

Comprehensive Plan Map Amendment

www.harrisonburgva.gov/comprehensive-plan

		PROPERTY	INFORMATION		
650 KEEZLETOWN RD			072 B 6	5.48	A COMPANY
Property Address			Tax Map Parcel/ID	Total Land Area	(acres) or sq.ft. (circle)
		Low Density Mixed F		Total Daniel File	(onoio)
Existing Comprehensive Plan	_				
Proposed Comprehensive Plan	Designation	Medium Density M	xxd Residential		
Existing Zoning Classification	: <u>R7</u>				
		PROPERTY OW	NER INFORMATION		***************************************
HARRISONBURG COH	OUSING,	LLC			
Property Owner Name 1315 HARMONY DR		And Andrews	Telephone	VII	
Street Address	***************************************		E-Mail		
HARRISONBURG	VA	22802			
City	State	Zip			
	0	WNER'S REPRESEI	NTATIVE INFORMAT	rion	
Gil Colman, PE - Colman I	Engineering		540-615-5107		
Owner's Representative			Telephone		
1123 South High Street			gil@colmanengineeri	ng.com	
Street Address			E-Mail	****	
Harrisonburg	VA	22801			
City	State	Zip			
			FICATION		
I certify that the information accurate and true to the best Harrisonburg to enter the awhen required, public notice Ewin Sturman	t of my knov bove propei	wledge. In addition, I i ty for the purposes of	hereby grant permission processing and reviewin	to the agents and em ng this application. I	plovees of the City of
PROPERTY OWNER		TANKA TA	DATE		
7 Letter evolcining	oned use & -		ATTACHMENTS orehensive plan map amend		
Survey of property or	site map.	easons for seeking comp	renensive plan map amend	ment,	
	TO BE C	OMPLETED BY PL	ANNING & ZONING	DIVISION	
Date Application and Fee Reco	pived		Total Fees Due: \$Application Fee: \$550.0	0 + \$30.00 per acre	
Received By		·····			



Comprehensive Plan Map Amendment

www.harrisonburgva.gov/comprehensive-plan

		PRO	PERTY INFORMATION	A LANDON MARTINE MARTI	
730 KEEZLETOWN RD			072 B 7	4.13	acres or sq.ft.
Property Address		»	Tax Map Parcel/ID		(circle)
Existing Comprehensive Pla	an Designation	·	Mixed Residential		
Proposed Comprehensive P	lan Designatio	_{n:} Medium De	nsity Mod Residential	Annual State of State	
Existing Zoning Classificati	ion: R1				
		PROPER'	TY OWNER INFORMATI	ON	
BRENDA G CASTELLO	& TED A M	ORRIS			
Property Owner Name 114 TWIN HILLS LANE	* *10		Telephone	e e commente e vidor e dello di di dicini	e establishes establishes establishes establishes establishes establishes establishes establishes establishes e
Street Address		1	E-Mail	1 100 Marks and a second of the second of th	
FISHERSVILLE	VA	22939			
City	State	Z(p	The state of the s		
		WNER'S RE	PRESENTATIVE INFORM	MATION	
Gil Colman, PE - Colma Owner's Representative	n Engineerir	ıg	540-615-5107 Telephone	the particular territory and the second	of the Control of the
1123 South High Street gil@colmanenginee				neering.com	
Street Address			E-Mail		Mandada Mandada ani ani di ani a
Harrisonburg	VA	22801	2 man		
City	State	Zip	***		
			CERTIFICATION		
accurate and true to the le Harrisonburg to enter the when required, public no	best of my kn e above prop	owledge. In add erty for the pur	11/28/23	sion to the agents and en	uployees of the City of
PROPERTY OWNER		DEA	$rac{ extbf{DATE} \ \ell}{ exttt{UIRED ATTACHMENTS}}$		
✓ Letter explaining p✓ Survey of property	roposed use & or site map.		ing comprehensive plan map an	nendment.	
	TO BE	COMPLETE	BY PLANNING & ZONI	NG DIVISION	
Date Application and Fee R			Total Fees Due: \$	50,00 + \$30.00 per acre	
· · · · · · · · · · · · · · · · · · ·					

Last Updated: December 2, 2019



Change of Zoning District (Rezoning) Application

		PROPERTY	INFORMATION		
1820 Country Club Rd			072 B 4	3.04	acres or sq.ft.
Property Address			Tax Map Parcel/ID	Total Land Area	(circle)
Existing Zoning District: R3C			Proposed Zoning Distri	ct: R-5	
Existing Comprehensive Plan		lixed Use			
			NER INFORMATION		
SHENK, DANIEL R NAOM	II R		(540) 434-0531		
Property Owner Name			Telephone		
351 MONTICELLO AVE			dshenk1820@yaho	oo.com	
Street Address			E-Mail		
HARRISONBURG	VA	22801			
City	State	Zip			
	0	WNER'S REPRESEN	TATIVE INFORMATIO	N N	
Gil Colman, PE - Colman I	Engineering		540-615-5107		
Owner's Representative			Telephone		
1123 South High Street			gil@colmanengineeri	ng.com	
Street Address			E-Mail		
Harrisonburg	VA	22801			
City	State	Zip			
I certify that the information so to the best of my knowledge. In property for the purposes of p posted by the City on any prop	addition, I her processing and	application and on the eby grant permission to	o the agents and employees	of the City of Harrison	burg to enter the above
Daniel R Shenk	Naomi R	Shanh	11/26/2023		
PROPERTY OWNER	Naonu K	<u>Siverus</u>	DATE		
TROPERTT OWNER		REOUIRED	ATTACHMENTS		
 ✓ Statement on proffers ✓ Survey of property of ✓ Traffic Impact Analy 	s, if applying for site map. rsis (TIA) Dete nt is responsibl rgya.gov/traff	asons for seeking changor conditional rezoning, or mination Form OR To e for coordinating with c-impact-analysis.		mitting this application.	igned by Public Works . For more information,
					<u>,</u>
Date Application and Fee Rec	eived		Total Fees Due: \$	0 + \$30.00 per acre	-
Received By					



Change of Zoning District (Rezoning) Application

		PROPERTY	INFORMATION		
730 KEEZLETOWN RD			072 B 7	4.13	acres)or sq.ft.
Property Address			Tax Map Parcel/ID	Total Land Area	(circle)
Existing Zoning District: R1			Proposed Zoning Distric	et: R-5, R-8	
Existing Comprehensive Plan	Designation:	Low Density Mixed R	esidential		
•			NER INFORMATION		
BRENDA G CASTELLO &	TED A MOI	RRIS			
Property Owner Name 114 TWIN HILLS LA			Telephone		
Street Address FISHERSVILLE	VA	22939	E-Mail		
City	State	Zip		<u>-</u>	
1/A =	(OWNER'S REPRESEN	TATIVE INFORMATIO	N	
Gil Colman, PE - Colman I	Engineering		540-615-5107		400000
Owner's Representative		AMERICAN PARTIES AND	Telephone		
1123 South High Street			gil@colmanengineering.com		
Street Address			E-Mail		
Harrisonburg	VA	22801			
City	State	Zip	DYO A TRION!		
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. PROPERTY OWNER REQUIRED ATTACHMENTS					
 ✓ Statement on proffers ✓ Survey of property or ✓ Traffic Impact Analy 	, if applying for site map. The site map.	le for coordinating with ic-impact-analysis.	raffic Impact Analysis (TIA Public Works prior to submanning & ZONING DI Total Fees Due: \$Application Fee: \$550.00	nitting this application	igned by Public Works . For more information,
Received By					



Change of Zoning District (Rezoning) Application

		PROPE	RTY INFORMATION		
650 KEEZLETOWN RD			072 B 6	5.48	acres) or sq.ft.
Property Address			Tax Map Parcel/ID	Total Land Area	(circle)
Existing Zoning District:	7		Proposed Zoning Distr	rict: R-5, R-8	
Existing Comprehensive Pla	n Designation:	Low Density Mix	xed Residential		
		PROPERTY	OWNER INFORMATION		
HARRISONBURG CC	HOUSING,	LLC			
Property Owner Name 1315 HARMONY DR			Telephone		
Street Address HARRISONBURG	VA	22802	E-Mail		· · ·
City	State	Zip			
		OWNER'S REPR	RESENTATIVE INFORMATI	ON	
Gil Colman, PE - Colma	n Engineerin	9	540-615-5107		
Owner's Representative 1123 South High Street			Telephone gil@colmanengineer	ring.com	
Street Address	1 111111		E-Mail		
Harrisonburg	VA	22801	***************************************		
City	State	Zip	CERTIFICATION		
to the best of my knowledge.	In addition, I a of processing a	his application and hereby grant permis	on the attachments provided (mossion to the agents and employee application. I also understand the	s of the City of Harriso	nburg to enter the above
Ervin Stuteman			11/27/2023 12:	14 PM PST	:
PROPERTY OWNER			DATE		
Survey of property Traffic Impact And Department. Appli	ers, if applying or site map. alysis (TIA) D cant is respons burgva.gov/tra	reasons for seeking for conditional rez etermination Form ible for coordinatin affic-impact-analysi	oning. OR Traffic Impact Analysis (TI g with Public Works prior to sub	omitting this application	signed by Public Works n. For more information,
Date Application and Fee R	eceived		Total Fees Due: \$Application Fee: \$550.	00 + \$30.00 per acre	
Received By					



COMMUNITY DEVELOPMENT

Special Use Permit Application

1		PROPERTY I	NFORMATION		
650 KEEZLETOWN RD			072 B 6	5.48	
Property Address			Tax Map	Total Land Area	_(acres) or sq.ft. (circle)
Existing Zoning Classification	Low De	nsity Mixed Residential	•		, ,
Special Use being requested:	Allow for I	ownnouses in H-8 zonin	9		
		PROPERTY OWN	ER INFORMATI	ON	
HARRISONBURG COHO	DUSING, LL	.C			
Property Owner Name 1315 HARMONY DR			Telephone		
Street Address			E-Mail		
HARRISONBURG	VA	22802			
City	State	Zip	WARME BEADS	ALL TION	
		OWNER'S REPRESEN	TATIVE INFOR	WIATION	
Gil Colman, PE - Colman	Engineerin	g	540-615-5107		
Owner's Representative			Telephone	ala a alba a a a a	
1123 South High Street			gil@colmaneng	gineering.com	
Street Address Harrisonburg	VA	22801	E-Mail		
City	State	Zip			
			FICATION		
to the best of my knowledge.	In addition, I processing	hereby grant permission to	the agents and emp	led (maps and other information bloyees of the City of Harrison and that, when required, publications	burg to enter the above
Ervin Stutzman			11/27/2023	12:14 PM PST	
PROPERTY OWNER			DATE		<u> </u>
		REQUIRED A	TTACHMENTS		
Department. Applicant www.harrisonburgva.g required parking areas, rentals. To prevent dela a TIA Determination F	is (TIA) Det is responsible ov/traffic-importance in reduction in ays in review orm or TIA Aless Telecom	ermination Form OR Trafi e for coordinating with Publ pact-analysis. This requiren required side yard setback ing your application, please Acceptance Letter.	fic Impact Analysic lic Works prior to so nent is waived for the , wireless telecome consult with Planned and only by SUP, the	s (TIA) Acceptance Letter signification. For the following SUPs: major faminunication facilities, wall and thing staff to confirm your appliant also submit a wireless telectory.	more information, visit ly day homes, reducing fences, and short-term cation does not require
Date Application and Fee Re	eceived		Total Fees Due: S Application Fee:	\$\$425.00 + \$30.00 per acre	
Received By					



Special Use Permit Application

		PROPERTY	INFORMATION		
730 KEEZLETOWN RD			072 B 7	4.13	acres or sq.ft.
Property Address		PAN L. B. B. L. Volorius Soft in himpu	Тах Мар	Total Land Area	(circle)
Existing Zoning Classification	ı: Low Den	sity Mixed Residential			
Special Use being requested:			ng		
Special Osc being requested.		,			
		PROPERTY OW	NER INFORMATION		
BRENDA G CASTELLO 8	TED A MO	***			······································
Property Owner Name	TEDAINO	יחחוס	Telephone		
114 TWIN HILLS LA			ι στοριίστιο		
Street Address		·•·	E-Mail		
FISHERSVILLE	VA	22939			
City	State	Zip			
		OWNER'S REPRESEN	TATIVE INFORMATIO	N	
Gil Colman, PE - Colman	Engineering	1	540-615-5107		-
Owner's Representative			Telephone		
1123 South High Street			gil@colmanengineerir	ng.com	
Street Address			E-Mail		
Harrisonburg	VA	22801			
City	State	Zip			
			FICATION		
I certify that the information s to the best of my knowledge. I	rupplied on th n addition, I h	nis application and on the nereby grant permission to	attachments provided (map the agents and employees	s and other informatio of the City of Harrison	n) is accurate and true burg to enter the above
property for the purposes of	processing a	nd reviewing this applica	tion. I also understand tha	t, when required, pub	lic notice signs will be
posted by the City on any prop	oerty.		11656		
MEN			11/20/23		
PROPÉRTY OWNER			DATE		
		REQUIRED A	<u>ATTACHMENTS</u>		
Site or Property Map	١		41 75 4		
Letter explaining propos Traffic Impact Analysis	ed use & reas	sons for seeking a Special	Use Permit, Fig. Impact: Analysis (TIA)	Accentance Letter si	oned by Public Works
Denartment, Applicant i	s resnonsible	for coordinating with Pub	lic Works prior to submitting	g this application. For	more information, visit
www.harrisonburgva.go	v/traffic-impa	act-analysis. This requirer	nent is waived for the follow	ving SUPs: major fami	ly day homes, reducing
required parking areas,	reduction in r	equired side yard setback	c, wireless telecommunicati	ion facilities, wall and	fences, and short-term
			consult with Planning staf	f to confirm your appl	ication does not require
a TIA Determination Fo Note: If applying for a Wireld	rm or TIA Ac	cceptance Letter.	ad only by CLID than also s	culomit a wireless telec	ommunications facility
application.	ess refección	minications racinity anow	ed only by SOF, then also s	SHOULL & WILCIGSS TOICE	ommunications facinity
	TO BE	E COMPLETED BY PL	ANNING & ZONING DI	VISION	
				<u></u>	
Data Anglication and Do D	alread		Total Fees Due: \$Application Fee: \$425.00) \$20 00 mar care	- l
Date Application and Fee Rec	eived		Аррисацоп ree; \$425.00	o i popiou per acre	
Received By					



December 4, 2023

1123 S. High Street Harrisonburg, VA 22801 540-246-3712 contact@colmanengineering.com

Thanh Dang
City of Harrisonburg, Assistant Director of Community Development
409 South Main Street
Harrisonburg, VA 22801

Dear Mrs. Dang,

The purpose of this letter is to seek rezoning and special use permit for the properties TM#'s 072-B-4, 072-B-6, and 072-B-7, located east of Country Club Road and north of Keezletown Road.

This request seeks to Rezone the above listed properties from R-3C, R-7, and R-1 to R-8 (small lot residential district), and R-5 (High Density Residential District). A Special Use Permit is also requested to allow for townhomes on the proposed R-8 zoned properties; and It is also requested that the Special Use Permits be allowed a 2-year period as a condition to commence and diligently pursue any City-authorized construction.

The total property area to be rezoned is 11.63± acres, with 1.02 acres remaining as R-3C. Developing these properties will include adding city streets, private streets, including street sidewalks, a shared-use path, as well as internal walkways connecting to the proposed shared-use path and sidewalks.

The proposed rezoning is planned as a mix of residential units development, including single-family homes, townhomes, and apartment buildings. They will include for-sale and for rent-properties. This development will benefit the City of Harrisonburg by helping to alleviate the increasing need of housing in the city and surrounding area. The proposed development will be located near commercial areas of the city providing the development access to services and shopping. The portion of the development located on TM# 72-B-2, is designated as mixed use in the City's Comprehensive Plan and it will combine residential and non-residential uses. The current counseling offices occupying the property will be preserved, along with the surrounding parking areas and landscape adjacent to the existing buildings.

As required by the Subdivision ordinance, a Preliminary Plat will be needed for the creation of the proposed lots, which will require approval by Planning Commission and City Council. So, a Preliminary Plat request will follow the rezoning request. The preliminary plat request will include variances to the Subdivision Ordinance, including lots fronting private streets and variances to Appendix F, Local Street Standards, for proposed public street requirements.

We believe the proposed rezoning aligns with the City's Comprehensive Plan land use as described above, and with the plan's goals of increasing the opportunity for home ownership, as well as increasing the rental housing stock which will help alleviate the City's great need for rental housing.

We ask your recommendation for approval of this request with the attached associated proffers.

Thank you and staff for your consideration

Gil Colman, PE Colman Engineering



December 4, 2023

1123 S. High Street Harrisonburg, VA 22801 540-246-3712 contact@colmanengineering.com

Thanh Dang
City of Harrisonburg, Assistant Director of Community Development
409 S Main St
Harrisonburg, VA 22801

RE: Tuscan Village Proposed Proffers associated with Rezoning Request

Dear Mrs. Dang,

As part of our rezoning request for the Tuscan Village TM#'s 72-B-4, 72-B-6, and 72-B-7, we offer the following proffers:

- 1. Construct Public Street 1 from Country Club Rd to the eastern boundary of the development to provide connectivity for future development of City parcel TM# 70-A-1.
- 2. Construct Public Street 2 from Keezletown Rd to intersect the proposed Public Street 1.
- A shared-use path along Public Street 1 will be installed to extend from Country Club Rd to the eastern boundary of the development. The shared-use path outside of the Public Street 1 right-of-way will be located within a 20 feet shared-use path easement.
- 4. Public Streets 1 and 2 shall be constructed prior to issuance of any building permits north of Public Street 1.
- 5. The two large (approx. 50 ft tall) oak trees close to Country Club Road as shown on the Tuscan Village Conceptual Layout, and as located by a field survey; will be protected and preserved by the developer. In the event of the loss of one or both trees, during, or after construction is completed; the property owner will replace each tree with two 15 ft or taller (height at time of planting) deciduous trees.
- 6. Multi-family units within the R-5 district may be occupied by a single family or no more than two (2) unrelated persons.
- 7. Multi-family units within the R-5 district shall provide 1 parking space per dwelling unit with one bedroom and/or 1.5 parking spaces per dwelling unit with two or more bedrooms.
- 8. Ten (10) deciduous trees, no less than 6 feet in height at the time of planting, will be planted along the two proposed public streets, in addition to the trees required by the parking lot landscaping requirements of the zoning ordinance.
- 9. A playground area, no less than 1,800 sf in size, will be provided within the development.
- 10. The proposed multifamily buildings will be limited to 3-stories, and will not exceed 45 ft in height.
- 11. 28 feet and 36 feet of right-of-way will be dedicated from the center of the existing Keezletown Rd and Country Club Rd respectively. Additionally, a 15 feet temporary construction easements will be provided for the City's future roadway widening for both roadways.

Regards,

Jerry Scripture

Scripture Communities

TUSCAN VILLAGE CONCEPTUAL LAYOUT REQUESTED REZONING TO R-5 & R-8 AS SHOWN

PROPERTY INFORMATION

Location: 1820 COUNTRY CLUB RD, Harrisonburg, VA 22802 Tax Map: 72-B-4 Zone: R3-C Lot Area: 3.04 Ac

650 KEEZLETOWN RD, HARRISONBURG, VA 22802 Tax Map: 72-B-6 Zone: R-7 Lot Area: 5.48 Acres

730 KEEZLETOWN RD
HARRISONBURG, VA 22802
Tax Map: 72-B-7
Zone: R-1
Lot Area: 4.13 Acres

Total acreage: 12.65
Total units in concept plan: 113
57 Townhomes dwelling units
54 Apartment dwelling units
2 Single Family Home units

Total Density: Average: 8.93 DU/Acre

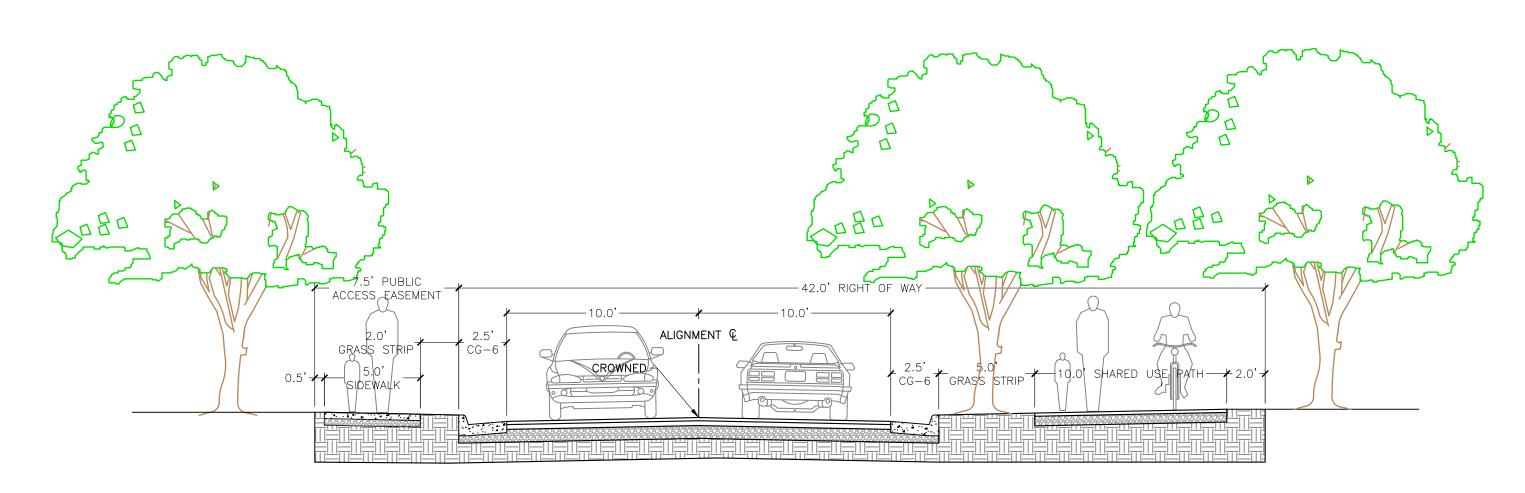
Proposed Zoning: Zone: R3-C Area: 1.02 Acres Density: N/A

Zone: R-5 Area: 4.73 Acres Density: 11.42 DU/Acre

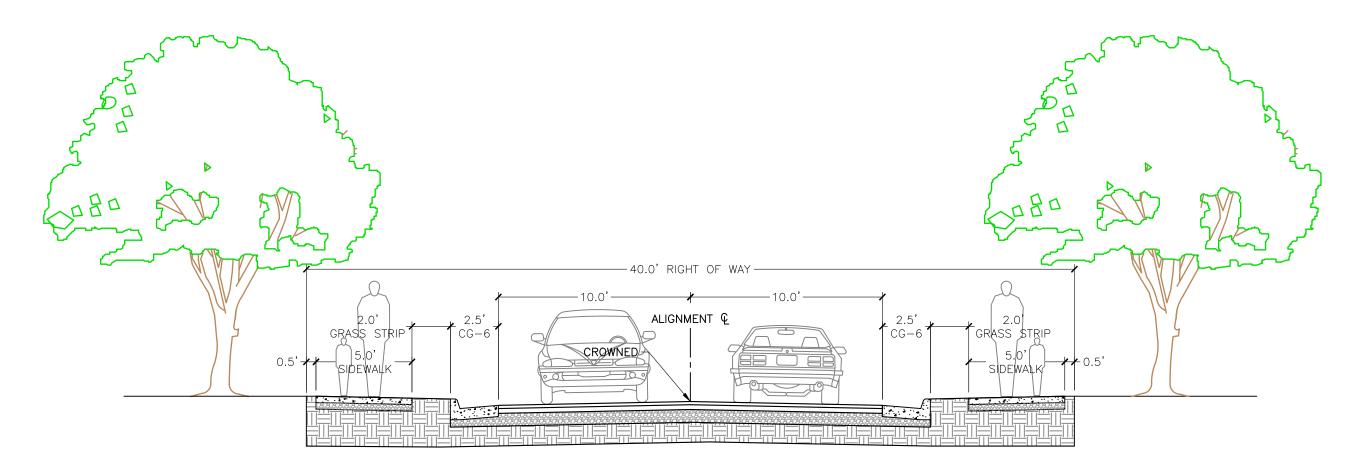
Zone: R-8 Area: 6.89 Acres Density: 8.56 DU/Acre



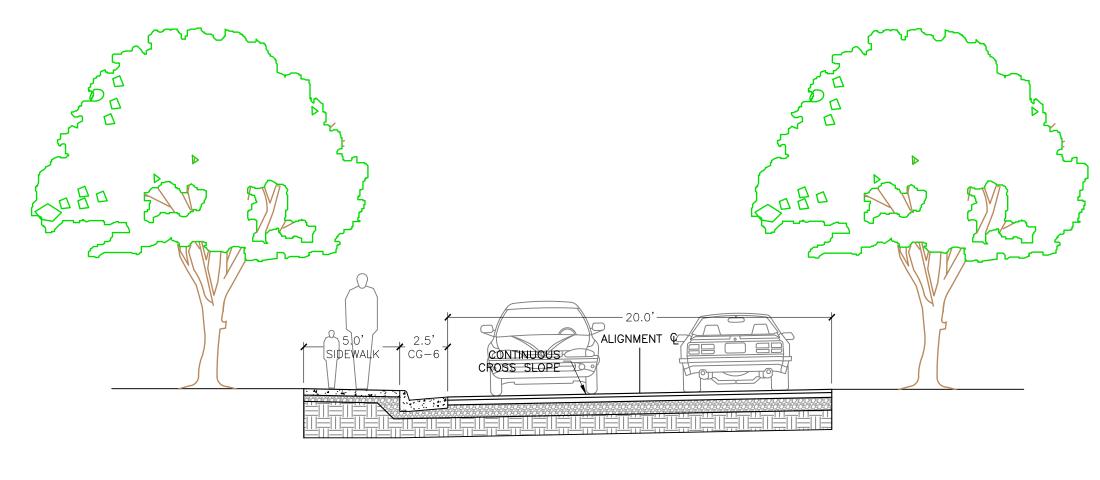
TUSCAN VILLAGE CONCEPTUAL ROAD CROSS SECTIONS





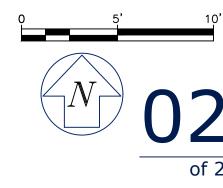


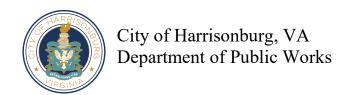
PUBLIC STREET 2 SECTION SCALE: 1" = 5'



PRIVATE DRIVE SECTION
SCALE: 1" = 5'







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 Informatio	n			
Consultant Name:				
Telephone:				
E-mail:				
Owner Name:				
Telephone:				
E-mail:				
Project Information	1			
Project Name:				
Project Address: TM #:				
Existing Land Use(s):				
Proposed Land Use(s): (if applicable)				
Submission Type:	Comprehensive Site Plan	Special Use Permit	Rezoning	Preliminary Plat
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)				
Peak Hour Trip Ge	neration (from	row 15 on tl	he second page	e)
AM Peak Hour Trips:				
PM Peak Hour Trips:				
(reserved for City	v stoff)			
`	,			
TIA required? Y Comments:	esNo /	$\mathcal{I}M$		
Accepted by:	the maso	<i>7</i> 7	Date: 10/	/3/2023

Revised Date: December 2019

Peak Hour Trip Generation by Land Use

Row	IVG'Nand Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1						
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7		Total New Trip	S				
8	Existing #1						
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14		Total Existing Tr					
15		Final Total (Total New – To	otal Existing)				

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