



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION			
215 pear street Harrisonburg 22801	111A9	0.62	acres 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>SINGLE FAMILY HOUSE</u>			
PROPERTY OWNER INFORMATION			
KARWAN K SAEED		540 246 1511	
Property Owner Name		Telephone	
215 PEAR STREET		WSHIARSAEED@ICLOUD.COM	
Street Address		E-Mail	
HARRISONBURG	VA	22801	
City	State	Zip	
OWNER'S REPRESENTATIVE INFORMATION			
KARWAN K SAEED		540 246 1511	
Owner's Representative		Telephone	
215 pear street		wshiarsaeed@icloud.com	
Street Address		E-Mail	
harrisonburg	va	22801	
City	State	Zip	
CERTIFICATION			
<p><i>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.</i></p>			
KARWAN k SAEED		<u>7/5/2023</u>	
PROPERTY OWNER		DATE	
REQUIRED ATTACHMENTS			
<input checked="" type="checkbox"/> Letter explaining proposed use & reasons for seeking change in zoning. <input checked="" type="checkbox"/> Statement on proffers, if applying for conditional rezoning. <input checked="" type="checkbox"/> Survey of property or site map. <input checked="" type="checkbox"/> 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			
<u>7/5/23</u>		Total Fees Due: \$ <u>580</u>	
Date Application and Fee Received		Application Fee: \$550.00 + \$30.00 per acre	
Received By			

Project owner,

Karwan k saeed

Address

215 pear street

Harrisonburg

22801

Rezoning

Request from R1 To R8

R1 to R8c proposed Rezoning Request

Scope

This proposal is to rezone 215 pear street Harrisonburg from its current R1 Single-Family zoning to R8c Single-Family zoning. This rezoning would allow for a cohesive single-family development to take place on this property that can blend appropriately with the surrounding R1 neighborhood. The R8 rezoning will allow us to best design our lots to allow for the reduction of wasted space and position the housing

Current land it is R1 zoning to R8

Zoning Designation for Parcel

Tax Map Number 111A9

Zoning Designation R-1

Parcel Address 215 pear street

Existing Land Use

RESIDENTIAL - SINGLE FAMILY DETACHED

2018 Land Use Guide Designation MEDIUM DENSITY MIXED RESIDENTIAL

Calculated Acres (GIS) 0.62

This Rezoning Request is to change the current R1 zoning to an R8 zoning to allow us to build single family homes on the site.

The current site is R1 zoning and undeveloped at this time.

Preliminary Sketch Attached

I am trying to invest a lot of budget, on this project properties, trying to build it the best design.

And modern design single family house.

I believe it is big land. Space

I am trying to use the same driveway for both property that one property they already have a very good car park and we're trying to build another modern car park

And plus we still keeping so much green. Space

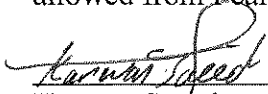
So I believe that Pear street

It is very good area for trafficking, if there's no traffic at all because where we live, it is a big space land there there is not any other neighbourhood. so I believe we don't cost any traffic

Proffer Statement

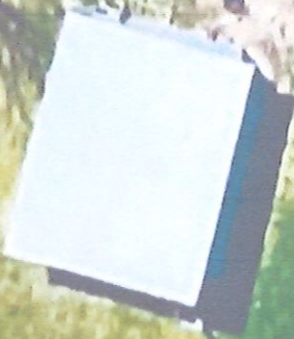
In connection with the rezoning request for the property located at 215 Pear Street and identified as tax map parcel 111-A-9, I hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in this submission.

1. There will be one entrance to the site from Pear Street and no other driveway will be allowed from Pear Street to the parcel.



Karwan Saeed

7-26-2023
Date



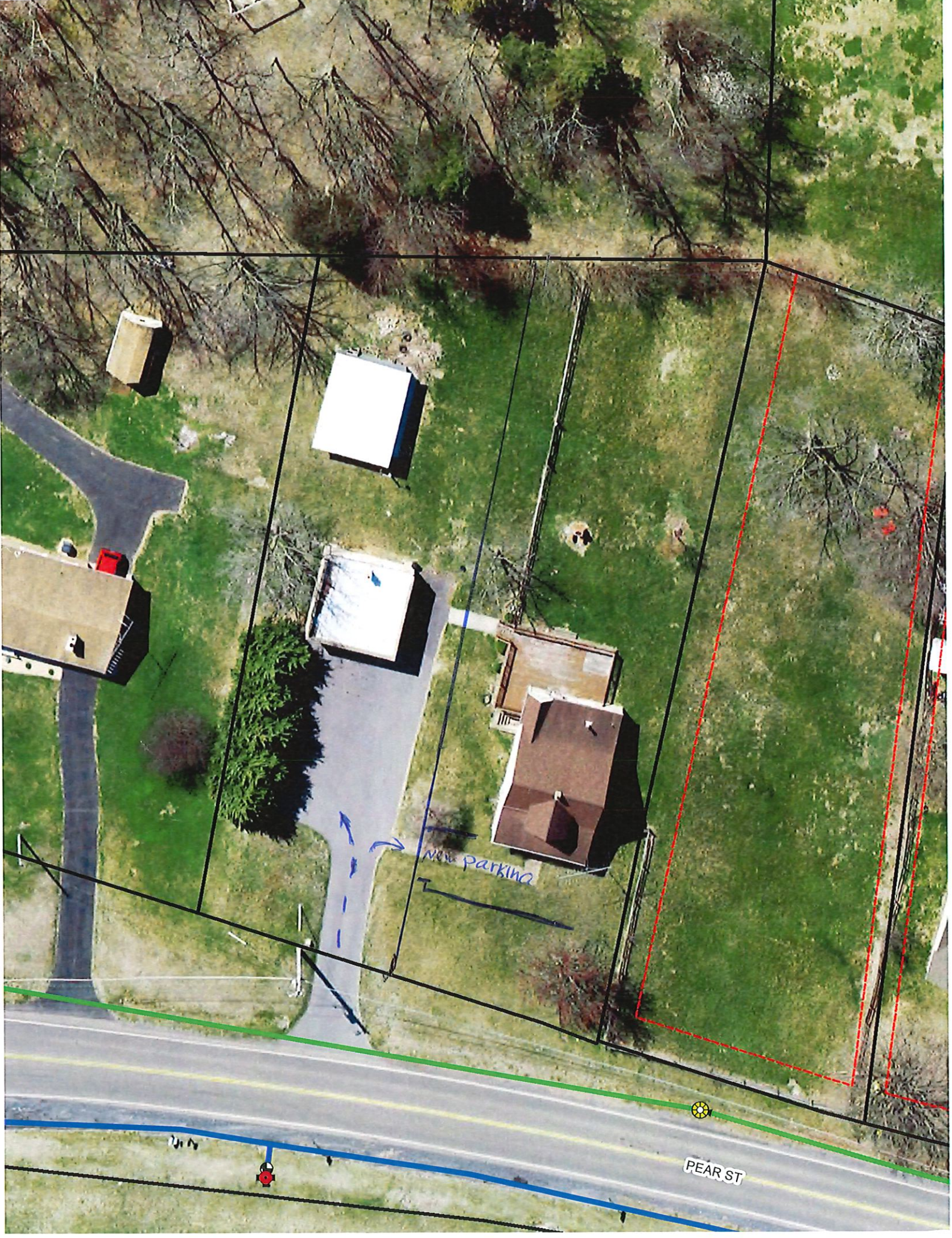
Parking (P)

(P)

Parking

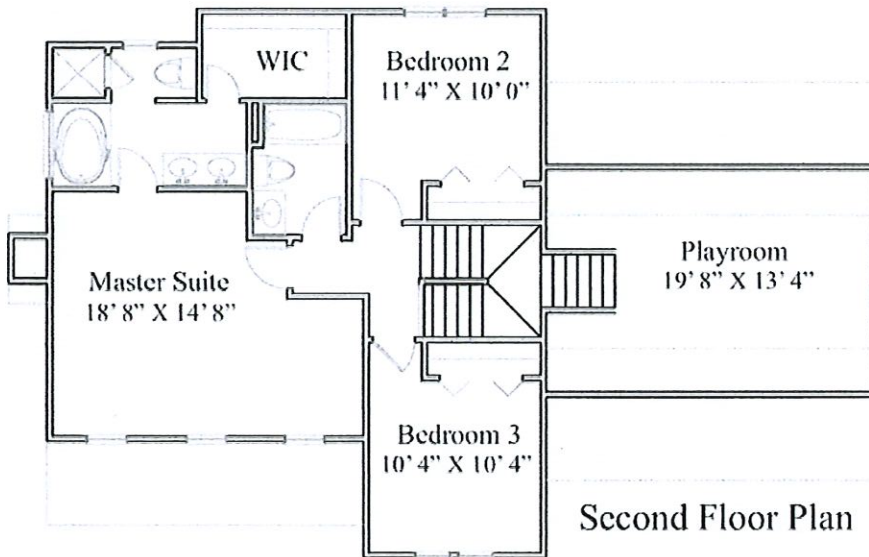
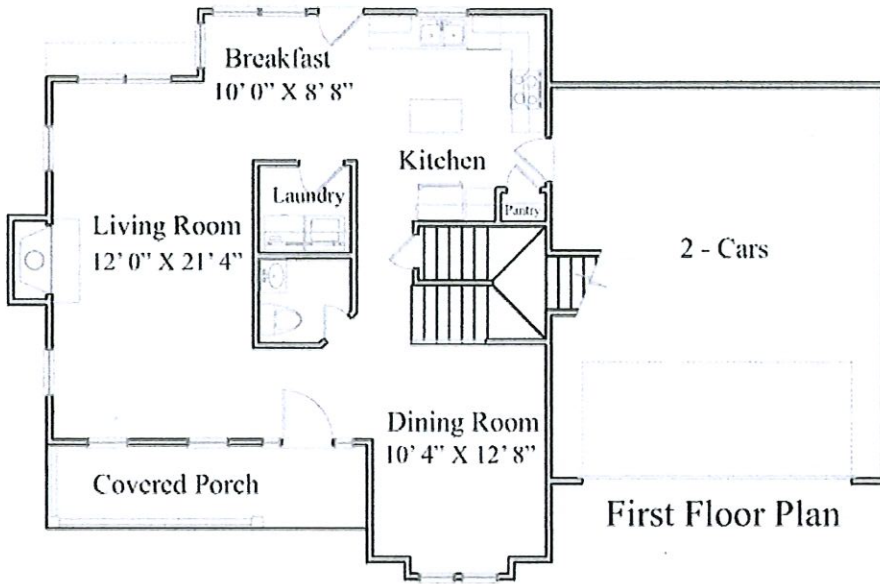
Shore Parking

(P)



new parking

PEAR ST





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:	WSHIAR SAEED			
Telephone:	540 209 0037			
E-mail:	WSHIARSAEED@ICLOUD.COM			
Owner Name:	KARWAN K SAEED			
Telephone:	540 246 1511			
E-mail:	WSHIARSAEED@ICLOUD.COM			
Project Information				
Project Name:	215 PEAR STREET SINGLE FAMILY HOME			
Project Address: TM #:	215 PEAR STREET HARRISONBURG 22801 111-A-9			
Existing Land Use(s):	UNDEVELOPED R-1			
Proposed Land Use(s): (if applicable)	R-8 SINGLE FAMILY HOUSES			
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)	This rezoning request is to change the current R-1 to R-8 zoning to allow us to build single family house on the site. The current is R-1 zoning, undeveloped at the time, for single family houses.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	1			
PM Peak Hour Trips:	1			

(reserved for City staff)

TIA required? Yes _____ No TM

Comments:

Accepted by: Zenetha Morgan

Date: 6/14/2023

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	Single Family Housing (Detached)	210	Dwelling Unit	2	2	2
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips						
8	Existing #1	Single Family Housing (Detached)	210	Dwelling Unit	1	1	1
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					1	1
15	Final Total (Total New – Total Existing)					1	1

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.