

Date Application Received: 2/14/17

Total Paid: 9/16/16 140

Application for Change of Zoning District
City of Harrisonburg, Virginia

14.35

Application Fee: \$375.00 plus \$30.00 per acre

Section 1: Property Owner's Information

Name: Marusstodd Properties, LLC

Street Address: 190 E. Mosby Road Email: _____

City/State/Zip: Harrisonburg, VA 22801

Telephone (work): _____ (home or cellular): _____ (fax): _____

Section 2: Owner's Representative Information

Name: Richard Blackwell

Street Address: 566 East Market Street Email: dick@blackwellengineering.com

City/State/Zip: Harrisonburg, VA 22801

Telephone (work): 540-432-9555 (home or cellular): _____ (fax): _____

Section 3: Description of Property

Location (street address): _____

Tax Map Number: Sheet: 18 Block: R Lot: 22,22A,23,22A,24A Total Land Area (acres or square feet): 0.429,0.139,0.326,0.311,0.113

Existing Zoning District: R-3,R-1,R-3, R-3, R-1 Proposed Zoning District *: R-5

Existing Comprehensive Plan Designation: Professional

**If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper*

Section 4: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: SEE ATTACHED

East: _____

South: _____

West: _____

Section 5: Certification

I certify that the information contained herein is true and accurate. Signature: Giles R. Stone, Sr. Mgr.
Property Owner

PLEASE NOTE – If a Traffic Impact Analysis is required, this application shall not be considered accepted until the TIA has been reviewed and TIA fees paid. More information at www.harrisonburgva.gov/site-development

ITEMS REQUIRED FOR SUBMISSION

- ☒ Completed Application
- ☒ Survey of Property or site drawing
- ☒ Description of Proposed Use
- ☒ ~~Adjacent Property Owners~~
- ☒ TIA Determination Form OR Accepted TIA Letter, signed by Public Works

- ☒ Fees Paid
- ☒ ~~Source Deed~~
- ☒ Proffers (if applicable)

-END-

March 23, 2017

Mrs. Thanh Dang, Sr. Planner
City of Harrisonburg
Department of Planning and Community Development
409 South Main Street
Harrisonburg, VA 22801

Ref: Stone Suites – Description of Proposed Use (TM: 18-R-22, 22A, 23, 24, 24A)

Dear Mrs. Dang,

It is proposed that the subject property located on the east side of the 1300 block of South Main Street now designated “Professional Use” in the Land Use Guide be changed to “Mix Use Development Area”.

Port Republic Road to East Weaver Avenue on the east side is “Professional” and on the west side is “Medium Density Mixed Residential”. However, at present, the development along South Main Street from Port Road to Miller Circle incorporates a variety of uses: professional, apartments, single family detached, financial institutions, and commercial. In approximately 0.4 mile, there are many different uses.

It is believed that the high traffic counts on South Main Street will attract commercial uses. However, with the existing apartments along South Main, and the single-family development one block east of South Main and the existing commercial and professional uses, a “Mix Use Development” designation for the proposed development appears to be appropriate.

It is proposed to have a mixed use of commercial and/or professional (if an ordinance amendment to allow professional by special use in “Mixed Use” is passed) on the first floor and 22 one bedroom apartments on the second and third floors. The building is to be located near the street to promote walkability along South Main Street. A sidewalk will be constructed along the north side of Weaver Ave. to better enable the residents of the Purcell Park neighborhood to access the commercial development on the first floor located nearer South Main. The development will connect to the sidewalk on South Main Street and Weaver Ave. to promote walk up traffic.

The one bedroom apartments are generally designed for singles. This is expected to make little or no impact on its surrounding as to noise and or outside activities.

A six-foot opaque fence will be constructed on the east side of the property along Edgelawn Dr. with plantings east of the fence. A right-in / right-out only will be constructed on the South Main Street connection to prohibit left turns into and out of the development. Vehicles planning to go south on South Main Street will exit onto Weaver Ave. and turn left at the intersection of East Weaver Avenue and South Main Street.

Sincerely

A handwritten signature in black ink that reads "Giles R. Stone". The signature is written in a cursive, flowing style.

Giles Stone for Marusstodd Properties, LLC

March 23, 2017

Mrs. Thanh Dang, Sr. Planner
City of Harrisonburg
Department of Planning and Community Development
409 South Main Street
Harrisonburg, VA 22801

Ref: Stone Suites – Rezoning R-3 & R-1 to R5 (TM: 18-R-22, 22A, 23, 24, 24A)

Dear Mrs. Dang,

The following revised proffers are provided with the proposed referenced rezoning:

1. Any building constructed on site shall contain residential and non-residential uses. The first floor of any building shall contain only non-residential uses.
2. The site shall contain no more than 22 one bedroom multiple-family units.
3. No parking lot (including travel lanes and drive aisles) shall be located between any buildings and the following streets: South Main and East Weaver Avenue.
4. Only one vehicular access point to South Main Street shall be permitted, and it shall be only for right-in/right-out traffic movements.
5. No vehicular access shall be permitted from the site to Edgelawn Drive.
6. A 6-foot opaque fence shall be installed at a minimum of 19-feet from the centerline of the existing Edgelawn Drive public street right-of-way.
7. A 6-foot opaque fence shall be installed along the northeastern property line adjoining tax map parcel # 18-R-19 & 20.

I (we) hereby proffer that the development of the subject property on this application shall be in strict accordance with the conditions set for in this submission.

Sincerely

A handwritten signature in black ink that reads "Giles R Stone". The signature is written in a cursive, flowing style.

Giles Stone for Marusstodd Properties, LLC



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

January 27, 2017

Dick Blackwell
Blackwell Engineering, PLC
Harrisonburg, VA

RE: Stone Suites TIA (Tax Map # 18-R-22, -22A, -23, -24, -24A)

Dear Mr. Roderick,

We have reviewed the revised Traffic Impact Analysis (TIA) for the proposed development of Stone Suites dated January 2017. The Public Works Department finds this TIA to be acceptable.

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

Regards,

A handwritten signature in black ink, appearing to read "Ian Pike".

Ian Pike
Transportation Systems Specialist