



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION			
2720 Dorval Rd	097-L-11	.22 acres	acres or sq. ft.
Property Address	Tax Map Parcel/ID	Total Land Area	(circle)
Existing Zoning District: <u>R-2C</u>	Proposed Zoning District: <u>R-8C</u>		
Existing Comprehensive Plan Designation: <u>Low Density Mixed Residential</u>			

PROPERTY OWNER INFORMATION			
Greendale Road, LLC	540-433-1900		
Property Owner Name	Telephone		
1346 Pleasants Dr., Suite 6	Keith.may@cottonwood.com; Craig.anders@cottonwood.com		
Street Address	E-Mail		
Harrisonburg	va	22801	
City	State	Zip	

OWNER'S REPRESENTATIVE INFORMATION			
Bryan A. Nesselrodt Construction Inc.	540-810-5842		
Owner's Representative	Telephone		
5335 Valley Branch Rd	nesselrodtconst@gmail.com		
Street Address	E-Mail		
Mt. Crawford	VA	22841	
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	<u>1/30/2023</u> 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>1/30/23</u> Date Application and Fee Received	Total Fees Due: \$ <u>580</u> Application Fee: \$550.00 + \$30.00 per acre
 Received By	

Nesselrodt

~~-CONSTRUCTION INC-~~

COMMERCIAL AND RESIDENTIAL BUILDERS

VA Class A 2705-083817 CBC RBC

540-810-5842 or nesselrodtconst@gmail.com

City of Harrisonburg
Department of Community Development
409 South Main St.
Harrisonburg, VA 22801

Subject: Proposed use of, and reasons for seeking change of zoning for TM #097-L-11
2720 Dorval Rd, Lot 32 of Section I, The Crossings subdivision.

To Whom it May Concern,

This property is currently zoned R2C with the intended use of a single family residential home. We propose a rezoning to R8C with the same intended use of a single family residential home.

The reason for seeking a change in zoning is to reduce the front and side yard setbacks (this is a corner lot) from 30' to 10' to allow not only a larger buildable area in order to build a home more similar in dimensions to the adjacent homes already existing and to also keep the front of the proposed home more in line with these adjacent homes.

The character and practical use of the neighborhood would not be adversely affected as a reduction in these setbacks would result in a house location more similar to the adjacent homes, and also the other nearby lots and homes within the same subdivision that are located in the Rockingham county portion of this development.

Bryan Nesselrodt,
Applicant/Builder

Nesselrodt

CONSTRUCTION INC.

COMMERCIAL AND RESIDENTIAL BUILDERS
VA Class A 2705-083817 CBC RBC

540-810-5842 or nesselrodtconst@gmail.com

2620 Dorval Rd., The Crossings Section 1 Proffer Statement

Date: January 3, 2023

Owner: Greendale Road, LLC
1346 Pleasants Drive, STE 6
Harrisonburg, VA 22801

Applicant: Bryan A. Nesselrodt Construction Inc.
5335 Valley Branch Rd.
Mt. Crawford VA, 22841

Current Zoning: R-2C

Proposed Zoning: R-8C

Property ID: 097-L-11

Property Address: 2720 Dorval Rd

Total area requested to be rezoned: .22 acres

The following proffers are voluntarily submitted for the property:

1. Duplex dwellings are prohibited.
2. Area and Dimensional Regulations

Except as provided in article T, and as required in article CC for wireless telecommunication facilities, the following area and dimensional regulations shall apply:

<u>Minimum Feet</u>						<u>Maximum</u>	
Lot Area Sq. Ft.	Lot Width	Lot Depth	Front Yard	Side Yard	Rear Yard	Stories	Height
Single Family Detached: 7,000	60	100	10	10	20	3	35
Other Uses: 6,000	60	100	10	10	25	3	40

*Measured at the point of required front setback line

3. The driveway entrance will be located away from the intersection of Dorval Road and Greendale Road as generally illustrated on the attached worksheet label exhibit 'A'.

I hereby proffer that the use and development of this property shall be in strict accordance with the proffered condition set forth herein and/or depicted thereon.

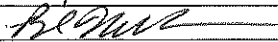
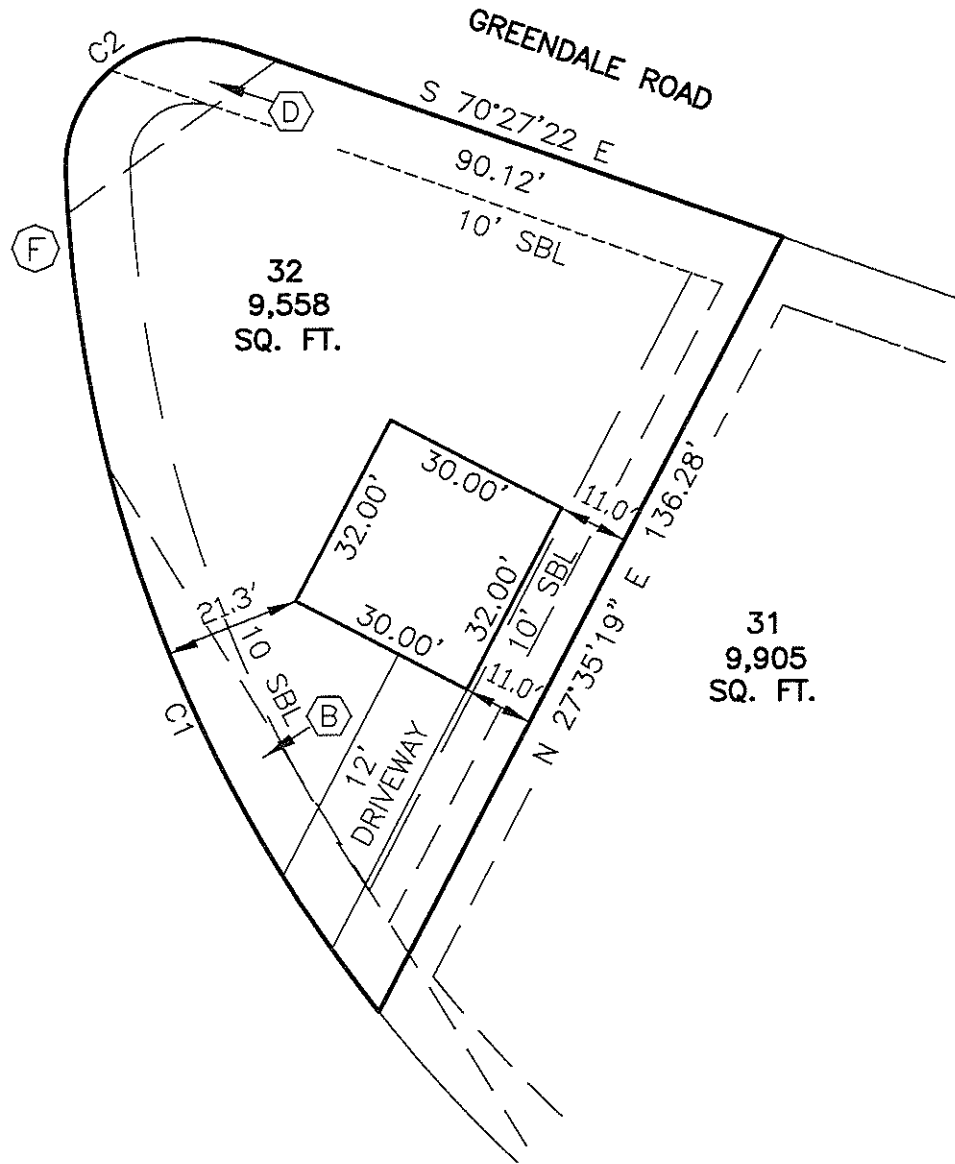
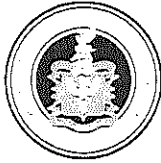
Applicant: Bryan Nesselrodt print
 sign
3-3-23 date

Exhibit "A"

OPTION 3

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	38.98'	33.10'	N 53°42'11" E	111°40'55"
C2	225.00'	142.39'	140.02'	N 20°15'42" W	36°15'29"





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: Telephone: E-mail:				
Owner Name: Telephone: E-mail:	Greendale Road LLC 540 383 6054 craig.anders@cottonwood.com			
Project Information				
Project Name:	The Crossings, Lot 32			
Project Address: TM #:	2720 Dorval Rd 097-L-11			
Existing Land Use(s):	Residential building lot, R2C			
Proposed Land Use(s): (if applicable)	Residential building lot, R8			
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)	Would like to rezone from R2 to R8 for the sole purpose of gaining a larger buildable area on the lot.			
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 TIA

Comments:

Accepted by: Zenith Mason

Date: 1/30/2023

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 home	210	DU	1	1	1
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					1	1
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)					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.