

## Thanh Dang

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**From:** Marshall Price [wmprice5@gmail.com]  
**Sent:** Thursday, February 23, 2017 10:03 AM  
**To:** Thanh Dang  
**Subject:** Opposition to Rezoning request 2511 Reservoir Street

Dear Ms. Dang:

Thank you for speaking with me earlier today re: the rezoning request for 2511 Reservoir Street. We own property across the street. We are writing in opposition to the rezoning request.

The individual bought the property at 2511 Reservoir Street knowing full well what the zoning stipulations were. The rezoning of this property will change the density of this property from approximately 17 units to 24 units. There is no hardship justification for this rezoning. In fact, the only justification seems to be to create more income for the owner. Again, this owner knew when he purchased this property what the zoning was. They are looking for you to sweeten their deal.

Reservoir Street does not need more traffic on it. Even though Reservoir is being expanded, the amount of high-density properties coming on line in the near future will have an astronomical effect on congestion. When this property was originally zoned R-3, there was no idea what was coming from the new housing projects just past the city line. All these projects will dump traffic onto Reservoir Street. Knowing what we know now, it would be unconscionable to approve rezoning to allow for more density. This rezoning will effect everyone who uses Reservoir Street in the future.

We are also concerned that if you approve higher density, it will create more parking problems and since these properties are marketed to college students, we fear that when they have their parties, they will spill over onto our property and other properties around us. In our properties, parties are not allowed.

In addition, it is important to consider long range effects of increased rental units on this property. One only has to look at the housing complexes on Port Republic Road to anticipate the future of the housing complexes on Reservoir Street. As the complexes on Port Road have aged and new complexes have been built, students no longer are interested in renting at the complexes on Port Road. Instead, they have become housing for other individuals, including families. This will have an increasing impact on the infrastructure of our city, just as the apartment complexes on Port Road have begun to impact our current city infrastructure.

It is hard for us to understand why this rezoning request would be approved. Zoning is designed to protect the community and a change in zoning must be examined from the perspective of how it will effect surrounding landowners and the community and not from the perspective of benefiting the rezoning applicant. The argument that this property connects to his already existing R-5 property and thus should be rezoned is flawed. If that is the case, then anyone with property adjoining his property could ask for an increase in zoning density once his is rezoned. And what prevents that from extending across the street to other property, including mine?

I feel that in this case, an increase in density due to rezoning would be detrimental. With the updated information you have on the new surrounding apartment complexes, it is more imperative than ever to limit density in this area.

As lifelong residents of Harrisonburg and Rockingham County, we love our city and want what is best for it. We value the work the Planning Commission does to assure the quality of life for the residents of Harrisonburg and the surrounding area. We hope you will take our comments into consideration when examining this rezoning request.

We are sorry that we will not be at the March 8th meeting.

Sincerely,

Marshall and Gloria Price