



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION		
Property Address	039 P 1 Tax Map Parcel/ID	Total Land Area (circle) acres or sq.ft.
Existing Zoning District:	Proposed Zoning District:	
Existing Comprehensive Plan Designation:		
PROPERTY OWNER INFORMATION		
Property Owner Name	Telephone	
Street Address	E-Mail	
City	State	Zip
OWNER'S REPRESENTATIVE INFORMATION		
Owner's Representative	Telephone	
Street Address	E-Mail	
City	State	Zip
CERTIFICATION		
<i>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.</i>		
PROPERTY OWNER	DATE	
REQUIRED ATTACHMENTS		
<input type="checkbox"/> Letter explaining proposed use & reasons for seeking change in zoning. <input type="checkbox"/> Statement on proffers, if applying for conditional rezoning. <input type="checkbox"/> Survey of property or site map. <input 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		
Date Application and Fee Received	Total Fees Due: \$ _____ Application Fee: \$550.00 + \$30.00 per acre	
Received By		

November 24, 2025

Meg Rupkey, CZO
Planner, Department of Community Development
409 South Main Street
Harrisonburg, VA 22801

RE: Rezoning Request for TM: 39-P-1

Dear Meg,

The purpose of this rezoning request is (1) to establish consistent R-5C zoning across TM: 39-P-1 and (2) to rezone a portion of the property to B-2, in preparation for a future subdivision and integration with the adjacent B-2 property (TM: 39-Q-5,6,7,8), to be used for required parking.

The R-5C proffers approved on April 26, 2022, have been updated with a new proffer letter (attached) that applies to both the existing and proposed R-5C areas. Amendments include:

- Added “including along the east side of TM 39-P-9” to Item #4, as a clarification.
- Removed “gazebo” from the recreational features list in Item #6 after discussions with City staff, since no suitable location for a gazebo was identified.
- Added Item #8 to clarify that the strip of land along the southern boundary connecting to 3rd Street should not be used for vehicular access.

Based on the parking demand at his current rental properties, the owner has determined that residents will need at least two parking spaces per unit, plus additional parking for visitors and tenants who need more than two spaces.

Thank you and the staff for your consideration.

Best regards,



Gil Colman, PE
Owner and President
gil@colmanengineering.com

November 24, 2025

Meg Rupkey, CZO
Planner, Department of Community Development
409 South Main Street
Harrisonburg, VA 22801

RE: Proffer Statement

Dear Meg,

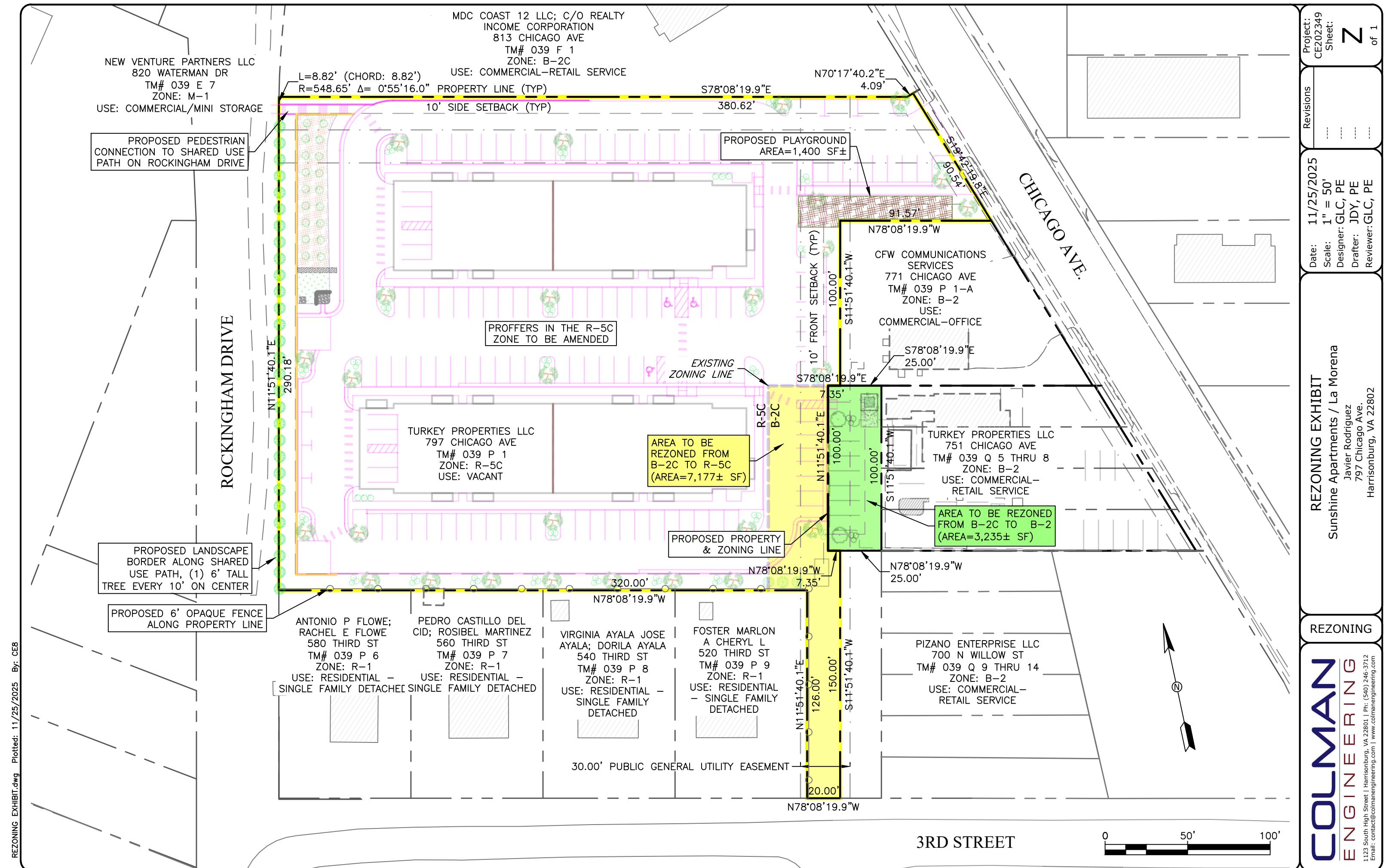
As part of our rezoning request for the property identified as TM:39-P-1, we offer the following proffers:

1. Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.
2. A sidewalk connection between the apartment development and Chicago Avenue to connect the apartment project with direct access to the city's sidewalk system.
3. The owner will design and construct a 5' wide sidewalk or a 10' wide shared use path connection from the rear of the property to the city's public trail/shared use path to connect the apartment project with direct access to the City's public trail/shared use path.
4. A 6' tall opaque fence, the full length of the property line separating the apartment development from the properties identified as tax map parcels 39-P-6, 7, 8, & 9 to the south of the property, including along the east side of TM 39-P-9.
5. Exterior site lighting shall be designed so that the light is not directed off the site and the light source is shielded from direct offsite viewing. Light fixtures in the parking areas shall not exceed 15' in height.
6. The development will contain one area, totaling 500 sf. of recreational area for use by the residents that will include features such as a picnic table or tables, play areas or play structures, and exercise area.
7. The existing vegetation (trees & shrubbery) on the western end of the property, within a minimum of 10' of the property line shared with the City's public street right-of-way in which the public trail/shared use path is located, shall be undisturbed to maintain the vegetated buffer, or an evergreen and deciduous vegetative buffer shall be created within a minimum of 10' of the same property line, where such evergreen and deciduous trees shall be planted and maintained at no less than 5' on center and 6' in height at the time of planting to fill in and reestablish a vegetative buffer within the area. This evergreen and deciduous tree vegetative buffer shall not be required in the areas of the proffered connection to the public trail/shared use path or any required stormwater management areas.
8. The strip of land along the southern boundary connecting to 3rd Street shall not be used for vehicular access, except that limited vehicular access may be allowed for maintenance, utility work, municipal service, or temporary construction purposes.

Thank you and the staff for your consideration.



Javier Angel Rodriguez
Turkey Properties, LLC





City of Harrisonburg, VA
Department of Public Works

**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	
Consultant Name:	Colman Engineering, PLC
Telephone:	540-246-3712
E-mail:	gil@colmanengineering.com
Owner Name:	Turkey Properties, LLC (Attn: Javier A. Rodriguez)
Telephone:	540-810-1484
E-mail:	751lamorena@gmail.com
Project Information	
Project Name:	Sunshine Apartments, La Morena
Project Address:	797 & 751 Chicago Avenue
TM #:	39-P-1 & 39-Q-5,6,7,8
Existing Land Use(s):	Apartments, Restaurant
Proposed Land Use(s): (if applicable)	Apartments, Restaurant
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)	Sunshine Apartments plans to construct 2 apartment buildings with associated utilities, parking, drive, and other site improvements. La Morena plans to expand their parking lot and currently has an entrance to Chicago Avenue.
Peak Hour Trip Generation (from row 15 on the second page)	
AM Peak Hour Trips:	23
PM Peak Hour Trips:	29

(reserved for City staff)

TIA required? Yes No ✓

Comments:

Accepted by: Zimtha Mason Date: 09/05/2025

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	Multifamily Housing (Low-Rise)	220	Dwelling Unit	57	23	29
2	Proposed #2	High Turnover Restaurant	932	1000 sq ft	2.5	24	23
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					47	52
8	Existing #1	High Turnover Restaurant	932	1000 sq ft	2.5	24	23
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					24	23
15	Final Total (Total New – Total Existing)					23	29

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.