



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Change of Zoning District  
(Rezoning) Application**  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

1621 and 1641 Smithland Rd	063-B-3, 063-B-4	±1.75 AC	<u>acres</u> or sq.ft. (circle)
Property Address	Tax Map Parcel/ID	Total Land Area	
Existing Zoning District: <u>R-1</u>	Proposed Zoning District: <u>R-8</u>		
Existing Comprehensive Plan Designation: <u>Residential - SF, Detached (Existing Use); Mixed-Use (Land Use Guide)</u>			

**PROPERTY OWNER INFORMATION**

<del>Lowell</del> <u>Rodney</u> Miller and Mary VanPelt, TRUSTEES	Rod 5407055845	Mary 5408102402
Property Owner Name	Telephone	
1641 Smithland Rd	rodhdebmilller@gmail.com mvpandevp@msn.com	
Street Address	E-Mail	
Harrisonburg VA 22802		
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.

	5/2/2023
	5/2/2023
<b>PROPERTY OWNER</b>	<b>DATE</b>

**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](http://www.harrisonburgva.gov/traffic-impact-analysis).

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

Date Application and Fee Received	Total Fees Due: \$ _____ Application Fee: \$550.00 + \$30.00 per acre
Received By	

# **Skyline Mills**

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## **Rezoning Plan Description**

TAX MAP NUMBER(S): 063-B-3, 063-B-4

DATE: JUNE 20, 2023

REZONING CASE NUMBER: TBD

Skyline Mills (“Development”) is a proposed residential development comprising of approximately 1.75 AC. Located at 1621 and 1641 Smithland Rd, Harrisonburg, and identified in whole as tax map parcels 063-B-3 and 063-B-4, the Development seeks to rezone its existing zoning designation of Single-Family Residential District (R-1) to Small Lot Residential District (R-8). This rezoning request is sought to accommodate reduced lot sizes compared to that which is currently permitted by-right, thereby creating an ability to provide increased density to this development.

Upon approval of this rezoning request, Skyline Mills will have the capacity to develop seven (7) times greater density compared to that which is currently permitted, allowing for the potential development of forty-two (42) single-family attached units. Under existing conditions and by-right allowances per zoning classification, the maximum number of units permitted today would be restricted to a total of six (6) single-family lots. Although Code permits such an increase in overall density, existing site conditions (constraints, lot configuration, swm needs, etc.) caps the feasibility of development to fifteen (15) units, as generally depicted in the attached ‘Exhibit A’ (*note: total development unit count may increase or decrease based upon further evaluation during Site Plan design*).

A primary factor to the limited density proposed is the applicant’s desire to provide the local Harrisonburg/Rockingham market with increased duplex unit options, as opposed to the recent influx of townhome developments, specifically since 2020. This approach signals the applicant’s willingness and intention to provide a quality housing product to the community. Additionally, the applicant has coordinated with City staff throughout the application process in order to reach common ground on several proposed development items. These conversations have shown to be constructive and have ultimately resulted in common ground that serves to reach the development’s overall goal of providing quality, tastefully developed duplex housing to the City of Harrisonburg.

The proposed Development will reduce the number of access points onto Smithland Rd, as originally submitted, and will limit the development's ingress/egress to no greater than two (2) full access entrances, as generally depicted in 'Exhibit A'. The proposed entrance(s) will serve a shared access drive, aligned parallel to Smithland Rd. The proposed access drive will include a 40' access easement to serve all private residences. A Homeowners Association (HOA, or equal) shall maintain the access easement per its legally binding agreement, to be drafted at a later date. As this Development will be served by a private drive, the HOA shall be responsible for addressing the pick-up of waste from individual units. Furthermore, the HOA (or equal) shall provide maintenance for any and all stormwater management facilities incorporated on site, as determined during Site Plan design.

Additionally, the development of Skyline Mills will dedicate approximately 0.16 AC to the City of Harrisonburg for right-of-way use. The proposed dedicated right-of-way will assist in future roadway improvements to Smithland Road, as well as for the construction of a 10' min. shared-use path. The area of dedicated right-of-way shall measure a distance of no less than 40' from the existing Smithland Rd. centerline.

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 proposed development.

Sincerely,



Jon Ernest, PLA

Partner | Landscape Architect

Monteverde Engineering & Design Studio



## PROFFER STATEMENT

RE: Skyline Mills ("Development")

Developer/Applicant: Emily Harris Henry (Contract Purchaser)

Date: June 20, 2023

Rezoning Case Number: TBD

Existing Zoning: R-1

Proposed Zoning: R-8

Tax Map Number(s): 063-B-3 and 063-B-4, Totaling approximately 1.75 acres and lying in the City of Harrisonburg, Virginia ("Property")

### STATEMENT OF PROFFERS

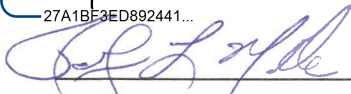
Applicant hereby proffers that the Development of this subject Property shall be in strict accordance with the conditions set forth in this submission:

1. Applicant shall dedicate approximately 0.16 ac of right-of-way to City of Harrisonburg for future improvements, at a distance measured no less than forty feet (40') from the existing centerline of Smithland Road.
2. Development shall be limited to no greater than two (2) entrances.
3. 40' access easement shall be extended to both the southern and northern property line, as depicted in 'Exhibit A'. Upon development of adjoining parcel(s), the parties sharing maintenance responsibility of the private drive and access easement shall enter into a reciprocal easement agreement with the neighboring property owner(s) to allow for inter-parcel connection to the constructed roadway stub, as generally depicted in 'Exhibit A'.
4. One (1) large deciduous tree shall be planted for every seventy-five (75) linear feet of street frontage, or fraction thereof, OR, One (1) sub-canopy/ornamental tree shall be planted for every fifty (50) linear feet of street frontage. Trees may be planted anywhere on the Property.

DocuSigned by:

Mary VanPelt

27A1BF3ED892441...



Land Owner Signature

Mary vanPelt



Printed Name







**EXHIBIT A**



**SCHEMATIC PLAN**  
**SKYLINE MILLS**  
 1621 & 1641 SMITHLAND RD.  
 HARRISONBURG, VA 22802

Revisions:

No.	Description	Date

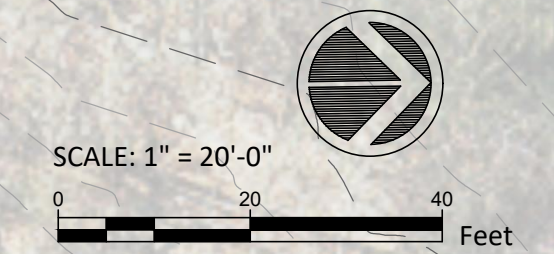
PRELIMINARY ISSUE  
NOT FOR CONSTRUCTION

**SITE LAYOUT**

Project number:	23027C
Date:	JUNE 15, 2023
Drawn by:	JWE
Checked by:	JWE

**SITE DATA:**

- OWNER: RODNEY MILLER & MARY VANPELT, TRUSTEES
- TAX MAP: 63-B-3, 63-B-4
- ACREAGE: 1.75 AC
- TOTAL UNITS: 15 UNITS
- SF DETACHED = 1 LOT
- SF ATTACHED = 14 LOTS
- MIN. LOT SIZE:
- SF DETACHED = 2,800 SF
- SF ATTACHED = 1,800 SF







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 \_\_\_\_\_

Comments:

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

### 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.