



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

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

**PROPERTY INFORMATION**

1381 Little Sorrell Dr. Harrisonburg, VA 22801      88 H 8      0.85      acres or sq.ft.  
Property Address      Tax Map Parcel/ID      Total Land Area      (circle)  
Existing Zoning District: R-3C      Proposed Zoning District: B-2C  
Existing Comprehensive Plan Designation: vacant

**PROPERTY OWNER INFORMATION**

Harrisonburg Community Health Center (c/o Beth Moseley)      (540) 433-4913  
Property Owner Name      Telephone  
1380 Little Sorrell Dr. #100      bmoseley@hburgchc.org  
Street Address      E-Mail  
Harrisonburg      VA      22801  
City      State      Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Monteverde Engineering & Design Studio, Jon Ernest      (540) 746-7320  
Owner's Representative      Telephone  
250 E. Elizabeth St. Suite 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.*

**PROPERTY OWNER**      Beth Moseley      1/6/22      Mountain View Apartments LLC  
contract purchaser      DATE      owner, by  
Mark Hank Miller  
owner

**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**

1/7/22      Total Fees Due: \$ 580  
Date Application and Fee Received      Application Fee: \$550.00 + \$30.00 per acre  
AD      paid 1/10/22  
Received By

## Harrisonburg Community Health Center Parking Expansion – Plan Description

January 28, 2022

TM#: 88 H 8

Applicant: Harrisonburg Community Health Center

Engineer/Planner: Monteverde Engineering & Design Studio

The proposed parking expansion for Harrisonburg Community Health Center (HCHC) is located at 1381 Little Sorrell Dr., Harrisonburg, on the northwest corner of Little Sorrell Dr. and Wine Dr. directly across from the HCHC. The site is located approximately one block west of Port Republic Rd. and approximately one block north of the Rockingham County line. The Tax Parcel number is identified as 88 H 8 and the total acreage of the property is 0.85 acres. The site is zoned R-3C and is currently vacant. Previous proffers for the site limit its use to medical and professional office only. The applicant is requesting a rezoning to B-2C, which is the same zoning of the HCHC site and the two lots immediately south of the site across Wine Dr. The site is identified as Limited Commercial in the City Comprehensive Plan Land Use Guide. The preliminary site plan proposes a parking lot with approximately 80 parking spaces. Access into the site is anticipated to be made through one entrance/exit onto Little Sorrell Dr., as illustrated in the attached Exhibit.

The rezoning of parcel 88 H 8 to B-2C will enable construction of a commercial parking lot not permitted under the site's current zoning. The HCHC has experienced a substantial shortage of parking for its patients and customers, many of whom are forced to park along Little Sorrell Dr. and Wine Dr. Patients who park farther down the road must walk a longer distance, which may be difficult for the elderly and those with health problems. There is no walkway along one side of Sorrell Dr. and Wine Dr. and no crosswalk across the streets. The proposed parking area will serve as a much-needed expansion to the current parking capacity of HCHC and will provide safer and more convenient parking for HCHC patrons. The site plan proposes a crosswalk across Little Sorrell Dr. to increase pedestrian safety for site users crossing the street between the new parking lot and HCHC. Proffered conditions for the site include providing landscape bumpouts on either side of the crosswalk on both sides of Little Sorrell Dr., providing a minimum five-foot wide landscape buffer with trees along the west side of the site adjacent to the R-1 properties, and trees planted within sight distance triangles must be large canopy trees and maintained to avoid low-hanging branches so as to not impede the sight distance viewshed.

In sum, rezoning lot 88 H 8 to allow construction of an additional parking lot for HCHC will greatly benefit site users by providing safer and more convenient parking and access to HCHC. Additionally, it will help unclutter Sorrell Dr. and Wine Dr. of the overflow on-street parking and further increase available street parking for adjoining residents. The B-2C zoning and commercial land use is consistent with the HCHC and vacant lots immediately across the street from the proposed parking lot and is also consistent with the future Land Use Guide in the City Comprehensive Plan.

Sincerely,

Jason Owen, PLA  
Land Planner + Designer



**PROFFER STATEMENT**

RE: *Harrisonburg Community Health Center* ("Development")

Developer/Applicant: *Harrisonburg Community Health Center, Inc.* (c/o Beth Moseley)

Date: February 4, 2022

Rezoning Case Number: TBD

Existing Zoning: R-3C

Proposed Zoning: B-2C

Tax Map Numbers: 88-H-8, totaling approximately 0.85 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. Permitted uses of the subject Property shall be limited to:
  - a. An off-street parking lot to serve the needs of the designated use of the property identified as TM # 88-G-7, and as generally depicted in the attached Exhibit A.
  - b. Building uses shall be limited to Medical and Professional Offices.
    - i. All traffic generating uses shall be limited to a combined total of 100 vehicle trips in either the AM or PM peak hour based on the gross square footage or other unit of measure as calculated using the latest edition of the Institute of Transportation Engineer's Trip Generation Manual.
    - ii. All buildings would be no more than two story.
2. Screening will consist of a six-foot-tall vinyl fence between properties zoned R-1 and the subject Property.
3. A five (5) foot minimum landscape buffer, measured from property line to back of curb, shall be provided adjoining TM Parcels 88-H-6 and 88-H-9. Landscaping shall consist of 1 canopy tree per 50 linear feet, or 1 sub-canopy tree per 30 linear feet.
4. If trees are planted within sight distance triangles, they shall not impede sight distance. For example, large deciduous trees without low hanging branches could be appropriate.
5. Owner shall install bump-outs on Little Sorrell Dr. at proposed location of pedestrian crosswalk, as generally depicted in the attached Exhibit A. Bump-out design will generally match those existing along Little Sorrell Dr. and Wine Dr.

6. Site shall be limited to one (1) entrance only. Sole entrance shall be located on Little Sorrell Dr.
7. Islands would be landscaped by Developer and maintained by adjoining property owner. This will be a deed requirement.
8. Property signage (excluding directional/way-finding signs aimed to address traffic and/or pedestrian flow) shall be limited to:
  - a. One (1) freestanding sign:
    - i. Shall be 60 square feet or less in size;
    - ii. Overall height of freestanding sign shall not exceed eight (8) feet;
    - iii. Sign may be double faced;
    - iv. Sign may not be internally illuminated. Lighting of the sign shall be from ground mounted light fixtures only.
  - b. One (1) wall mounted building sign:
    - i. Shall be 30 square feet or less in size;
    - ii. Signage shall not be illuminated.
  - c. No scrolling or digital signs will be permitted.

Beth Moseley  
Contract Purchaser Signature  
Mountain View APARTMENTS LLC  
by Nathan H. Miller Owner  
Owner Signature

Beth Moseley, CFO (HCHC)  
Printed Name  
Nathan H. Miller  
Printed Name



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.

<b>Contact Information</b>				
Consultant Name:	Monteverde Engineering & Design Studio (Jon Ernest)			
Telephone:	540-746-7320			
E-mail:	jernest@monteverdedesigns.com			
Owner Name:	Harrisonburg Community Health Center (Beth Moseley)			
Telephone:	540-236-3682			
E-mail:	bmoseley@hburgchc.org			
<b>Project Information</b>				
Project Name:	HCHC Parking Expansion			
Project Address:	1381 Little Sorrell Dr. Harrisonburg, VA 22801			
TM #:	88 H 8			
Existing Land Use(s):	Vacant			
Proposed Land Use(s): (if applicable)	Parking Lot			
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)	Construction of a new parking lot consisting of approximately 76 parking spaces to provide increased parking capacity for the HCHC. This will include a short walkway connection from the new parking lot to the existing sidewalk on Little Sorrell Dr. and a painted crosswalk across Little Sorrell Dr. to the HCHC.			
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>				
AM Peak Hour Trips:	0			
PM Peak Hour Trips:	0			

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No     

**Comments:**

Approved with understanding that a proffer precluding uses other than a parking lot will be submitted with the rezoning.

Accepted by:   *Erin Gancey*  

Date:   1/7/2022

### 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	n/a (parking lot for adjacent user)				0	0
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips						
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						
15	Final Total (Total New – Total Existing)					0	0

#### 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.

**SITE DATA:**

- Parcel #: 88 H 8
- Parcel Acreage: 0.85 ac
- Current Zoning: R-3C
- Proposed Zoning: B-2
- Proposed Use: Parking Lot
- Proposed Parking Spaces: 79
- Parking Lot Paved Area: 24,886 sf
- Required Landscape Area: 3,733 sf (15% of parking lot paved area, excludes ROW buffer)
- Proposed Landscape Area: 7,423 sf (29.8% of parking lot paved area)



Parking Landscape Area

**Note:** Trees located within sight distance triangles shall be planted and maintained/ pruned so as not to impede sight distance viewshed.



**PRELIMINARY SITE PLAN**  
**HCHC PARKING EXPANSION**  
 1381 Little Sorrell Dr.  
 Harrisonburg, VA 22801

Revisions:

No.	Description	Date

PRELIMINARY ISSUE  
NOT FOR CONSTRUCTION

Project number: 21116C  
 Date: January 28, 2022  
 Drawn by: JMO  
 Checked by: JWE

