



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

650 Stone Spring Road, Harrisonburg, VA 22801      93 A 1, 93 A 1A      17.05 acres      acres or sq.ft.  
Property Address      Tax Map      Total Land Area      (circle)

Existing Zoning Classification: R-5

Special Use being requested: To permit multi-family buildings with more than 12 units per building

**PROPERTY OWNER INFORMATION**

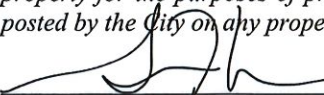
Harman Realty Inc., Stonespring Holdings LLC (c/o Sean Hesse)      (540) 432-6552, mobile: (540) 246-8870  
Property Owner Name      Telephone  
1741 A Virginia Ave.      shesse@harmanrealty.com  
Street Address      E-Mail  
Harrisonburg      VA      22802  
City      State      Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Monteverde Engineering & Design Studio (c/o Jon Ernest)      (540) 746-7320  
Owner's Representative      Telephone  
250 East Elizabeth St. Ste 114      jernest@monteverdedesigns.com  
Street Address      E-Mail  
Harrisonburg      VA      22802  
City      State      Zip

**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.*

      6/2/21  
PROPERTY OWNER      DATE

**REQUIRED ATTACHMENTS**

- Site or Property Map
- Letter explaining proposed use & reasons for seeking a Special Use Permit.
- 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](http://www.harrisonburgva.gov/traffic-impact-analysis). This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

5-7-2021      Total Fees Due: \$ 965<sup>00</sup> paid ✓  
Date Application and Fee Received      Application Fee: \$425.00 + \$30.00 per acre  
Dang  
Received By

## Epoch Harrisonburg – SUP Description

6/2/2021

Jon Ernest, ASLA  
Monteverde Engineering & Design Studio  
250 E Elizabeth St, Suite 114  
Harrisonburg, VA 22802

City of Harrisonburg  
Attn: Thanh Dang  
409 S Main St  
Harrisonburg, VA 22801

RE: 650 Stone Spring Rd. - Special Use Permit Request

Dear Ms. Dang:

The attached Permit request is for a special use authorization for the proposed 'EPOCH' multi-family residential development located at 650 Stone Spring Rd and identified as tax map parcels 93-A-1 and 93-A-1A. The existing zoning of the subject parcel(s) is R-5, originally rezoned as part of the Leland Circle development plan, dated August 23, 2007. The site plan proposes a total of 265 building units within the 17.05-acre site, which comes out to 15.54 units per acre. This Special Use request is to obtain permission to allow for on-site multi-family buildings to exceed the maximum allowed units of 12 per building. According to City Code, Sec. 10-3-55.4(1), multi-family dwellings consisting of more than twelve (12) units per building are permitted in the R-5 High Density Residential District by approved special use permit only.

The bullet points below describe how the proposed development will be compatible with surrounding land uses as well as the City's design guidelines.

- The property is currently surrounded by High Density Residential land uses. The immediately adjacent property to the south on Leland Cir, the "Overlook", is a large multi-family development, and residual acreage on Leland Cir is anticipated to be developed in similar fashion. This proposed development for Stone Spring Road aims to provide an overall 'residential' and 'community' characteristic that is achieved through various architectural design measures and the planned design of common amenities and use areas.
- The requesting development contains frontage along Leland Circle with all development traffic volume directly served by Stone Spring Road (Route 280). The recently approved TIA has determined that the intersection of Stone Spring Road and Leland Circle will adequately handle the increased traffic associated with the

development, though mitigation in the form of signalization and a right-turn lane has been suggested. The Developer and the City are presently in negotiations to fund and develop the recommended mitigation.

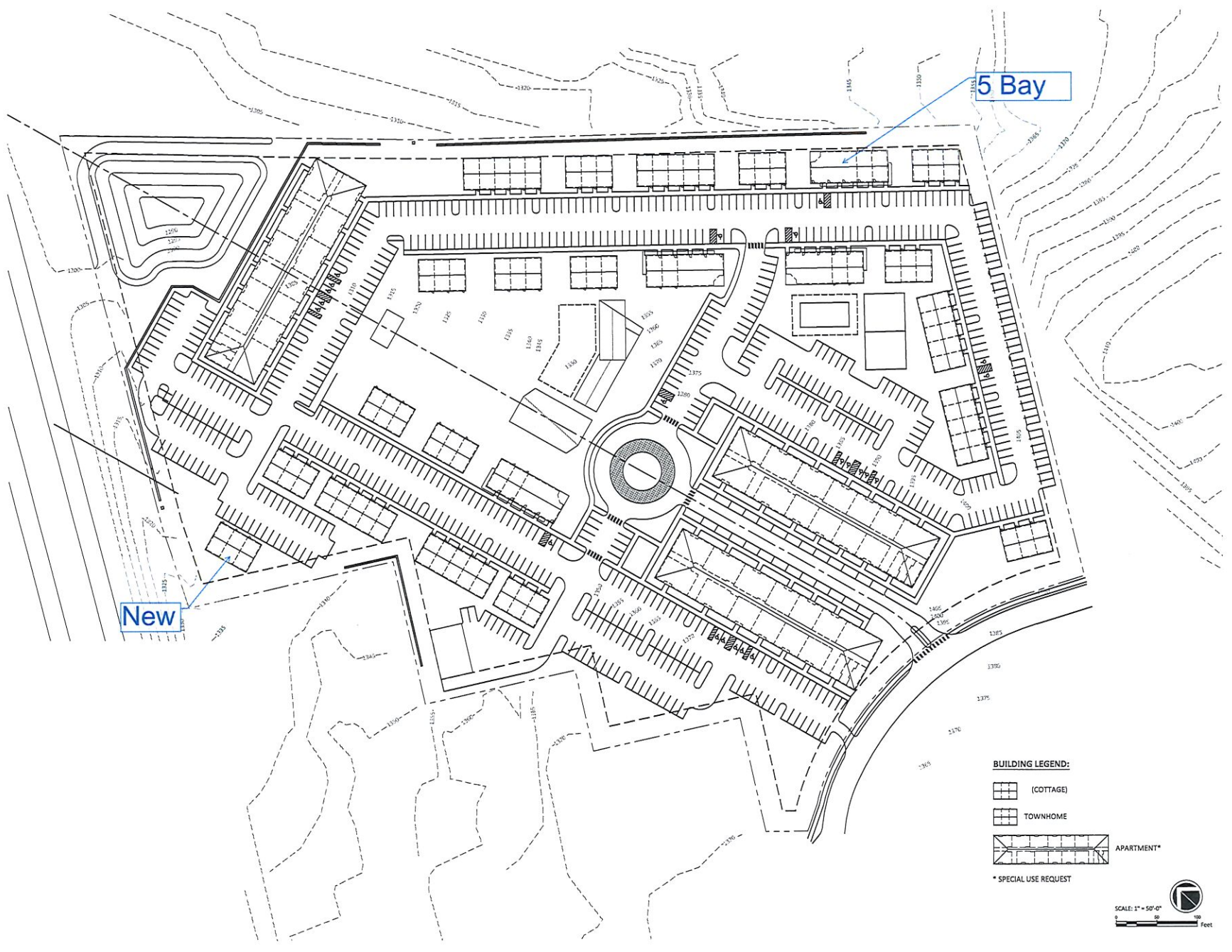
- Sidewalks are planned throughout the development, and are to tie into those existing along the entirety of Leland Circle. Additionally, a shared-use path offering connection(s) to nearby routes, as indicated on the City's Bike/Ped Plan, is planned for this development.
- Existing bike lanes exist on nearby the nearby roadways of Stone Spring Rd and South Main St. The approved TIA associated with this project has determined striping of bike lanes along Leland Circle to be warranted with the project's development (sufficient pavement width exists).
- The developer intends to run a private shuttle service for its residents, between the site and JMU campus, etc. The TIA recommended that City and/or JMU bus service expansion also be explored.
- A schematic plan displaying the development's proposed layout has been attached with this request, and will be submitted with the building permit application once/if the special use is granted by City Council. As evident by the underlay topography in the attached schematic, the site contains significant slope from the highest to lowest elevation points. The proposed plan aims to step the proposed structures as feasible to minimize the construction/height of proposed walls and to avoid unnecessary fill. Additionally, amenity and common-use areas are planned to take advantage of the site's existing features by intentionally designing shared-use and stormwater management areas that function mutually with the existing fall of the site (e.g., swm pond, sloped common green and amphitheater/stage, dog park, creatively designed pool amenity areas, etc.). Despite existing topographic challenges, preliminary grading studies confirm the feasibility of meeting ADA design standards where appropriate on site.

If any other information is needed to assist you in your evaluation of this request, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Jon Ernest, ASLA  
Land Planner + Designer  
Monteverde Engineering & Design Studio






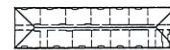
5 Bay

New

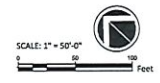
**BUILDING LEGEND:**

 (COTTAGE)

 TOWNHOME

 APARTMENT\*

\* SPECIAL USE REQUEST





CITY OF HARRISONBURG  
**PUBLIC  
WORKS**

320 EAST MOSBY ROAD, HARRISONBURG, VA 22801  
OFFICE (540) 434-5928 • FAX (540) 434-2695

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May 7, 2021

Seth Roderick, PE  
Monteverde Engineering & Design Studio  
250 E. Elizabeth St, Ste 114  
Harrisonburg, VA 22802

RE: EPOCH Harrisonburg Traffic Impact Analysis (Tax Map # 93 A 1A)

Dear Mr. Roderick,

We have reviewed the revised Traffic Impact Analysis (TIA) for the proposed EPOCH Harrisonburg development, dated May 2021. The Public Works Department finds this TIA and proposed mitigations to be acceptable.

Thank you for your work on this TIA and promptness in providing revisions.

Regards,

Erin Yancey, AICP  
Public Works Planning Manager