



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

1351 Peach Grove Ave. 92-F-10 5.438 (circle) or sq.ft.
 Property Address Tax Map Parcel/ID Total Land Area (circle)

Existing Zoning District: R5-C Proposed Zoning District: R5

Existing Comprehensive Plan Designation: Mixed Use

PROPERTY OWNER INFORMATION

Skylar & Talli, LLC 540-432-9477
 Property Owner Name Telephone

PO Box 1039 skylarandtalli@gmail.com
 Street Address E-Mail

Harrisonburg VA 22801
 City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative Telephone

Street Address E-Mail

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.

[Signature] Managing Member 6/16/21
 PROPERTY OWNER 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

6/23/21 Total Fees Due: \$ 730 paid 1/10
 Date Application and Fee Received Application Fee: \$550.00 + \$30.00 per acre

6/23/21 [Signature]
 Received By

REASONS FOR SEEKING A REZONING OF THE PROPERTY TO AMEND PROFFERS

R-5C is the current zoning for this property. Due to the many challenges created for the commercial/retail industry by the Covid-19 pandemic, we are asking to amend the proffers for this property.

The restrictions placed on businesses during 2020 and 2021 have caused many businesses to close, while others are focusing on their online presence. Both of these occurrences greatly lessen the need for commercial/retail locations in the Harrisonburg area and nationwide. This fact greatly compromises our ability to lease the retail space in our current locations and makes building more retail space an unwise endeavor.

At Forbes Crossing, we have experienced approximately 16,000 square feet of vacant space due to Covid-19. We lost the following tenants – Ferguson Enterprises Showroom, McAlister's, Smoothie King and Subway. We believe that there are two other tenants who will also be leaving due to Covid-19. In addition to that, we have 7,200 square feet that has never been rented in the last 10 years. Harrisonburg is not a large shopping area and it is definitely very difficult to find businesses that want to come here and that was well before the Covid-19 pandemic.

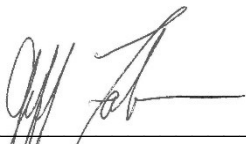
Next to the 5.4 acres that we are requesting to be re-zone is a Food Lion, ABC store, several restaurants, McDonald's and CVS across the street so that leaves little need for more commercial.

There have been three contracts to partner on this property but the contracts have all been terminated because of the commercial space on the first floor. And, currently with building material costs going up at least 25% we find this has also become a problem.

Proffer Statement

In connection with the rezoning request for the +/- 5.4-acre parcel identified as tax map parcel 92F-10, the following is proffered:

1. The site shall contain no more than 460 bedrooms.
2. No more than two rows of parking and associated drive aisles can be located between any building and Peach Grove Avenue and between any building and the existing private access road on the property.
3. A sidewalk shall be provided along the southwestern side of the private access road from Peach Grove Avenue to tax map parcel 92-F-11.
4. A right-turn taper shall be provided for the proposed driveway. The taper shall have a minimum taper length of 125 feet.
5. A bus pull off will be constructed along with a concrete pad for a bus shelter, and a bus shelter easement will be dedicated to the City at a location acceptable to the Department of Public Transportation.
6. All traffic generating uses from the site shall not exceed the maximum number of trips in the traffic impact study accepted by the Harrisonburg Department of Public Works on April 2, 2019, as calculated using the latest edition of the Institute of Transportation Engineers' Trip Generation Manual.



Jeff Forbes
Manager
Skylar & Talli, LLC

8/6/2021
Date

THE RESIDENCE AT PEACH GROVE

PROJECT OVERVIEW

The proposed project is located at 1051 Peach Grove Avenue in Harrisonburg, Virginia. The site is approximately 5.4 acres with a gradual slope falling south to east. The site is bordered by Peach Grove Avenue to the south; a McDonalds and a service station to the east, restaurants, Food Lion and other shops to the west and open land to the south east (Exhibit A). The site is approximately a 2/10-mile walk from the entrance to James Madison University's (JMU) University Park and approximately a 9/10th of a mile from JMU's Port Republic campus entrance (Exhibit B). A City bus stop is presently on Peach Grove Avenue. However, there is no shelter and because there is only one westbound lane, a bus pull off, shelter and a variable width easement for a future bike lane are proposed and will be coordinated with Harrisonburg Department of Public Transportation. In addition to City bus transportation, a secure bike storage is planned within the building to encourage bike traffic to and from JMU. Additional bike racks outside the building will be provided for residents and other biking visitors.

It is intended that the project be a high end, high quality, young professional and/or student living facility offering a high level of security, quality workmanship, convenience to JMU and maintenance for the residents.

The building will be six (6) stories and will include such residential amenities as a secure lobby, exercise room, game room, computer room, laundry facilities, dumpster facilities, loading/unloading area, bike storage space and other on-site conveniences to minimize resident vehicle trips. All entrances to the residential area of the building will be controlled.

The first floor will house most common area amenities as well as some apartment units (Exhibit C). The remaining floor will be for residential use and designed for apartment units, most with balconies (Exhibit D). It is expected that the building could have a mix of twenty-two 2 bedroom unit and one hundred and four 4 bedroom units for an approximate total of 126 total units. A sundeck amenity is proposed at roof level.

The entire complex is designed to be maintenance free and user friendly. The building will be built of non-combustible materials such as steel, concrete, brick, dryvit, etc. All areas will have a fully automatic fire sprinkler system installed. There will be multiple stairwells and elevators. Access to all living units

and common areas will be by way of coded security cards and/or electronic telephone entry system.

Access to the site will be from Port Republic Road through internal private streets and two points of access from Peach Grove Avenue. The total project will be well landscaped and maintained by full time maintenance personnel.

The approved TIA requires a right turn lane serving the western most entrance to the development off Peach Grove Avenue. Eliminating the 15,000 sqft of commercial/retail space will reduce the traffic impact (Exhibit E).

Exhibit A



Exhibit B

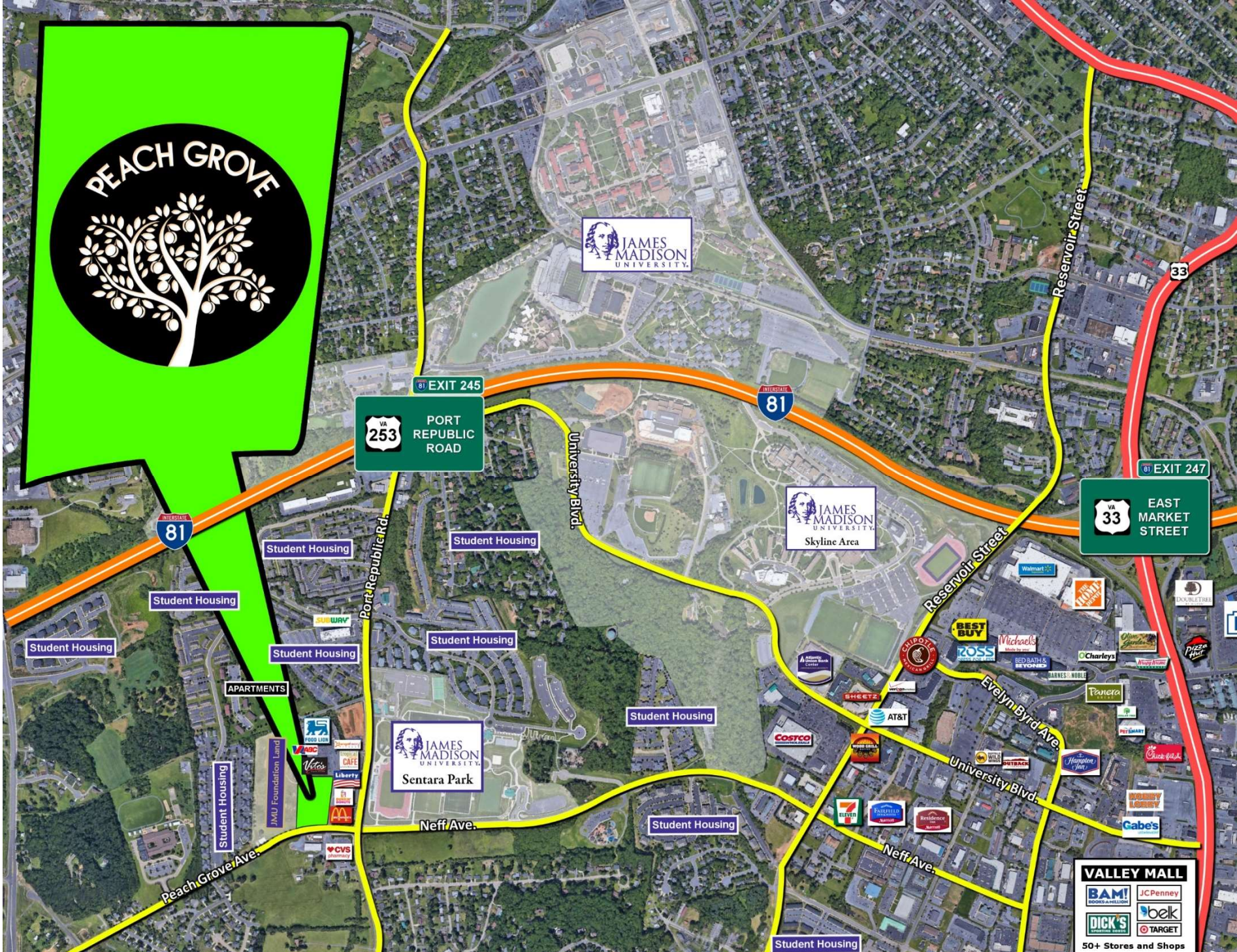
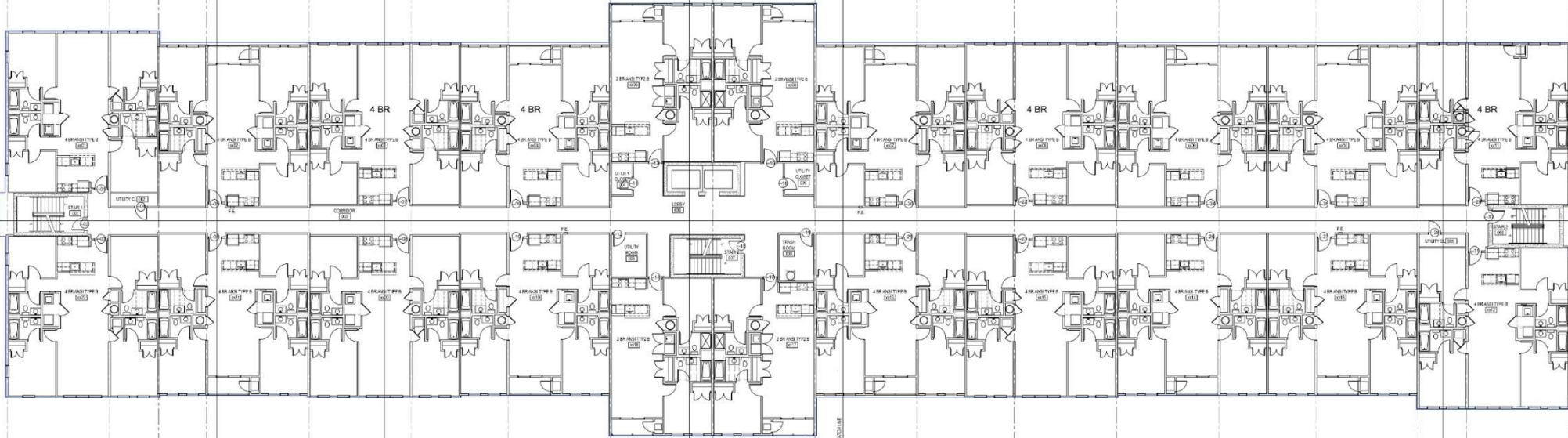
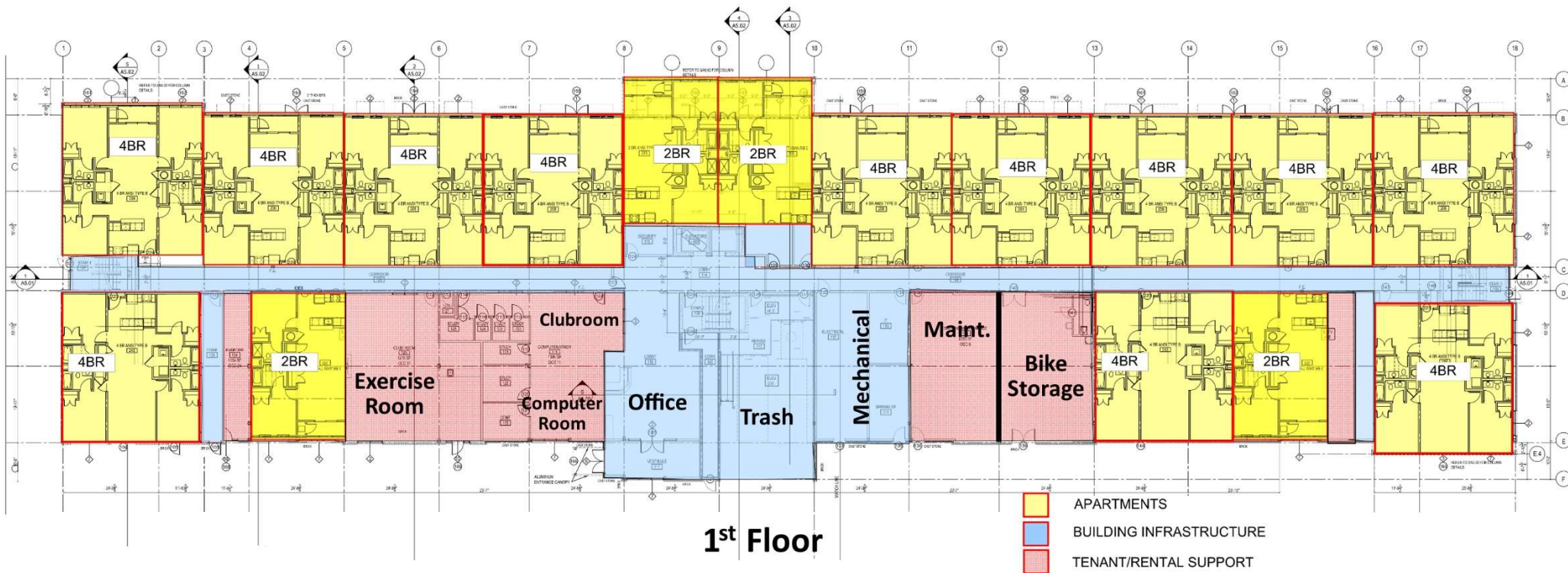


Exhibit C



2nd - 6th Floor Plan



1st Floor

Exhibit D-1

The Apartments @ Peach Grove



Elevation

Exhibit D-2



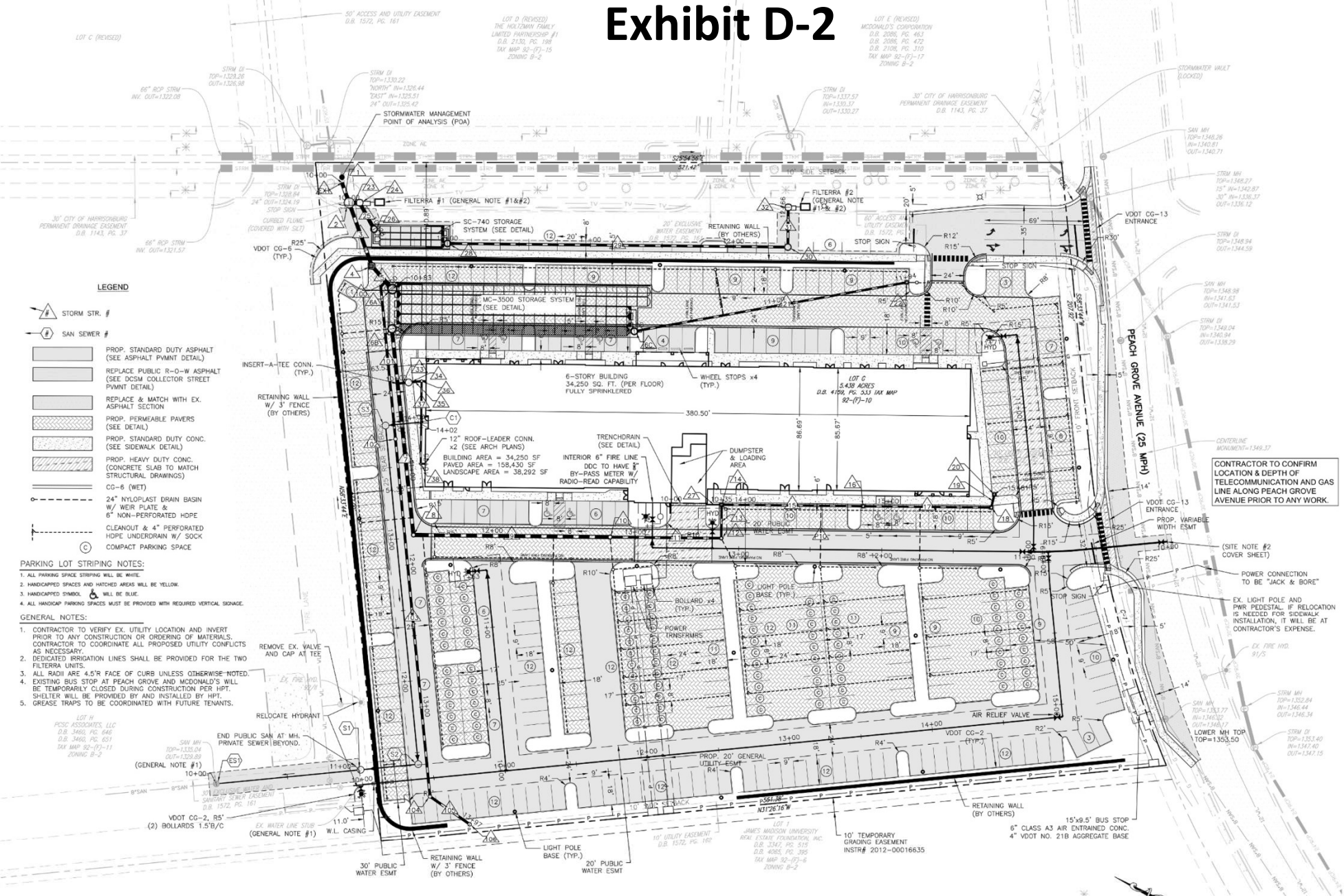
BALZER & ASSOCIATES
 PLANNERS / ARCHITECTS
 ENGINEERS / SURVEYORS
 Roanoke / Richmond
 New River Valley / Staunton
 Harrisonburg / Lynchburg
 www.balzer.cc
 128 West Market Street
 Suite 103
 Harrisonburg, VA 22801
 540.433.1908



The Shoppes at Peach Grove
 Layout & Utility Plan

DRAWN BY TKP
 DESIGNED BY WSM
 CHECKED BY WSM
 DATE 03-27-2020
 SCALE 1" = 30'
 REVISIONS
 05-02-2020
 07-15-2020
 08-06-2020

PROJECT NO. 4418009.00



Lot ID	Design Flow Rate (GPM)	Service Line Size Main to Meter (IN)	Service Line Length Main to Meter (FT)	Service Type	Meter Size (IN)	Static Press. @ Meter (PSIG)	Residual Press. @ Meter (PSIG)	Lateral Line Size Meter to Bldg. (IN)	Lateral Line Length Meter to Fixture (FT)	Static Press. @ Fixture (PSIG)	Residual Press. @ Fixture (PSIG)
Site	129	2	22	N/A	2	79.7	64.0	3	330	53.2	47.6

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1	756.20'	222.09'	221.29'	S50°08'55"W	16°49'37"

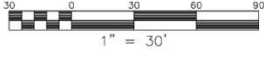


Exhibit D-3



Typical 4 Bedroom Layout

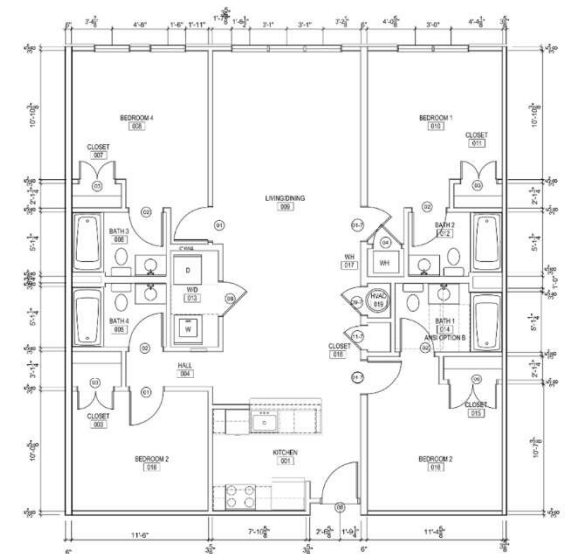
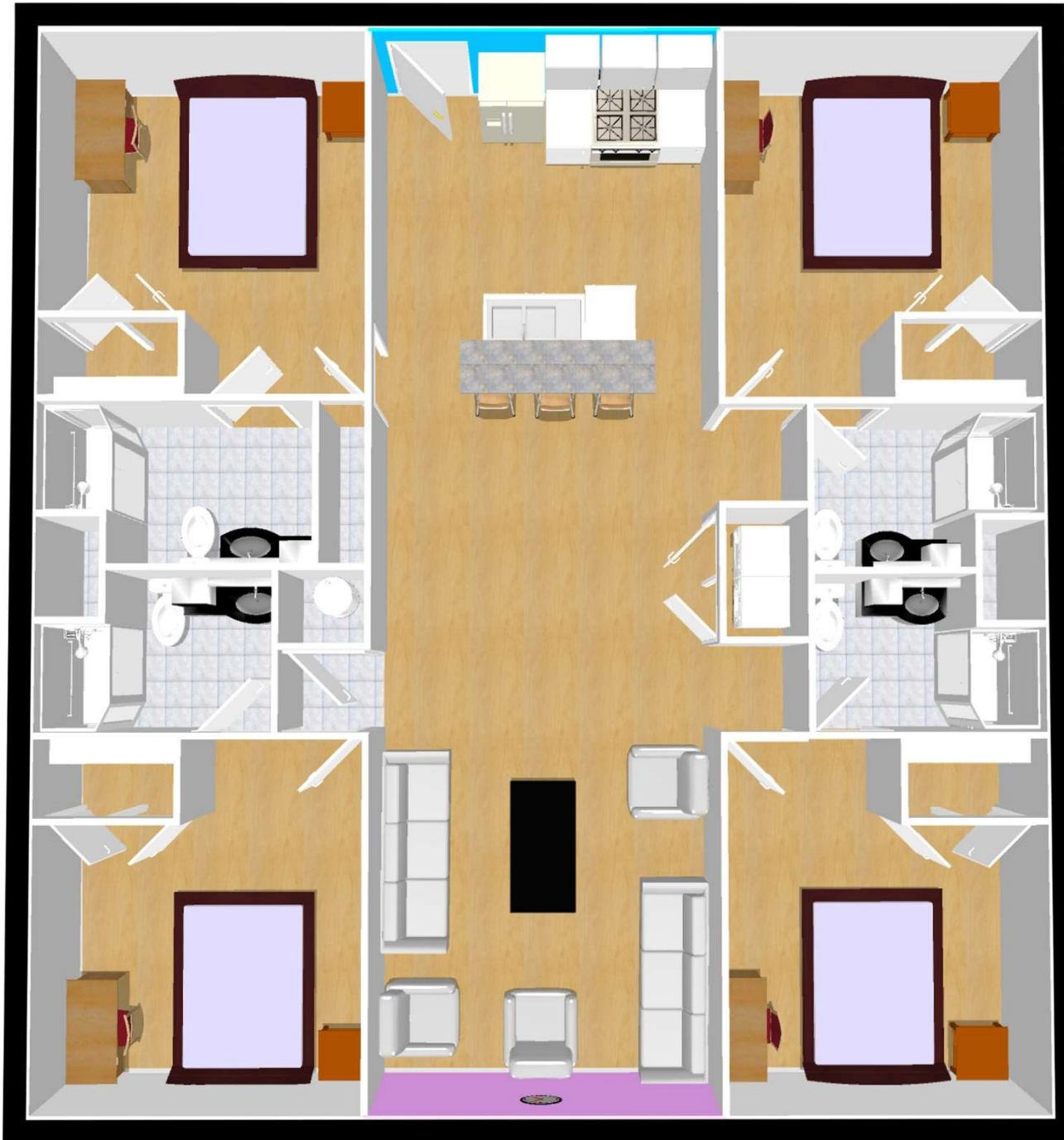
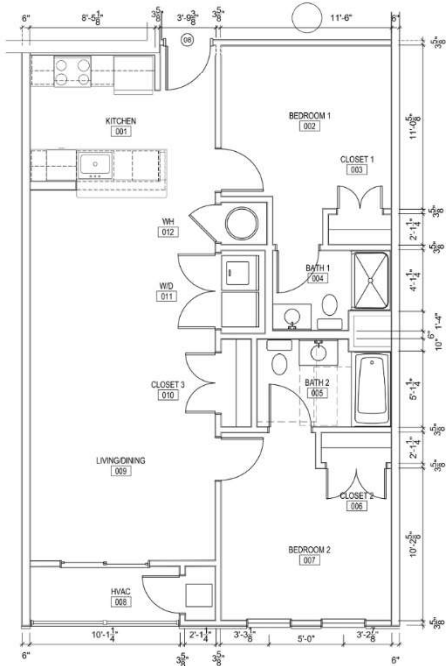
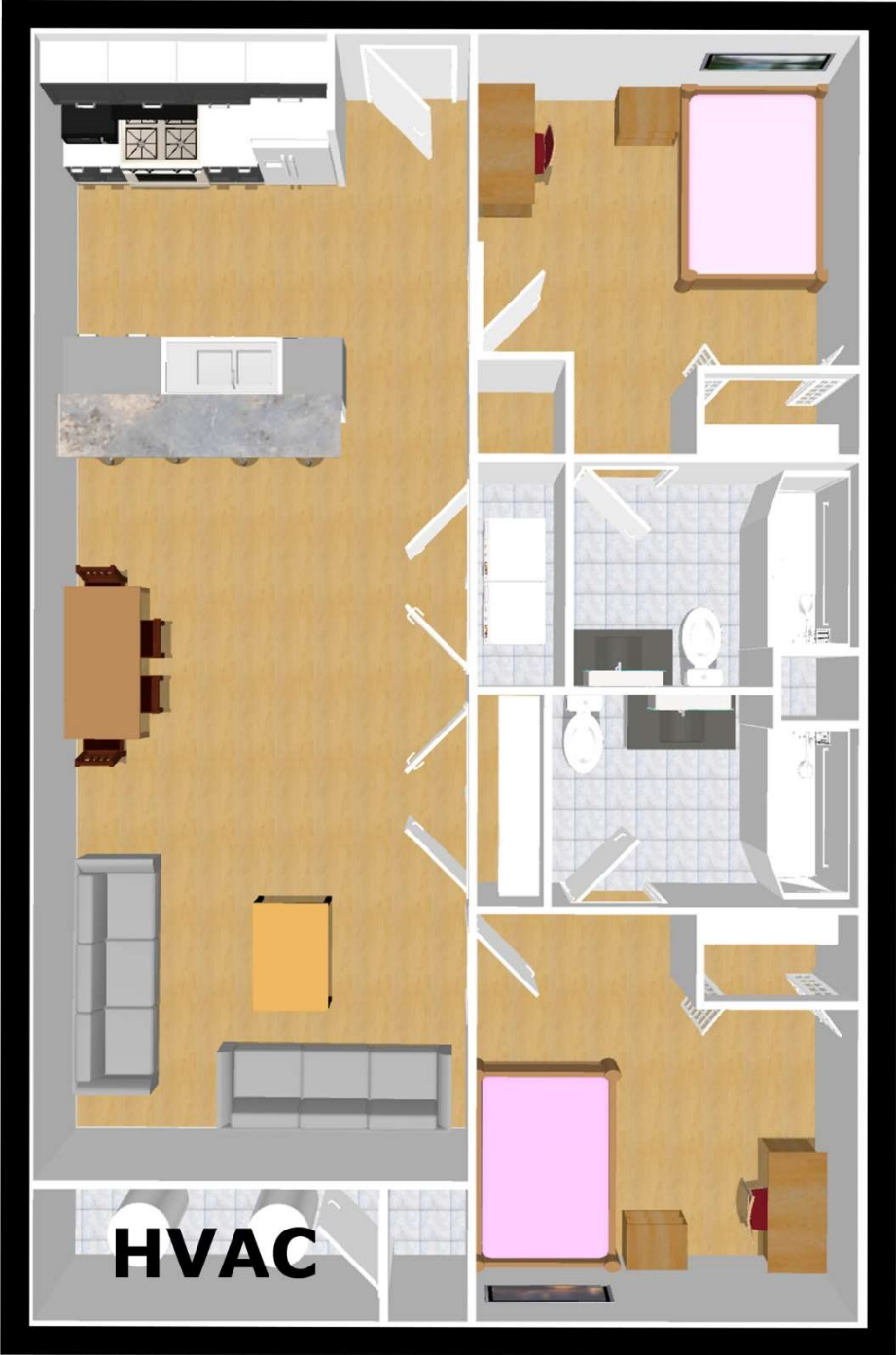


Exhibit D-4



Typical 2 Bedroom Layout



August 5, 2021

Mr. Tom Hartman, P.E.
Public Works
City of Harrisonburg
320 East Mosby Road
Harrisonburg, Virginia 22801
Phone: (540) 434-5928

Subject: **1351 Peach Grove Avenue** – Trip Generation Comparison

Dear Mr. Hartman,

Forbes Development is proposing to construct a student housing building with 460 bedrooms in the west quadrant of the Port Republic Road at Peach Grove Avenue / Neff Avenue intersection. Ramey Kemp & Associates, Inc. (RKA) performed the original Traffic Impact Analysis (TIA) for the project, which was dated February 18, 2019. RKA also provided an addendum to that TIA dated April 1, 2019, which assumed the building would have 400 bedrooms and 16,000 square feet (s.f.) of retail and restaurant space on the ground floor.

The purpose of this letter is to provide the City with a trip generation comparison between the April 1, 2019 TIA Addendum and the current plan, and determine if the results if the April 1, 2019 TIA Addendum are still valid.

Table 1 shows the trip potential of the project from the April 1, 2019 TIA Addendum based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition.

Table 1 – ITE Trip Generation – Typical Weekday – 10th Edition

Land Use (ITE Land Use Code)	Size	Average Daily Traffic (vpd)		AM Peak Hour (vph)		PM Peak Hour (vph)	
		Enter	Exit	Enter	Exit	Enter	Exit
Off-Campus Student Apartment (Over ½ mile from campus) (225)	400 bedrooms	794	794	20	51	63	59
General Retail Space (820)	5,000 s.f.	95	95	3	2	9	10
Quality Restaurant (931)	4,000 s.f.	168	168	2	1	21	10
High-Turnover Sit-Down Restaurant (932)	4,000 s.f.	225	225	22	18	24	15
Fast-Food Restaurant without Drive-Thru Window (933)	3,000 s.f.	520	520	45	30	43	43
Subtotal		1,802	1,802	92	102	160	137
Internal Capture – 18%		-324	-324	-17	-17	-26	-26
Driveway Volumes		1,478	1,478	75	85	134	111
ITE Pass-By Trips:							
General Retail Space – 34%		-26	-26	-0	-0	-2	-2
Quality Restaurant – 44%		-60	-60	-0	-0	-5	-5
High-Turnover Restaurant – 43%		-79	-79	-7	-7	-6	-6
Fast-Food Restaurant – 49% AM / 50% PM		-211	-211	-15	-15	-17	-17
Net New External Trips		1,102	1,102	53	63	104	81

Table 2 shows the trip potential of the current plan based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition.

Table 2 – ITE Trip Generation – Typical Weekday – 10th Edition

Land Use (ITE Land Use Code)	Size	Average Daily Traffic (vpd)		AM Peak Hour (vph)		PM Peak Hour (vph)	
		Enter	Exit	Enter	Exit	Enter	Exit
Off-Campus Student Apartment (Over ½ mile from campus) (225)	460 bedrooms	913	913	22	58	73	68
TIA Addendum – April 1, 2019		1,102	1,102	53	63	104	81
% Decrease in Trips		-17%		-31%		-24%	

Table 2 shows that the trip potential of the current plan is significantly lower than the April 1, 2019 TIA Addendum, so the findings of the April 1, 2019 TIA Addendum are still valid.

We appreciate your time, and please contact me if you have any questions about this report.

Sincerely,
Ramey Kemp & Associates, Inc.



Carl Hultgren, P.E., PTOE
 State Traffic Engineering Lead

Copy to: Mr. Bruce Forbes, Forbes Development
 Mr. Dick Blackwell, P.E., Blackwell Engineering
 Mr. Ed Blackwell, P.E., Blackwell Engineering