



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

715 North Main Street
Property Address

040 T 10
Tax Map Parcel/ID

0.31 acres
Total Land Area

acres or sq.ft.
(circle)

Existing Zoning District: M-1

Proposed Zoning District: B-1

Existing Comprehensive Plan Designation: Mixed use

PROPERTY OWNER INFORMATION

Harrisonburg Redevelopment and Housing Authority
Property Owner Name

540-434-7386
Telephone

286 Kelley Street
Street Address

wongway@harrisonburgrha.com
E-Mail

Harrisonburg VA 22802
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Nicky Fadley, Strength In Peers
Owner's Representative

540-325-5869
Telephone

917 North Main Street, Unit 1
Street Address

nicky@strengthinpeers.org
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.

Michael Wong 12/6/2023
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

12/7/23 paid
Date Application and Fee Received

Total Fees Due: \$ 580
Application Fee: \$550.00 + \$30.00 per acre

[Signature]
Received By



Harrisonburg Redevelopment & Housing Authority

P.O. BOX 1071 + HARRISONBURG, VA 22803
Phone/VTDD 540-434-7386 + Fax 540-432-1113

HRHA Main Office
286 Kelley St. – Harrisonburg VA
Phone: 540-434-7386

December 5, 2023

City of Harrisonburg
Community Development and Planning Commission
409 South Main Street
Harrisonburg, VA 22801

Re: Application to rezone parcel # 040 T 10

To Whom It May Concern:

We respectfully request to rezone parcel # 040 T 10, located at 715 North Main Street, from M-1 to B-1. The property contains a single family home built in 1900. Under M-1, the property cannot be used for residential purposes other than as a boarding and rooming house with a special use permit. The property had a boarding and rooming permit that was approved in 2010 and fell out of compliance.

In August 2023, the Harrisonburg Redevelopment and Housing Authority (HRHA) leased the property to Strength In Peers under a lease-to-own agreement. A boarding and rooming house special use is no longer the right fit for the property. We request to rezone the property B-1 so that it can be used for any residential purpose, as well as to provide community services and programming. The B-1 zone aligns with the Comprehensive Plan that seeks to develop the area into mixed use. Additionally, the property is located just north of downtown Harrisonburg and a B-1 area. A proffer is being proposed ensure that the rezoning does create excessive vehicle traffic over the long-term.

Thank you for considering our rezoning application.

Sincerely,

Michael Wong, Executive Director

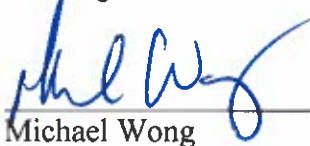
EQUAL HOUSING OPPORTUNITY PROVIDER

HRHA provides reasonable accommodations to persons with disabilities consistent with the Section 504 Final Rule (24 CFR Part 8) and the Fair Housing Amendments Act

Proffer Statement

In connection with the rezoning request for the property located at 715 N Main St and identified as tax map parcel 40-T-10, I hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in this submission.

1. All traffic generating uses shall be limited to a combined total of 100 vehicle trips in either the AM or PM peak hour as calculated using the latest edition of the Institute of Transportation Engineer's Trip Generation Manual.
2. Drive-through facilities are prohibited.
3. No parking lot (excluding travel lanes and drive aisles) shall be located between any building and North Main Street.



Michael Wong

Harrisonburg Redevelopment & Housing Authority


Date



W WASHINGTON ST

N MAIN ST

E WASHINGTON ST



1 inch = 50 feet





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:	Nicky Fadley, Strength in Peers		
Telephone:	540-217-0869		
E-mail:	nicky@strengtheninpeers.org		
Owner Name:	Harrisonburg Redevelopment & Housing Authority		
Telephone:			
E-mail:			
Project Information			
Project Name:	715 North Main Street		
Project Address:	715 North Main Street		
TM #:	040-T-10		
Existing Land Use(s):	Multi-Family Housing, Community Garden		
Proposed Land Use(s): (if applicable)			
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)	Strength in Peers proposes to use existing principal structure/the single-family detached dwelling as a recovery house (7 participants, 1 live-in manager) and to continue to allow Vine & Fig to operate a sustainable living center (community garden) on the property.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	0		
PM Peak Hour Trips:	0		

(reserved for City staff)

TIA required? Yes _____ No TAM

Comments:

Accepted by: Zenithy Mason

Date: 10/30/2023

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	Multi-family housing (low rise)	220	Bedroom	8	3	4
2	Proposed #2	Nursery (garden center)	817	Employees	5	3	10
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					6	14
8	Existing #1	Multi-family housing (low-rise)	220	Bedroom	10	4	5
9	Existing #2	Nursery (garden center)	817	Employees	5	3	10
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					7	15
15	Final Total (Total New – Total Existing)					-1	-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.