

Date Application Received: 10-11-16

Total Paid: \$795.00 *CBanks pd.*

Application for Change of Zoning District City of Harrisonburg, Virginia

\$397.50 *4-6-2017*
CBANKS

Application Fee: \$375.00 plus \$30.00 per acre

Section 1: Property Owner's Information

Name: VIRGINIA MENNONITE RETIREMENT COMMUNITY (VMRC)
Street Address: 1501 Virginia Avenue Email: _____
City/State/Zip: Harrisonburg, VA 22802
Telephone (work): 540-564-3412 (home or cellular): _____ (fax): 540-564-3700

Section 2: Owner's Representative Information

Name: Scott Kleist, MCSE, Vice President of Technology & Facilities
Street Address: 1501 Virginia Avenue Email: skleist@vmrc.org
City/State/Zip: Harrisonburg, VA 22802
Telephone (work): 540-564-3412 (home or cellular): _____ (fax): 540-564-3700

Section 3: Description of Property

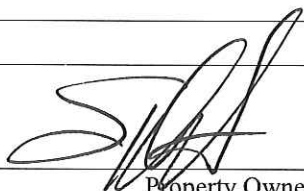
Location (street address): 1501 Virginia Avenue, Harrisonburg, VA 22801
Tax Map Number: Sheet: 52 Block: D Lot: 4,6-10 Total Land Area (acres or square feet): 13.35 ACRES
Existing Zoning District: R-3 (Institutional Overlay) Proposed Zoning District * : R-3 (Institutional Overlay)
Existing Comprehensive Plan Designation: Institutional Overlay

**If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper*

Section 4: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: See attached Sheet for all adjacent property owners
East: _____
South: _____
West: _____

Section 5: Certification

I certify that the information contained herein is true and accurate. Signature:  _____
Property Owner

PLEASE NOTE – If a Traffic Impact Analysis is required, this application shall not be considered accepted until the TIA has been reviewed and TIA fees paid. More information at www.harrisonburgva.gov/site-development

ITEMS REQUIRED FOR SUBMISSION

- | | |
|---|---|
| <input checked="" type="checkbox"/> Completed Application | <input checked="" type="checkbox"/> Fees Paid |
| <input checked="" type="checkbox"/> Survey of Property <i>site drawing</i> | <input checked="" type="checkbox"/> Source Deed |
| <input checked="" type="checkbox"/> Description of Proposed Use | <input type="checkbox"/> Proffers (if applicable) |
| <input type="checkbox"/> Adjacent Property Owners | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> TIA Determination Form OR Accepted TIA Letter, signed by Public Works | |



1501 Virginia Avenue
Harrisonburg, VA 22802
(540) 564-3400
toll free (888) 564-8672

May 1, 2017

Dear Ms. Thanh Dang
City Planner
Department of Planning & Community Development
409 South Main Street
Harrisonburg, VA 22801

RE: VMRC Master Plan Amendment

Ms. Dang

As part of our rezoning request for a Master Plan Amendment of the VMRC's campus, affecting a portion of the Park Village section, VMRC proffers that conversion of garages into living spaces will not be permitted.

Regards,

Scott Kleist
Vice President of Technology & Facilities
Project Management Group
VMRC
1501 Virginia Avenue
Harrisonburg, VA 22802

Virginia Mennonite Retirement Community (VMRC) Master Plan Amendment Narrative

May 1, 2017

Introduction:

The attached Virginia Mennonite Retirement Community (VMRC) Master Plan is being submitted for amendment under Section 10-3-106, "Master Plan Requirements." This amendment follows the requirements of Section 10-3-106,b items 1-4:

This Master Plan amendment does not replace the existing Master Plan on-file with the City of Harrisonburg. This amendment applies only to a portion of the Village Park section of VMRC, as highlighted in the attached Master Plan Amendment drawings.

VMRC is recasting its vision for the Park Village neighborhood. The existing buildings are aging, with some dating to the early 1980s, and do not provide the amenities current retirees are seeking. Beyond refreshing the physical structures, VMRC seeks to increase walkability and connectivity, both internally and to other neighboring places, such as Eastern Mennonite University, Park Woods, and Common Good Marketplace. The current zoning and permitted uses of the property create challenges to the pursuit of this vision.

While the end goals are established, the specific execution is not. Park Village will change slowly over many years as tenant turnover takes place. Additionally, VMRC desires to tailor renovations to emerging market conditions which will be informed by the initial phases. For these reasons, the future design is not developed. Rather, the requests and proposals included here will provide the framework for design of the future development.

Item 1:

The boundaries of the area involved and the ownership of properties contained therein, as well as all existing public streets and alleys within and adjacent to the site.

The campus is composed of three organizations under the VMRC umbrella, with ownership of the entire 42.947-acre property, with Tax Map numbers: 52-A-1, 52-D-1, 3, 4, 6 thru 10 and 13, and 52-G-6 thru 9. These organizations are Park Village, Inc. (21.743 acres); Heritage Haven, Inc. (7.559 acres); and Virginia Mennonite Home, Inc. (13.626 acres).

The property is zoned R-2 and R-3 with an Institutional Overlay. The R-3 portion of the property is bounded by Virginia Avenue to the east, Park Road to the west, EMU and Parkwood Drive to the south, and Harmony Heights to the north. While the R-2 portion of Park Village is located across the street, on the west side of Park Road.

Villa Drive, Pine Court, Spruce Court, Hawthorn Circle, and a portion of Shank Drive are internal or contained within the Park Village section of the VMRC campus.

Item 2:

The location and use of all existing buildings on the site, as well as the approximate location, height, dimensions and general use of all proposed buildings or major additions to existing buildings.

The following changes and deviations from the current zoning and existing permitted uses are requested for the Park Village section of VMRC as highlighted in the Master Plan Amendment drawings, excluding Park Place and the R-2 Institutional zoned lots across Park Road. The remainder of the VMRC campus will continue to follow the existing Master Plan as approved by the City of Harrisonburg in July of 2011.

Requested Changes:

- A reduction on setback requirements to provide maximum flexibility within the Park Village neighborhood:
 - Reduce front setback to twenty feet (20') along Park Road and Virginia Avenue.
 - Reduce side setbacks to five feet (5') around the Park Village section as shown in the attached Master Plan Amendment drawings.

Item 3:

The location of all existing parking facilities and the approximate location of all proposed parking facilities, including the approximate number of parking spaces at each location and all existing and proposed means of vehicular access to parking areas and to public streets and alleys. Any proposed changes to public streets and alleys within and adjacent to the site shall also be shown on the plan.

VMRC provides parking throughout their campus for residential and service facilities as well as for visitors. The Park Village section of the VMRC campus has a low parking need, however the below requested changes to and deviations from parking and parking landscape requirements will allow for upgraded and redeveloped units to provide parking adjacent to the units themselves, as well as adequate required turnaround space without backing into Park Road.

VMRC requests the following changes to the Master Plan for a portion of the Park Village neighborhood, as highlighted in the Master Plan Amendment drawings.

Requested Changes:

- One (1) parking space per dwelling unit with one bedroom, and (1.5) parking spaces per dwelling unit with two or more bedrooms – parking spaces can be provided by a garage attached to the dwelling unit, a driveway adjacent to the dwelling unit, or a parking space within the lot.
- Allow driveway spaces with garages to be counted as parking spaces.
- Deviate from required parking lot landscaping for driveway / garage / parking areas associated with new buildings. VMRC understands the value of landscaping and will install landscaping features throughout their facility. For any new parking lots, other than driveway parking, VMRC will adhere to city parking standards.
- Reduce the landscape border separation between the parking lots and the public street right-of-way from 10' to 5' for buildings along Park Road. Street trees will be installed as per the landscaping border ordinance.

Garages are preferable to VMRC's residents. VMRC will not allow conversion of garages, which allows for additional parking to be available on each driveway.

Based on their current and projected parking demands for Park Village, VMRC believes, as requested above, that one (1) parking space per dwelling unit with one bedroom, and (1.5) parking spaces per dwelling unit with two or more bedrooms would meet their needs. Parking spaces are provided by a garage, and/or by additional parking spaces on the driveway. In addition, parking spaces will be provided along the streets internal to Park Village to meet parking requirements.

Item 4:

The general use of major existing and proposed open spaces within the site and specific features of the plan such as screening, buffering or retention of natural areas, which are intended to enhance compatibility with adjacent and nearby properties.

VMRC residents use the areas between residential units within Park Village as gardening plots. The proposed upgrades to Park Village will enhance and increase accessibility to these features, through the installation of walking paths connecting the entire VMRC campus.