



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

690 Pear Street Harrisonburg, VA 22801
Property Address

008 D 11
Tax Map Parcel/ID

17,931
Total Land Area

acres or sq.ft.
(circle)

Existing Zoning District: R2C

Proposed Zoning District: R8

Existing Comprehensive Plan Designation: _____

PROPERTY OWNER INFORMATION

Rock Homes LLC
Property Owner Name

4997 Pleasant Valley Road
Street Address

Rockingham VA 22801
City State Zip

540-421-7447
Telephone

pete@funkhousergroup.com
E-Mail

OWNER'S REPRESENTATIVE INFORMATION

Peter Laver
Owner's Representative

4997 Pleasant Valley Road
Street Address

Rockingham VA 22801
City State Zip

540-421-7447
Telephone

pete@funkhousergroup.com
E-Mail

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.

Pete Laver, member
PROPERTY OWNER

9-3-2020
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

9-3-2020
Date Application and Fee Received

Adam Fletcher
Received By

Total Fees Due: \$ 580.00
Application Fee: \$550.00 + \$30.00 per acre

September 3rd, 2020

City of Harrisonburg
Community Development
409 S Main Street
Harrisonburg, VA 22801

RE: Rezoning Application for 690 Pear Street Harrisonburg, VA 22801

Community Development Staff,

We are requesting to rezone 690 Pear Street Harrisonburg, VA 22801 Tax Map 008- D-11 from R2C to R8. We are seeking this rezoning so we would be allowed to build five (5) adjoining townhouses rather than one (1) duplex.

Our plan is to utilize the R8 setbacks of 10' to the front of the lot which would allow for one (1) common driveway to access the dwellings off Bartlett Court.

Regards,




Peter Laver
Rock Homes, LLC
Managing Member
540-421-7447

Proffer Statement

In connection with the rezoning request for the +/- 17,900 sq. ft. parcel identified as tax map parcel 8-D-11, the following is proffered:

All driveway entrances for 690 Pear Street (TM Parcel 8-D-11) and any new parcel(s) created by future subdivision(s) of this parcel will only be placed along Bartlett Court.



Peter Laver
Rock Homes LLC

10-1-2020
Date



CITY OF HARRISONBURG
**COMMUNITY
 DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

690 Pear Street Harrisonburg, VA 22801 008 D 11 17,931 acres or sq.ft.
 Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: R2C

Special Use being requested: To allow for the construction of townhouses.

PROPERTY OWNER INFORMATION

Rock Homes, LLC 540-421-7447
 Property Owner Name Telephone
 4997 Pleasant Valley Road pete@funkhousergroup.com
 Street Address E-Mail
 Rockingham VA 22801
 City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Peter Laver 540-421-7447
 Owner's Representative Telephone
 4997 Pleasant Valley Road pete@funkhousergroup.com
 Street Address E-Mail
 Rockingham VA 22801
 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.

Peter Laver, member 9/22/2020
 PROPERTY OWNER 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

9.22.2020 Total Fees Due: \$ 455.00 02/pd.
 Date Application and Fee Received Application Fee: \$425.00 + \$30.00 per acre

Banks
 Received By

September 19th, 2020

City of Harrisonburg
Community Development
409 S Main Street
Harrisonburg, VA 22801

RE: Special Use Permit Application 690 Pear Street Harrisonburg, VA 22801

Community Development Staff,

We are requesting a Special Use Permit to construct townhouses on the lot located at 690 Pear Street Harrisonburg, VA 22801 Tax Map 008- D-11.

Regards,

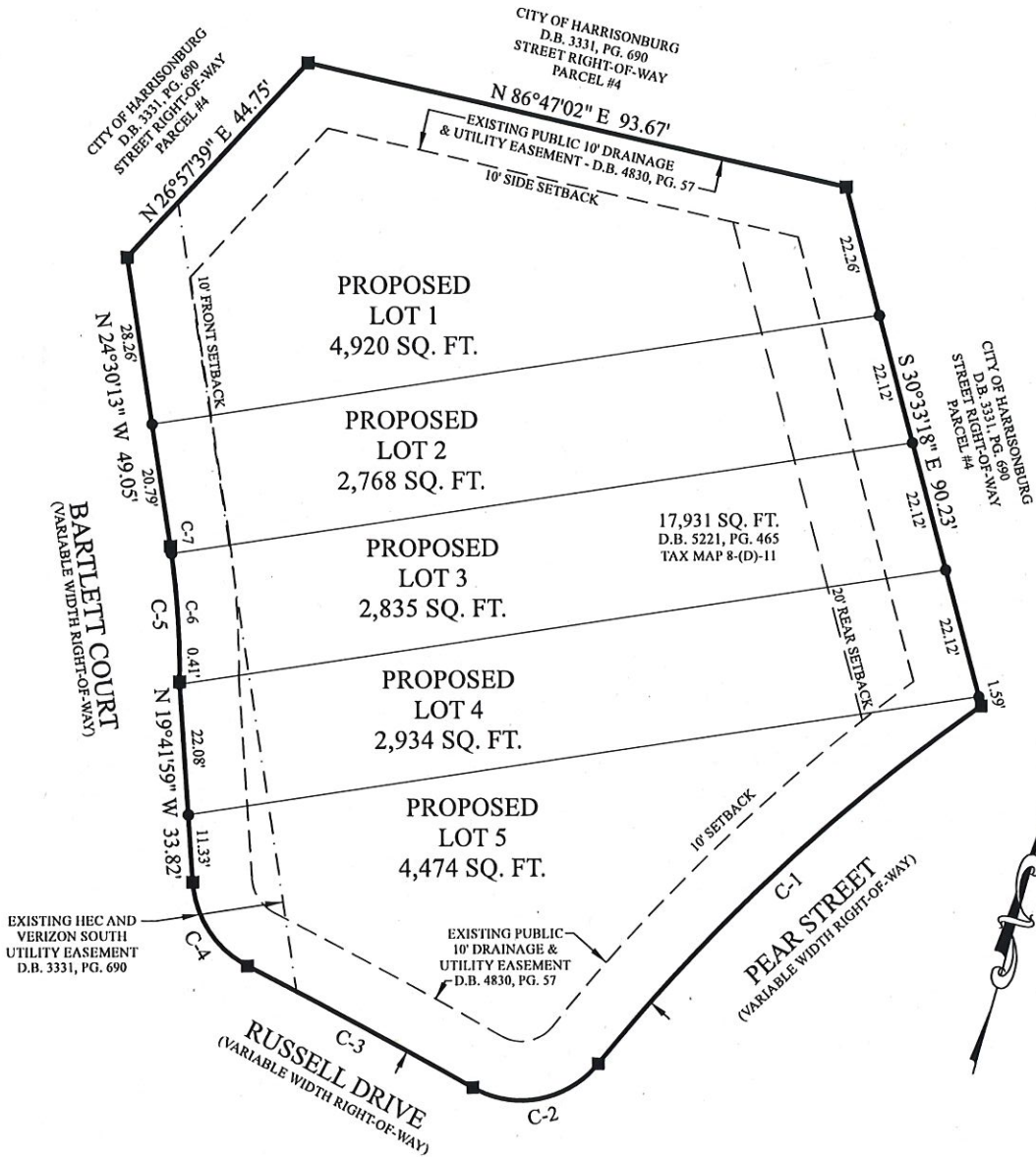


Peter Laver
Rock Homes, LLC
Managing Member
540-421-7447

LEGEND

- IRON PIN SET
- ALUMINUM DISK FOUND (PUNCHED)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1	325.00'	88.71'	88.43'	S 31°03'35" W	15°38'20"
C-2	17.00'	23.77'	21.88'	S 63°18'01" W	80°07'12"
C-3	1096.40'	43.31'	43.30'	N 77°46'16" W	02°15'47"
C-4	17.00'	17.57'	16.79'	N 49°18'04" W	59°12'11"
C-5	143.00'	22.90'	22.88'	N 19°41'59" W	09°10'38"
C-6	143.00'	21.69'	21.67'	N 19°27'25" W	08°41'31"
C-7	143.00'	1.21'	1.21'	N 24°02'44" W	00°29'07"



NOTES:

1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
2. BEARINGS ARE ROTATED TO PLAT RECORDED IN DEED BOOK 1620, PAGE 195.
3. ANY EASEMENT SHOWN HEREON IS BASED ON RECORDED INFORMATION. THIS PROPERTY MAY BE EXPRESSLY SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN DULY RECORDED DEEDS, PLATS AND OTHER INSTRUMENTS CONSTITUTING CONSTRUCTIVE NOTICE IN THE CHAIN OF TITLE TO THE PROPERTY HEREBY SURVEYED THAT ARE NOT SHOWN. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS NOT OF PUBLIC RECORD.
4. NO TITLE REPORT HAS BEEN FURNISHED.
5. THIS PROPERTY IS PRESENTLY ZONED: R-2. THE SETBACKS SHOWN HEREON ARE FROM THE R-8 ZONING (PROPOSED).

**PROPOSED SKETCH
SHOWING DIVISION OF
17,931 SQ. FT. OF LAND
PRESENTLY IN THE NAME OF
ROCK HOMES, LLC**
CITY OF HARRISONBURG, VIRGINIA
SCALE 1" = 20'
SEPTEMBER 1, 2020

19 **Lotts & Associates, P.C.** 94

Land Surveying - Land Planning
21 Cambridge Drive * P.O. Box 1167
Stuarts Draft, Virginia 24477
Phone (540) 337-0012 Fax (540) 337-1455

0' 20' 40' 60'



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

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:	Peter Laver			
Telephone:	540-421-7447			
E-mail:	pete@funkhousergroup.com			
Owner Name:	Rock Homes, LLC			
Telephone:	540-421-7447			
E-mail:	pete@funkhousergroup.com			
Project Information				
Project Name:	Bartlett Court / Russell Drive / Pear Street Lot			
Project Address: TM #:	690 Pear Street Harrisonburg, VA 008 D 11			
Existing Land Use(s):	Vacant Lot - Potential Duplex			
Proposed Land Use(s): (if applicable)	R8 Potential Townhouses			
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)	Looking to have existing R2C zoned lot rezoned to R8 to allow for 5 townhouses rather than a duplex.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	2			
PM Peak Hour Trips:	3			

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Jahob Gunn Falde

Date: 8/26/20

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	Multifamily Housing (low-rise)	220	Dwelling Units	5	2	3
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					2	3
8	Existing #1	Vacant				0	0
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					0	0
15	Final Total (Total New – Total Existing)					2	3

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.

690 PEAR ST

Location 690 PEAR ST

Acct# 008 D 11

Owner ROCK HOMES LLC

Building Name

Assessment \$75,000

Building Count 1

Legal Description QUADRANT 4 COR BARTLETT
CT & PEAR ST

Bill Acct Num P1000833

Assessing District PEAR ST

Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2020	\$0	\$0	\$0	\$75,000	\$75,000

Owner of Record

Owner ROCK HOMES LLC

Sale Price \$65,000

Co-Owner

Book & Page 5221/465

Address 4997 PLEASANT VALLEY RD
HARRISONBURG, VA 22801

Sale Date 03/13/2020

Instrument 20

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
ROCK HOMES LLC	\$65,000	5221/465	20	03/13/2020
DIVERSIFIED PROPERTIES LLC	\$0	4830/57	23	12/21/2016
CITY OF HARRISONBURG	\$0	3273/1	4	02/27/2008
CITY OF HARRISONBURG	\$0	3273/1	4	02/27/2008

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Building Percent Good:

Building Attributes	
Field	Description

Building Photo

 Building Photo
(<http://images.vgsi.com/photos2/HarrisonburgVAPhotos//default.jpg>)

Building Layout

Style	DEFAULT STYLE
Model	
Quality	
Story Height	
Foundation	
Exterior Wall	
Roof Structure	
Roof Cover	
Interior Wall 1	
Heat Type	
AC Type	
Bedroom(s)	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Room(s)	
Owner Occ	
Kitchen Style	
Dining Room(s)	
Family Room(s)	
Bsmt SF	
Fin Bsmt SF	
Bsmt Gar	
Usrflid 101	
Living Room(s)	
Int Finish	
Usrflid 300	
Usrflid 301	

Building Layout (ParcelSketch.ashx?pid=669&bid=22154)

Building Sub-Areas (sq ft)	<u>Legend</u>
No Data for Building Sub-Areas	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 000V
 Description 000V
 Zone R2C
 Neighborhood PEAR ST
 Alt Land Appr No

Land Line Valuation

Size (Acres) 0
 Frontage 0
 Depth 0
 Assessed Value \$75,000

Category

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2019	\$0	\$0	\$0	\$22,600	\$22,600