: Zenith Mason Date: 9/15/2023

### 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.

## Proffer Statement

In connection with the rezoning request for the property located at 1149 Clay Street and identified as tax map parcel 29-G-28, I hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in this submission.

1. No duplexes will be allowed.
2. More than two dwellings are prohibited.
3. The minimum setback for principal structures along Clay Street shall be 30 feet and along Country Club Road shall be 30 feet.
4. The driveway entrance will be located away from the intersection of Clay Street and Country Club Road as generally illustrated on the attached work sheet labeled Exhibit A.
5. At the time of future subdivision, the property owner shall dedicate public street right-of-way as described below:
  - a. A triangular area, beginning at the northern property corner and measuring a distance of ten feet along the bearing of the existing, two property boundaries along Clay Street and Country Club Road, where a straight line connects the two end points; and
  - b. From the new property corner along Country Club Road, as described above, for a distance of 190 feet along Country Club Road, the area needed to ensure 30 feet of right-of-way from the centerline of the existing developed street and tapering to the end point the area needed to ensure not less than 22 feet from the centerline of the existing developed street; and
  - c. For the remainder of parcel, a length along a curve for a distance of about 123 feet, the area needed to ensure at least 22 feet from the centerline of the existing developed street.

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Hewa Mohammed

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Date

**Exhibit A**

# PROPOSED REZONING PLAT OF TAX PARCEL 29 (G) 28 FROM R-1 TO R-8

CITY OF HARRISONBURG, VIRGINIA

JULY 11, 2023

SCALE: 1"=40'

○ = FOUND IRON PIN

● = SET IRON PIN

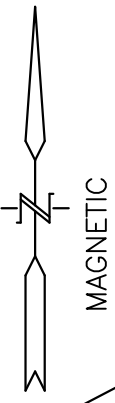
▣ = MONUMENT

EP = EDGE OF PAVEMENT

BC = BACK OF CURB

SBL = SETBACK LINE

--- = PROPOSED PROPERTY LINE

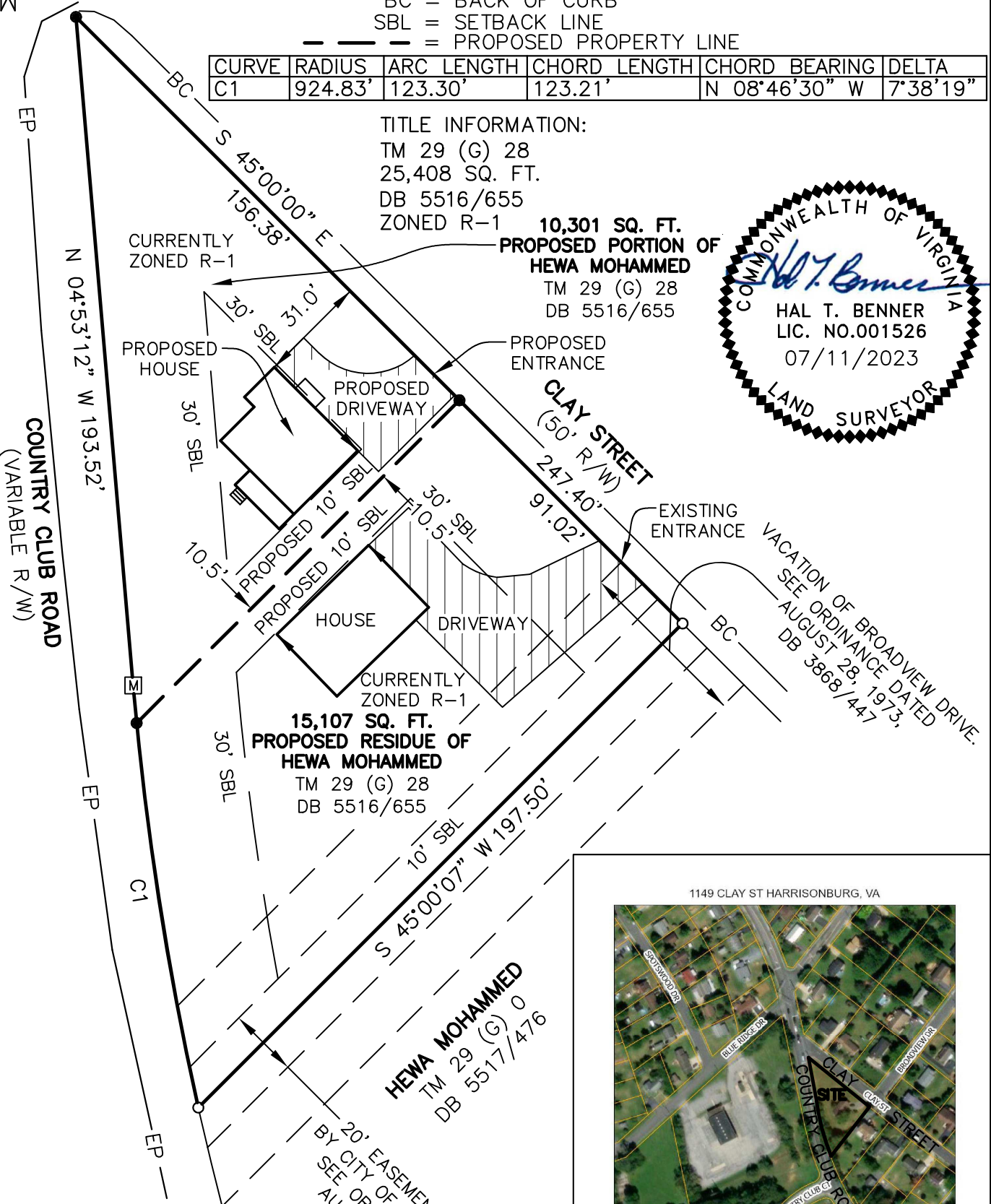


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	924.83'	123.30'	123.21'	N 08°46'30" W	7°38'19"

**TITLE INFORMATION:**

TM 29 (G) 28  
25,408 SQ. FT.  
DB 5516/655  
ZONED R-1

**10,301 SQ. FT.  
PROPOSED PORTION OF  
HEWA MOHAMMED**  
TM 29 (G) 28  
DB 5516/655



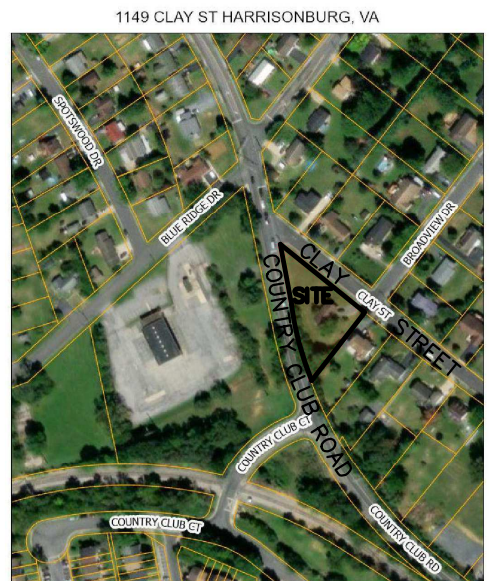
**15,107 SQ. FT.  
PROPOSED RESIDUE OF  
HEWA MOHAMMED**  
TM 29 (G) 28  
DB 5516/655

**HEWA MOHAMMED**  
TM 29 (G) 0  
DB 5517/476

20' EASEMENT RETAINED  
BY CITY OF HARRISONBURG.  
SEE ORDINANCE DATED  
AUGUST 28, 1973,  
DB 3868/447

VACATION OF BROADVIEW DRIVE.  
SEE ORDINANCE DATED  
AUGUST 28, 1973,  
DB 3868/447

**BENNER & ASSOC., INC.**  
8 PLEASANT HILL ROAD  
HARRISONBURG, VA 22801  
540 434-0267  
REF# 020223  
DRAWING: 020223.dwg  
CRD: 020223



May 12, 2023

0 25 50 100  
1:2,257

Source: Aerial View, Benner Geographics, and the GIS User Community