



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

1543 Park Road & 1550 College Avenue
Property Address

51-D-9 & 52-G-1
Tax Map Parcel/ID

0.67
Total Land Area (circle) acres or sq.ft.

Existing Zoning District: R-2
Proposed Zoning District: R-2 Institutional Overlay

Existing Comprehensive Plan Designation: VMRC Master Plan

PROPERTY OWNER INFORMATION

Virginia Mennonite Retirement Community
Property Owner Name

1491 Virginia Avenue
Street Address

Harrisonburg VA 22802
City State Zip

540-564-3400
Telephone

skleist@vmrc.org
E-Mail

OWNER'S REPRESENTATIVE INFORMATION

Scott Kleist
Owner's Representative

1491 Virginia Avenue
Street Address

Harrisonburg VA 22802
City State Zip

540-564-3412
Telephone

skleist@vmrc.org
E-Mail

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.

SKleist

12/2/2020

PROPERTY OWNER

DATE

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking change in zoning.
- Statement on 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 prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

12-2-2020
Date Application and Fee Received

Total Fees Due: \$ 580.00 ✓
Application Fee: \$550.00 + \$30.00 per acre

ABank
Received By



1501 Virginia Avenue
Harrisonburg, VA 22802
(540) 564-3400
toll free (888) 564-8672

Dec. 1, 2020

Dear Ms. Alison Banks
City Planner
Department of Planning & Community Development
409 South Main Street
Harrisonburg, VA 22801

RE: VMRC Master Plan Amendment

Ms. Banks

As part of our rezoning request for a Master Plan Amendment of the VMRC's campus, affecting the added lots to the Park Village section, VMRC proffers that conversion of garages into living spaces will not be permitted.

Regards,

Scott Kleist
Vice President of Technology & Facilities
Project Management Group
VMRC
1501 Virginia Avenue
Harrisonburg, VA 22802

Virginia Mennonite Retirement Community (VMRC) Master Plan Amendment Narrative

December 30, 2020

Introduction:

The attached Virginia Mennonite Retirement Community (VMRC) Master Plan is being submitted for amendment under Section 10-3-106, "Master Plan Requirements." This amendment follows the requirements of Section 10-3-106,b items 1-4:

This Master Plan amendment does not replace the existing Master Plan on-file with the City of Harrisonburg. This amendment includes the addition of new properties to the existing Master Plan, as well as setback adjustments to the new properties, which will become part of the Village Park section of VMRC. The new properties are highlighted in the attached Master Plan Amendment drawings.

VMRC continues to recast its vision for the Park Village neighborhood. The existing buildings are aging, with some dating to the early 1980s, and do not provide the amenities current retirees are seeking. Beyond refreshing the physical structures, VMRC seeks to increase walkability and connectivity, both internally and to other neighboring places, such as Eastern Mennonite University, Park Woods, and Common Good Marketplace.

While the end goals are established, the specific execution is not. Park Village will continue to change slowly over many years as tenant turnover takes place. Additionally, VMRC desires to tailor renovations to emerging market conditions which are being informed by the initial phases, now in progress. For these reasons, the future design is not fully developed. Rather, the requests and proposals included here will provide the framework for design of the future development.

Item 1:

The boundaries of the area involved and the ownership of properties contained therein, as well as all existing public streets and alleys within and adjacent to the site.

The campus is composed of three organizations under the VMRC umbrella, with ownership of the entire 42.947-acre property, with Tax Map numbers: 52-A-1, 52-D-1, 3, 4, 6 thru 10 and 13, and 52-G-6 thru 9. These organizations are Park Village, Inc. (24.5± acres); Heritage Haven, Inc. (7.6± acres); and Virginia Mennonite Home, Inc. (13.6± acres).

The property is zoned R-2 and R-3 with an Institutional Overlay. The R-3 portion of the property is bounded by Virginia Avenue to the east, Park Road to the west, EMU and Parkwood Drive to the south, and Harmony Heights to the north. While the R-2 portion of Park Village is located across the street, on the west side of Park Road.

The R-2 portion of Park Village will be expanded to include the properties located on the southwest corner of Shank Dr and Park Rd (TM: 52-D-9), and on the northeast corner of Shank Dr and College Ave (TM: 52-G-1). These two properties will add 0.32 and 0.36 acres respectively to Park Village, expanding its total area to 25.1± ac. Which in turn expands the VMRC campus area to a total area of 46.2 ac.

Item 2:

The location and use of all existing buildings on the site, as well as the approximate location, height, dimensions and general use of all proposed buildings or major additions to existing buildings.

The following changes and deviations from the current zoning and existing permitted uses are requested for the Park Village section of VMRC as highlighted in the Master Plan Amendment drawings, for the proposed new lots currently zoned R-2. The remainder of the VMRC campus will continue to follow the existing Master Plan as approved by the City of Harrisonburg in July of 2011, and 2017.

Requested Changes:

- A reduction on setback requirements to provide maximum flexibility to the additional lots within the Park Village neighborhood:
 - Reduce front setback to ten feet (10') along Park Road, College Avenue, and Shank Drive.
 - Reduce side and rear setbacks to five feet (5') on the added lots to the Park Village section as shown in the attached Master Plan Amendment drawings.

Item 3:

The location of all existing parking facilities and the approximate location of all proposed parking facilities, including the approximate number of parking spaces at each location and all existing and proposed means of vehicular access to parking areas and to public streets and alleys. Any proposed changes to public streets and alleys within and adjacent to the site shall also be shown on the plan.

VMRC provides parking throughout their campus for residential and service facilities as well as for visitors. The Park Village section of the VMRC campus has a low parking need.

The additional properties will be developed into single home or duplex units and will provide parking on garages or driveways, and no changes or deviations are requested to parking requirements.

Item 4:

The general use of major existing and proposed open spaces within the site and specific features of the plan such as screening, buffering or retention of natural areas, which are intended to enhance compatibility with adjacent and nearby properties.

VMRC residents use the areas between residential units within Park Village as gardening plots. As with previously proposed upgrades to Park Village, the new lots will enhance and increase accessibility to these features, through the installation of walking paths connecting the entire VMRC campus.

Master Plan Amendment

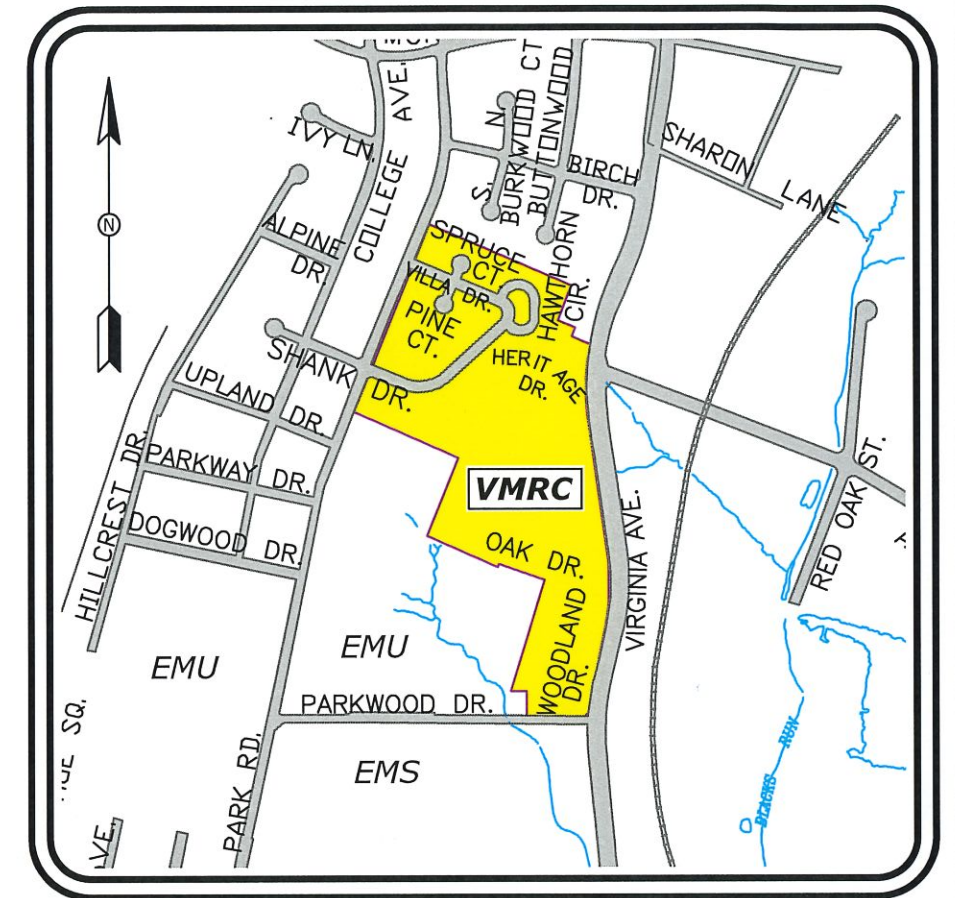
Virginia Mennonite Retirement Community (VMRC)

PROPOSED AMENDMENTS:

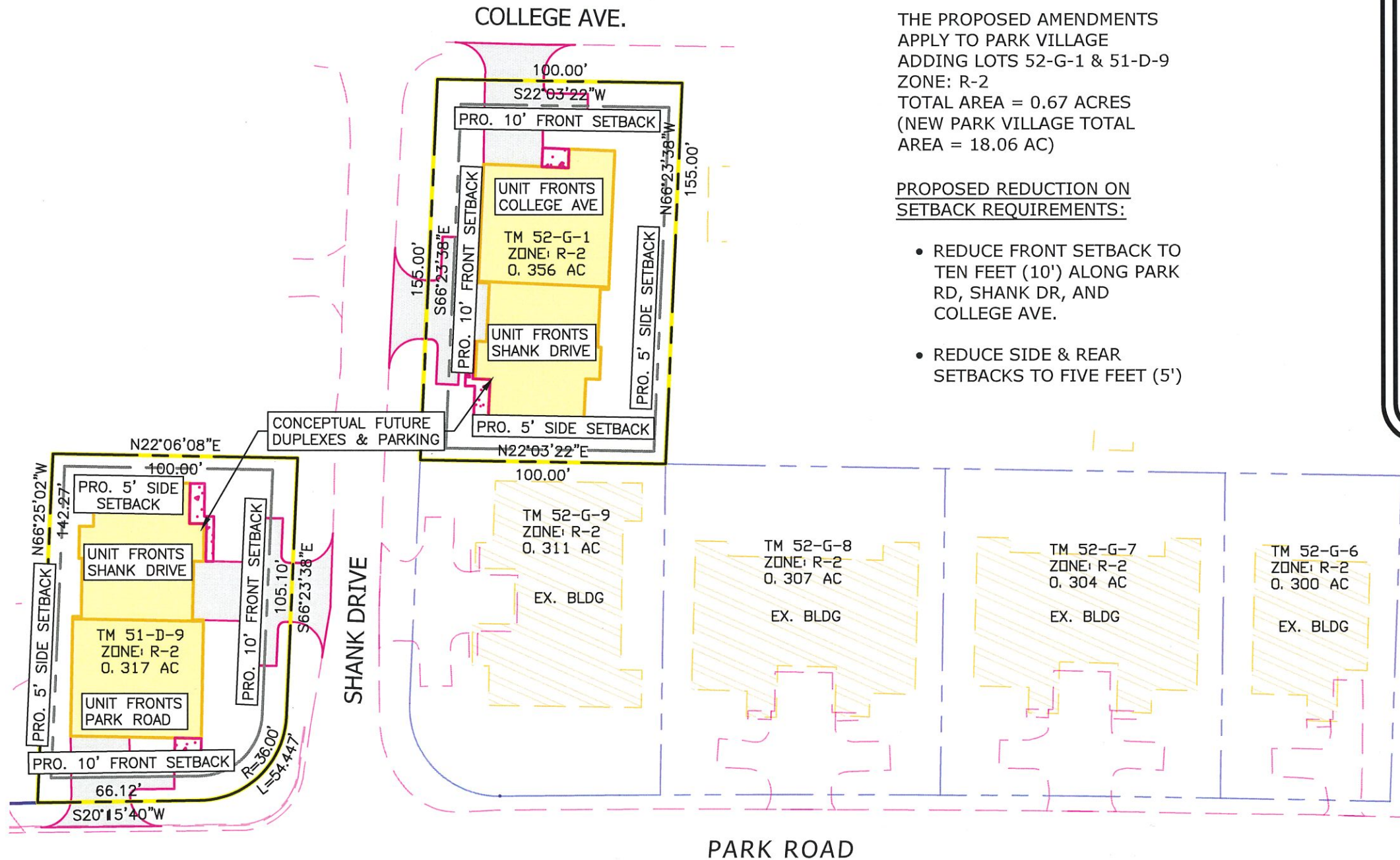
THE PROPOSED AMENDMENTS
APPLY TO PARK VILLAGE
ADDING LOTS 52-G-1 & 51-D-9
ZONE: R-2
TOTAL AREA = 0.67 ACRES
(NEW PARK VILLAGE TOTAL
AREA = 18.06 AC)

PROPOSED REDUCTION ON
SETBACK REQUIREMENTS:

- REDUCE FRONT SETBACK TO TEN FEET (10') ALONG PARK RD, SHANK DR, AND COLLEGE AVE.
- REDUCE SIDE & REAR SETBACKS TO FIVE FEET (5')



VICINITY MAP
1" = 1000'



Master Plan Amendment

Virginia Mennonite Retirement Community (VMRC)

LEGEND

	PARK VILLAGE (AREA: 18.06 AC)
	PARK PLACE (AREA: 3.04 AC)
	HERITAGE HAVEN (AREA: 7.56 AC)
	PARK GABLES (AREA: 4.04 AC)
	OAK LEA (AREA: 7.34 AC)
	WOODLAND PARK (AREA: 6.16 AC)

TOTAL VMRC CAMPUS AREA: 46.2 AC



SCALE: 1"=200'



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		
Telephone:	540-246-3712		
E-mail:	contact@colmanengineering.com		
Owner Name:	Virginia Mennonite Retirement Community		
Telephone:	540-564-3400	vmrc.org	
E-mail:			
Project Information			
Project Name:	VMRC Master Plan Amendment		
Project Address:	1543 Park Rd, 1550 College Ave		
TM #:	TM# 51-D-9, TM# 52-G-1		
Existing Land Use(s):	Residential		
Proposed Land Use(s): (if applicable)	Residential		
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)	VMRC plans to redevelop the properties listed above. Two single family homes will be replaced with two duplexes. Two additional entrances will be constructed, one to Park Road and one to Shank Drive.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	0		
PM Peak Hour Trips:	-1		

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Johel ym f elds

Date: 11/6/20

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	Senior Adult Housing - Attached	252	DU	4	1	1
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					1	1
8	Existing #1	Single Family Homes	210	DU	2	1	2
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					1	2
15	Final Total (Total New – Total Existing)					0	-1

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