



Change of Zoning District (Rezoning) Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION							
564 E. Gay Street			033-K-9	0.13 Ac	aanaa an aa A		
Property Address			Tax Map Parcel/ID	Total Land Area	_ acres or sq.ft. (circle)		
Existing Zoning District: R-2			Proposed Zoning Distric	et: R-8	,		
Existing Comprehensive Plan I	Designation:	Neighborhood Res	sidential				
		PROPERTY OWN	NER INFORMATION				
Bird Dog Properties, LL	.C		540.437.1683				
Property Owner Name			Telephone				
141 W. Bruce Street			jherr@herrinc.com				
Street Address			E-Mail				
Harrisonburg	VA	22801					
City	State	Zip					
OWNER'S REPRESENTATIVE INFORMATION							
Jim Herr			540.437.1683				
Owner's Representative			Telephone				
141 W. Bruce Street			jherrinc.com				
Street Address			E-Mail				
Harrisonburg	VA	22801					
City	State	Zip					
			FICATION				
I certify that the information su							
to the best of my knowledge. In property for the purposes of pl							
posted by the City on any prope		ia reviewing inis applica	iion. 1 aiso anaersiana ina	i, when required, publi	c notice signs will be		
	,		•				
Jans Non			3.29.23				
PROPERTY OWNER		DECLUBED	DATE				
REQUIRED ATTACHMENTS Letter explaining proposed use & reasons for seeking change in zoning.							
		for conditional rezoning.	ge in zoning.				
☐ Survey of property or	site map.	ioi conditional rezonnig.					
☐ Traffic Impact Analys	sis (TIA) De	termination Form OR Tr	raffic Impact Analysis (TIA) Acceptance Letter sig	gned 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							
			Total Fees Due: \$				
			Application Fee: \$550.00) + \$30.00 per acre			
Date Application and Fee Rece	ived						
•							
Received By							



March 22, 2023

1123 S. High Street Harrisonburg, VA 22801 540-246-3712 contact@colmanengineering.com

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

Mr. Fletcher,

The purpose of this letter is to seek the rezoning for the property located at 564 E Gay St.; identified as TM: 33-K-9, to be rezoned from R-2 to R-8.

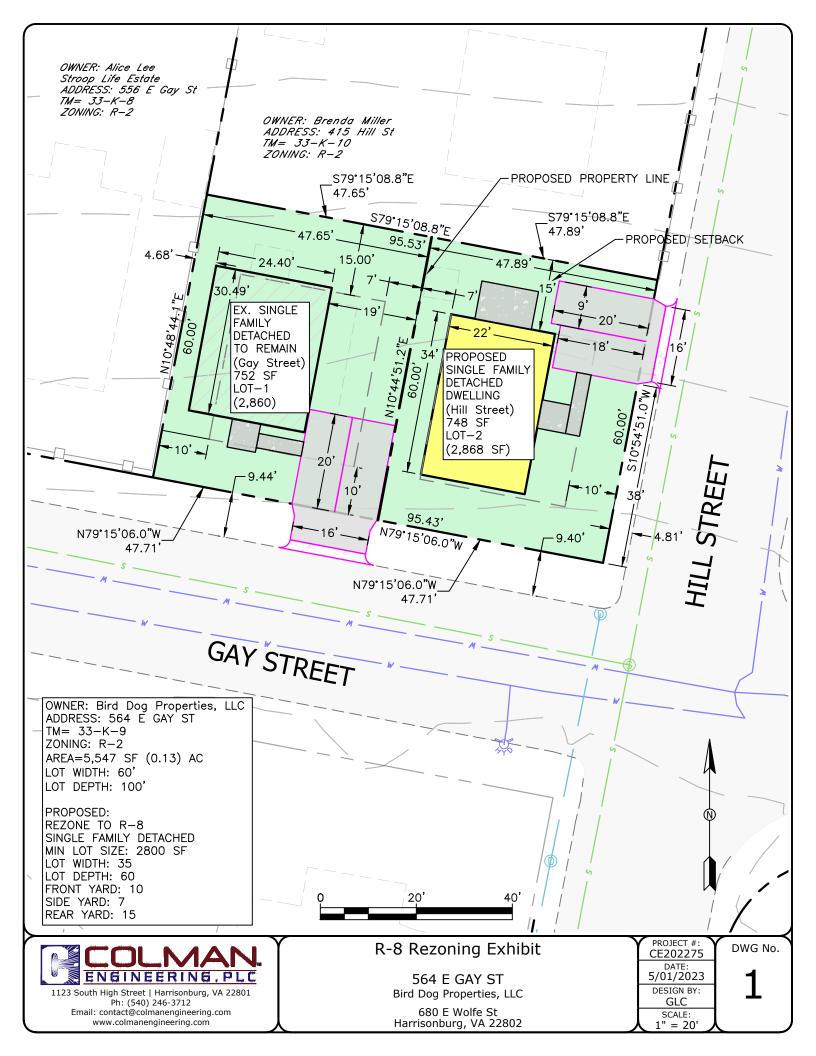
The property has an area of approximately 5,547 sf (0.13 ac) and is currently occupied by a single family residence. Rezoning the property from R-2 to R-8 would allow us to subdivide and place another single-family dwelling on the same property. The single-family proposed house would be similar in size and appearance to the current house, and will provide much needed housing in the city and this neighborhood.

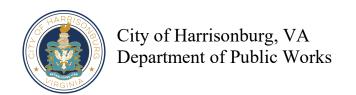
Thank you and staff for your consideration.

James Herr, Owner

141 Bruce St

Harrisonburg, VA 22801





Determination of Need for a Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

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	n			
Consultant Name:				
Telephone:				
E-mail: Owner Name:				
Telephone:				
E-mail:				
Project Information	1			
Project Name:				
Project Address: TM #:				
Existing Land Use(s):				
Proposed Land Use(s): (if applicable)				
Submission Type:	Comprehensive Site Plan	Special Use Permit	Rezoning	Preliminary Plat
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)			,	
Peak Hour Trip Ge	neration (fron	row 15 on t	he second page	e)
AM Peak Hour Trips:				
PM Peak Hour Trips:				
(reserved for City	,			
TIA required? Your Comments:	es No 7	TM		
Accepted by: Zing	the maso	73	Date: 3/	/29/2023

Revised Date: December 2019

Peak Hour Trip Generation by Land Use

Row	IVG'Nand Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1						
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips						
8	Existing #1						
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14		Total Existing Tri					
15		Final Total (Total New – To					

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.

Revised Date: December 2019