

Total Fees Due: \$ 580
Application Fee: \$550.00 plus \$30.00 per acre

Date Application & Fee Received: 12/6/19
Received by: THD

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

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): TBD Bartlett Court (located at corner of Pear St., Russell Dr., & Bartlett Ct.)

Tax Map Number: Sheet: 8 Block: D Lot: 11 Total Land Area: 17,931 sq. ft. acres or sq. ft.

Existing Zoning District: R-1 Proposed Zoning District: R-2

Existing Comprehensive Plan Designation: Medium Density Mixed Residential

Section 2: Property Owner's Information

Property Owner's Name: Diversified Properties, LLC

Street Address: 1910 Erickson Avenue, Suite 4 Email: russellwhitmer@contractingunlimitedinc.com

City: Harrisonburg State: VA Zip: 22801

Telephone: Work: (540)-434-2438 Fax: (540)-432-9863 Mobile/Home: _____

Section 3: Owner's Representative Information

Owner's Representative: Brandon Trump with Lotts & Associates

Street Address: P.O. Box 1167 Email: Brandon@lottssurveying.com

City: Stuarts Draft State: VA Zip: 24477

Telephone: Work: (540)-337-0012 Fax: (540)-337-1455 Mobile/Home: _____

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.

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Lotts & Associates, P.C.

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Land Surveying - Land Planning

21 Cambridge Drive * P.O. Box 1167

Stuarts Draft, Virginia 24477

Phone (540) 337-0012 Fax (540) 337-1455 Cell (540) 487-9655

Email barry@lottssurveying.com

December 4, 2019

To whom it may concern,

This letter is in regards to the application for change of zoning for Tax map 8-(D)-11. This lot is presently zoned: R-1 and is being requested to be changed to R-2. This is to allow for a subdivision of the lot for the construction of a duplex dwelling. Attached to this application is a sketch showing the proposed division.

Sincerely,



Brandon Trump

Alison Banks

From: Brandon Trump <brandon@lottssurveying.com>
Sent: Tuesday, December 31, 2019 4:24 PM
To: Alison Banks
Cc: russellwhitmer@contractingunlimitedinc.com
Subject: Pear Street Rezoning

Alison,

I have spoken with the applicant, Diversified Properties, LLC, Russell Whitmer, Owner, and he agrees to proffer the driveway entrance(s) as described in the prepared proffer letter and that the applicant, Mr. Whitmer, will formally sign the letter when he returns from traveling. The proffer letter will be signed prior to the request moving forward to City Council on February 11th.

Let me know if we need anything else.

Brandon Trump - LS
Lotts and Associates
21 Cambridge Drive
P.O. Box 1167
Stuarts Draft, VA 24477
Office - 540-337-0012
Cell - 540-487-9658



December 31, 2019

In connection with the rezoning request for the property located at 690 Pear Street and identified as tax map parcel 8-D-11 the following is proffered:

All driveway entrances for 690 Pear Street (TM Parcel 8-D-11) and any new parcel(s) created by future subdivision(s) of this parcel will only be placed along Bartlett Court.

Russell Whitmer
Diversified Properties, LLC

Date



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

Must be submitted to the Public Works Department 5 business days prior to the Planning Commission application deadline

Contact Information			
Consultant Name:	Brandon Trump with Lotts & Associates		
Telephone:	(540)-337-0012		
E-mail:	Brandon@lottssurveying.com		
Owner Name:	Diversified Properties, LLC		
Telephone:	(540)-434-2438		
E-mail:	Russellwhitmer@contractingunlimitedinc.com		
Project Information			
Project Name:	Skyview Estates Duplex Lot		
Project Address:	TBD Bartlett Court		
TM #:	Tax map 8-(D)-11		
Existing Land Use(s):	Vacant (zoned R-1)		
Proposed Land Use(s): (if applicable)	Duplex (zoned R-2)		
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)	Rezoning of existing vacant lot zoned R-1 at the corner of Bartlett Court, Russell Drive, and Pear Street to a duplex lot zoned R-2.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	1		
PM Peak Hour Trips:	2		

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

The "Single-Family Detached Housing" ITE code was considered appropriate, as there is no code for duplexes.

Accepted by: Jahidur gem f aldi

Date: 12/4/19

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 Detached Housing	210	Dwelling Units	2	1	2
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips						
8	Existing #1	Vacant	N/A	N/A	N/A	0	0
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips						
15	Final Total (Total New – Total Existing)					1	2

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.