

Total Fees Due: \$ 760  
Application Fee: \$550.00 plus \$30.00 per acre

Date Application & Fee Received: 8/6/19  
Received by: THD

## Application for Change of Zoning District (Rezoning) City of Harrisonburg, Virginia

[www.harrisonburgva.gov/zoning-applications](http://www.harrisonburgva.gov/zoning-applications)

### Section 1: Description of Property

Location (street address): 717 Foley Rd. & 2150, 2156, 2158 Reservoir St.  
Tax Map Number: Sheet: 84 Block: A Lot: 3 & 13 Total Land Area: 6.6 acres or sq. ft.  
Existing Zoning District: R-3 Proposed Zoning District: R-5C  
Existing Comprehensive Plan Designation: Multifamily and Mix Use

### Section 2: Property Owner's Information


Property Owner's Name: Kathy Hite  
Street Address: PO BOX 1552 Email: \_\_\_\_\_  
City: Gloucester State: VA Zip: 23061  
Telephone: Work: \_\_\_\_\_ Fax: \_\_\_\_\_ Mobile/Home: \_\_\_\_\_

### Section 3: Owner's Representative Information

Owner's Representative: Dick Blackwell  
Street Address: 566 E. Market St. Email: dick@blackwellengineering.com  
City: Harrisonburg State: VA Zip: 22801  
Telephone: Work: 540-432-9555 Fax: \_\_\_\_\_ Mobile/Home: 540-820-2964

### Section 4: 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:   
*Property Owner*

### Section 5: Required Attachments to be provided by Applicant

- Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- Statement of 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 Department prior to submitting Rezoning application. More information at [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis).

Total Fees Due: \$ 635  
Application Fee: \$425.00 plus \$30.00 per acre

Date Application & Fee Received: 8/6/19  
Received by: THD

## Application for Special Use Permit City of Harrisonburg, Virginia

[www.harrisonburgva.gov/zoning-applications](http://www.harrisonburgva.gov/zoning-applications)

### Section 1: Description of Property

Location (street address): 717 Foley Rd. & 2150, 2156, 2158 Reservoir St.  
Tax Map Number: Sheet: 84 Block: A Lot: 3 & 13 Total Land Area: 6.6 acres or sq. ft.  
Existing Zoning Classification: R-3  
Special Use being requested: Non-Residential Uses 10-3-55.4(4)

### Section 2: Property Owner's Information

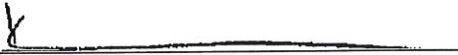
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### Section 5: Required Attachments to be provided by Applicant

- 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 Department prior to submitting SUP application. More information at [www.harrisonburgva.gov/traffic-impact-analysis](http://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, walls 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 telecommunication facility application.**

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Tax Map Number: Sheet: 84 Block: A Lot: 3 & 13 Total Land Area: 6.6 acres or sq. ft.  
Existing Zoning Classification: R-3  
Special Use being requested: Multiple family dwellings of more than 12 units per building .10-3-55.4(1)

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Tax Map Number: Sheet: 84 Block: A Lot: 3 & 13 Total Land Area: 6.6 acres or sq. ft.  
Existing Zoning Classification: R-3  
Special Use being requested: Multiple family buildings greater than four stories and/or fifty-two (52) feet in height 10-3-55.4(2)

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**NOTE: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.**

The proposed R-5 mixed use project is located at 2150 Reservoir St. and 717 Foley Rd. in Harrisonburg, VA. The site contains two parcels, a 6.07 acre parcel fronting on Reservoir St. and a 0.53 acre parcel fronting on Foley Road. The larger parcel is mainly wooded and backs up to a residential development called Woodland and some multifamily lots that face Foley Road. The smaller parcel that faces Foley Rd. presently has a single-family detached home on the property and is bordered by single family houses on both sides. The comprehensive plan calls for the area to be developed as mixed use.

The project is planned to be a residential apartment complex providing housing a variety of residents and providing quality, convenience, amenities and maintenance. The retail area will be on the first floor and cater to the residents, the surrounding neighborhoods and even destination shopping. Retail may include restaurants, coffee shops, service establishments, etc.

The building will be six (6) stories totaling over 10,000 sf. Of retail and/or professional services in addition to some apartments. Although on the same floor, the residential and commercial spaces will be separate. The upper floors will contain ninety-4 bedrooms, five-1 bedroom and five-2 bedrooms for a total of 100 apartments. Generally on each floor there will be a lounge and study rooms with Wi-Fi for the residents. There will be other amenities such as a gym, pool and patio, and secure bike storage. In addition, there will be valet trash pickup for each apartment daily. There will be dumpsters to handle the commercial. All entrances to the residential areas will be electronically controlled for security of the residents.

Access to the site will be a right-in – right-out on Reservoir St. and a connection to Foley Road. There is a crossover at Foley Rd. and Reservoir St. However, an exit only is proposed from the site onto Woodland Dr. which connects to a signalized intersection with Reservoir St.

A bus stop with a shelter is proposed along Reservoir St. in front of the proposed building to facilitate bus travel. In addition to secure bike storage, external bike racks will be around the building to promote biking from nearby student housing and other communities. Sidewalks, will be installed along Foley Rd. and connection to the site, in addition a connection will be made to the existing sidewalk along Reservoir St.

Along with the application, several proffers are being offered which include: maximum distance of buildings from Reservoir St., maximum number of bedrooms and minimum square footage of commercial.

June 5, 2019

Adam Fletcher, Director  
Department of Planning and Community Development  
City of Harrisonburg  
409 South Main Street  
Harrisonburg, VA 22801

RE: Rezoning Application of Madison Lucy Realty, LLC to  
Rezone Tax Map Parcels: 84-A-3 and 84-A-13 from R-3 to R-5C

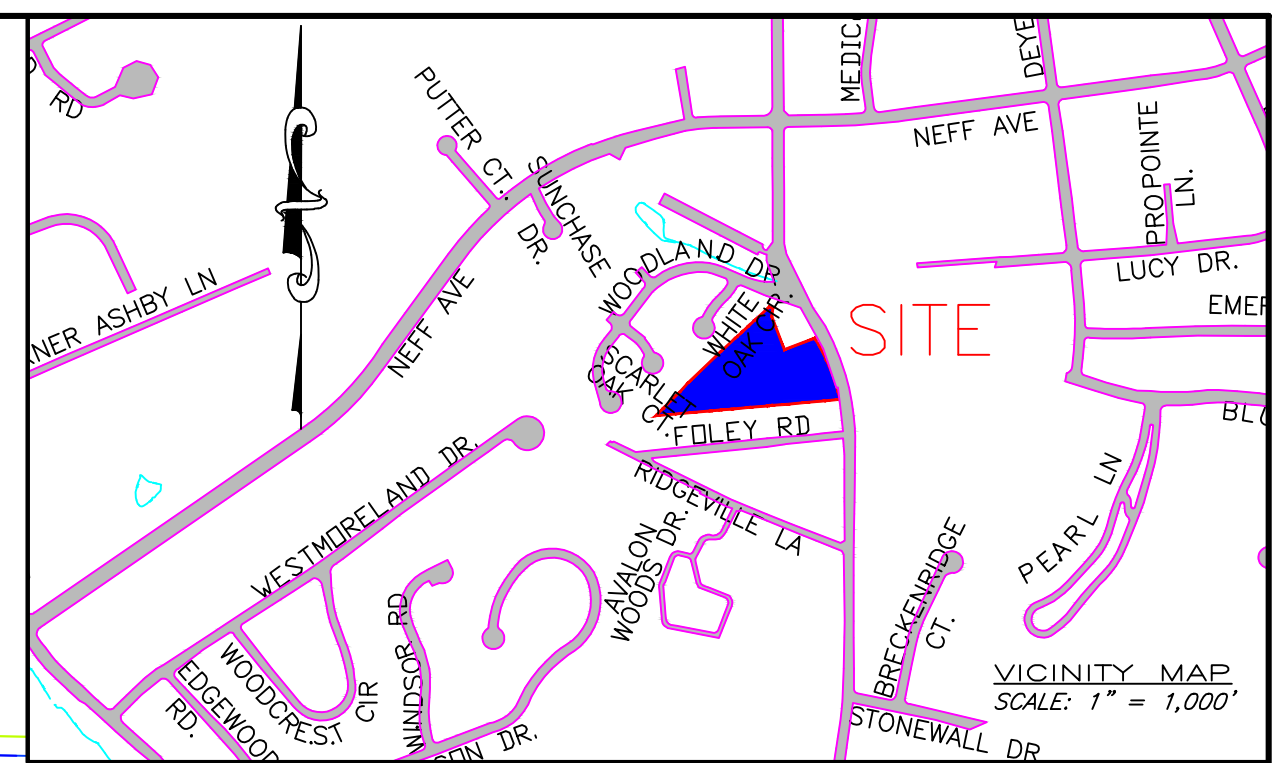
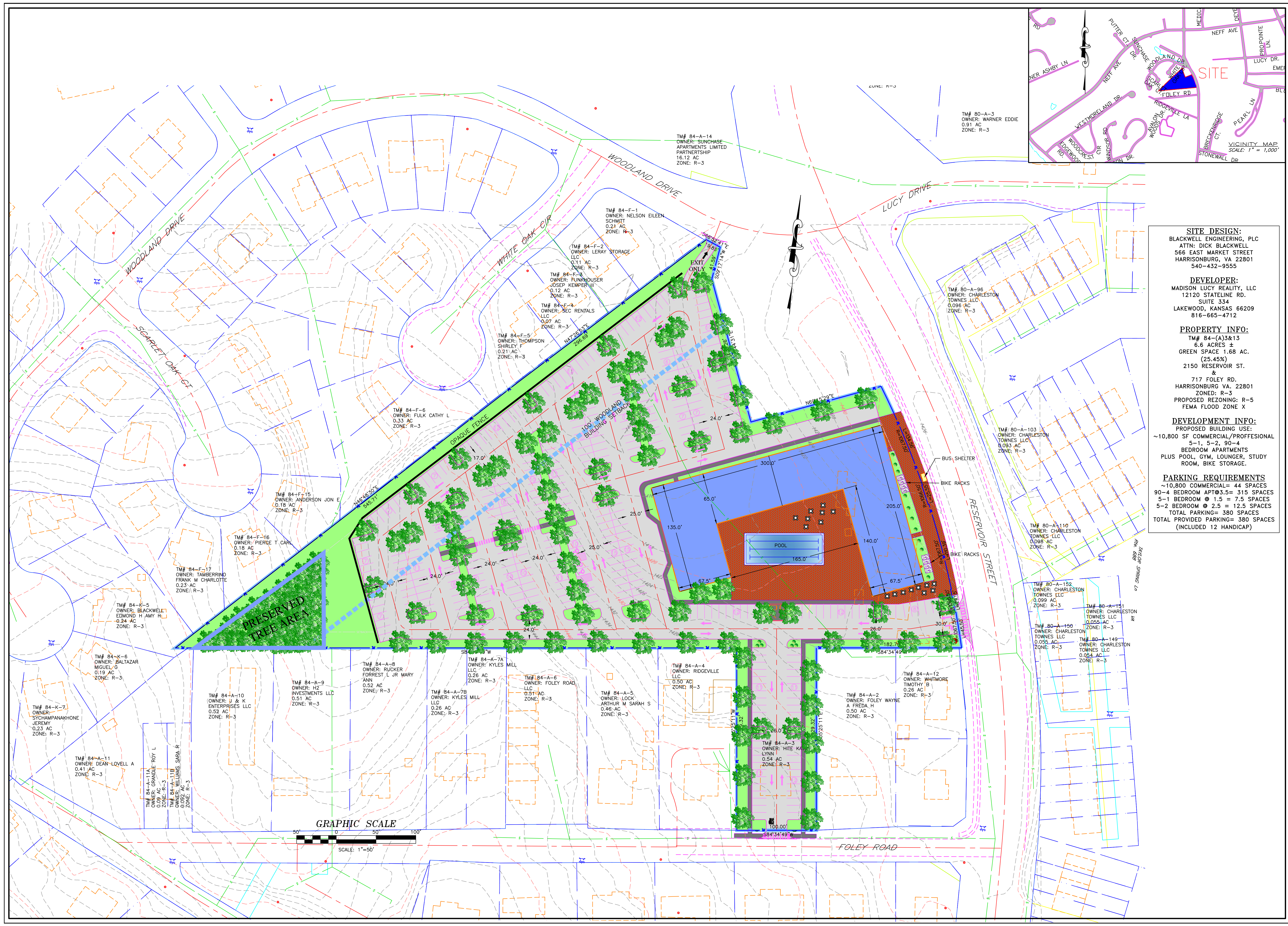
Mr. Fletcher,

The following proffers are offered as part of this rezoning application:

1. The site shall contain no more than three hundred seventy-eight (378) bedrooms.
2. The site shall contain residential and non-residential uses.
3. A minimum of 8,000 sq. ft. of space for uses permitted by Section 10-3-55.4 (4) shall be contained on the site and limited to the first ground floor of the building(s).
4. No parking lot (including travel lanes and drive aisles) shall be located between Reservoir Street and the closest building to Reservoir Street.
5. There shall be a 100-ft building setback from shared property line with Woodland Subdivision.
6. There shall be an opaque fence at least 4 ft. in height between development areas of the site and the Woodland Subdivision.
7. The existing vegetation (trees & shrubbery) on the western end of the property bounded by the edge of the current HEC easement, current Harrisonburg sewer easement, and the southern property shared with TM# 84-(A)-9, 10, and 11 shall be undisturbed to provide a vegetated buffer, or an evergreen vegetative buffer shall be created within this area, where such evergreens shall be planted at no less than 5 feet on center and 6 feet in height at the time of planting to fill in and reestablish a vegetative buffer within the bounded area.

Sincerely,

  
Property Owner



**SITE DESIGN:**  
 BLACKWELL ENGINEERING, PLC  
 ATTN: DICK BLACKWELL  
 566 EAST MARKET STREET  
 HARRISONBURG, VA 22801  
 540-432-9555

**DEVELOPER:**  
 MADISON LUCY REALTY, LLC  
 12120 STATELINE RD.  
 SUITE 334  
 LAKEWOOD, KANSAS 66209  
 816-665-4712

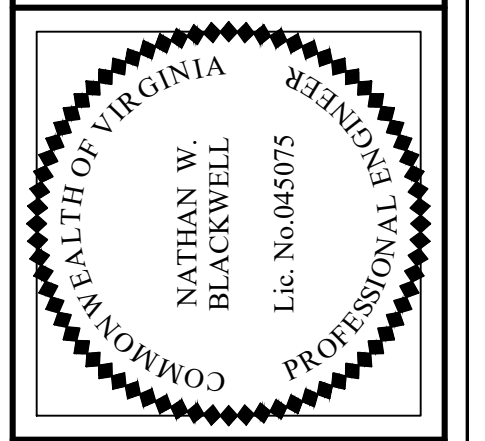
**PROPERTY INFO:**  
 TM# 84-(A)3&13  
 6.6 ACRES ±  
 GREEN SPACE 1.68 AC.  
 (25.45%)  
 2150 RESERVOIR ST.  
 &  
 717 FOLEY RD.  
 HARRISONBURG VA. 22801  
 ZONED: R-3  
 PROPOSED REZONING: R-5  
 FEMA FLOOD ZONE X

**DEVELOPMENT INFO:**  
 PROPOSED BUILDING USE:  
 ~10,800 SF COMMERCIAL/PROFESSIONAL  
 5-1, 5-2, 90-4  
 BEDROOM APARTMENTS  
 PLUS POOL, GYM, LOUNGER, STUDY  
 ROOM, BIKE STORAGE.

**PARKING REQUIREMENTS**  
 ~10,800 COMMERCIAL= 44 SPACES  
 90-4 BEDROOM APT@3.5= 315 SPACES  
 5-1 BEDROOM @ 1.5 = 7.5 SPACES  
 5-2 BEDROOM @ 2.5 = 12.5 SPACES  
 TOTAL PARKING= 380 SPACES  
 TOTAL PROVIDED PARKING= 380 SPACES  
 (INCLUDED 12 HANDICAP)

Date: SEP. 2019  
 Scale: AS NOTED  
 Designed by: RLB  
 Drawn by: MMS  
 Checked by: NWB

**Blackwell Engineering, PLC**  
 566 East Market Street  
 Harrisonburg, Virginia 22801  
 Phone: (540) 432-9555 FAX: (540) 434-7604  
 Email: BE@BlackwellEngineering.com



Revision Dates

**CONCEPTUAL LAYOUT**  
 THE PARK ON RESERVOIR (STREET)  
 2150 RESERVOIR STREET  
 HARRISONBURG, VA. 22801

Drawing No.  
**1**  
 of 1 Sheets

Job No. 2625-2



# City of Harrisonburg, Virginia

OFFICE OF THE PUBLIC WORKS DEPARTMENT  
320 EAST MOSBY ROAD  
HARRISONBURG, VIRGINIA 22801  
(540) 434-5928

STREET MAINTENANCE  
TRAFFIC ENGINEERING  
TRANSPORTATION PLANNING  
REFUSE/ RECYCLING  
CENTRAL STORES

September 08, 2019

Mary Lee, P.E.  
Ramey Kemp & Associates  
Glen Allen, VA

RE: St. Andrew's Updated Traffic Impact Analysis (Tax Map # 84 A 13)

Dear Ms. Lee,

We have reviewed the updated Traffic Impact Analysis (TIA) for the proposed development of St. Andrew's dated August 28, 2019. The Public Works Department finds this TIA and proposed mitigations to be acceptable.

Thank you for your work on this TIA and promptness in providing revised submissions throughout the process.

Regards,

Dastan Khaleel, P.E.  
Traffic Engineer