



CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

**Change of Zoning District  
(Rezoning) Application**  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

Property Address: 201 Broad Street, Harrisonburg, VA 22802 <sup>letter</sup> Tax Map Parcel/ID: 34-0-1,2,3 Total Land Area: 19,394 acres or sq.ft. (circle)

Existing Zoning District: R-2 Proposed Zoning District: B-1

Existing Comprehensive Plan Designation: Mixed use

**PROPERTY OWNER INFORMATION**

Property Owner Name: Bluestone Designs LLC Telephone: (540) 280-5024

Street Address: P.O. Box 331 E-Mail: Sherandoahvalleyrealestate@outlook.com

City: Bridgewater State: VA Zip: 22812

**OWNER'S REPRESENTATIVE INFORMATION**

Owner's Representative: N/A Telephone: \_\_\_\_\_

Street Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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.*

PROPERTY OWNER: [Signature] DATE: 5/17/2023

**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](http://www.harrisonburgva.gov/traffic-impact-analysis).

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

Date Application and Fee Received: 6/2/23 Total Fees Due: \$ 580.00

Received By: [Signature] Application Fee: \$550.00 + \$30.00 per acre

Bluestone Designs, LLC  
P. O. Box 331  
Bridgewater, VA 22812  
May 24, 2023

City of Harrisonburg Planning Commission  
409 S Main Street  
Harrisonburg, VA 22801

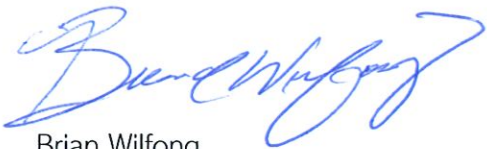
To whom it may concern,

The three buildings located at 205, 205½, 207, and 207½ Broad Street, 201, 201½, 203, and 203½ Broad Street, and 264, 264½, 266, and 266½ East Wolfe Street are currently zoned R-2. Each building was built in the 1940's as 4-unit apartment buildings. Under the current zoning the property cannot be used as a 4-unit apartment building.

I am requesting to have the property re-zoned from R-2 to B-1 so that each building can be used as a 4-unit apartment building. This would provide needed housing for city residents. The buildings directly behind and beside these buildings are already zoned B-1.

Thank you for considering this re-zoning request.

Sincerely,



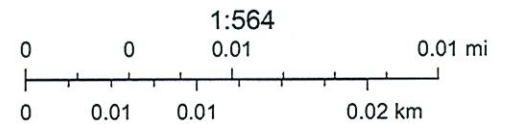
Brian Wilfong

# ArcGIS Web Map



5/17/2023, 2:38:29 PM

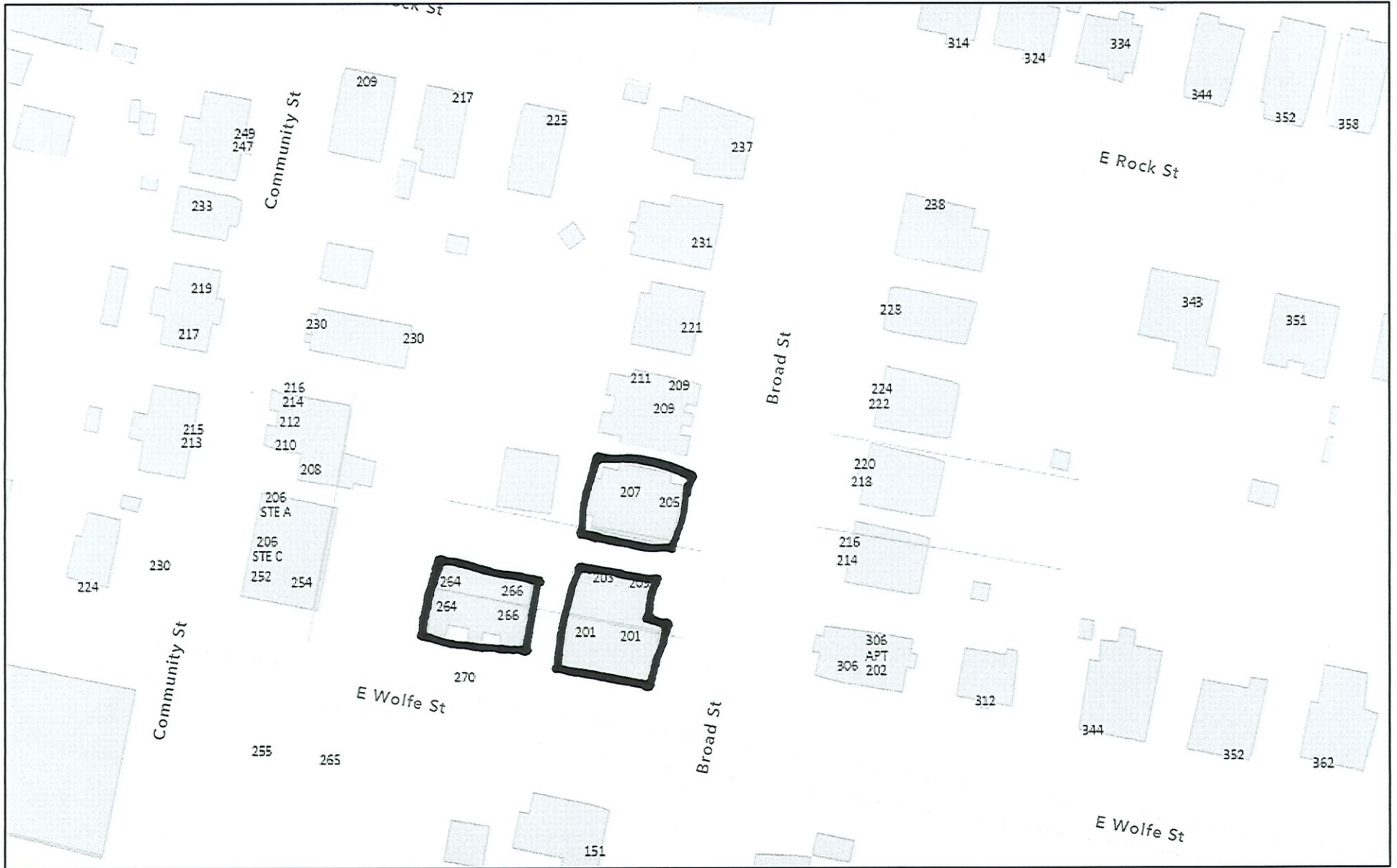
-  Lot Boundaries
-  Parcel Boundaries
- Addresses



Esri Community Maps Contributors, WVU Facilities, VGIN, West Virginia GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph.

City of Harrisonburg

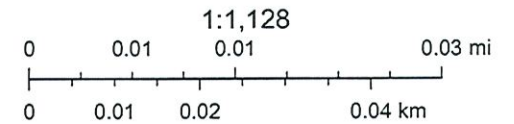
# ArcGIS Web Map



5/17/2023, 2:03:01 PM

- Lot Boundaries
- Parcel Boundaries

Addresses



Esri Community Maps Contributors, WVU Facilities, VGIN, West Virginia GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph.

City of Harrisonburg

Harrisonburg Planning Commission  
June 12th 2023 Meeting  
Wolfe and Broad Street Rezone Request

In connection with the rezoning request for the properties located at 264-266 East Wolfe St., 201-203 Broad Street and 205-207 Broad Street and identified as tax map parcels 3401 2&3 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.) the subject properties shall only be used for residential dwellings, except that any allowed special use permit shall be permitted as approved by city Council.
- 2.) All current parking on the property along East Wolfe Street that requires backing into the public right-of-way shall be eliminated. The property owner shall be responsible for removing gravel so the area does not look like a parking area (e.g. seeding the area with grass, landscaping, or installing other structures or features to discourage parking that backs into the public right-of-way). This work must be completed within 6 months of City Council approval of the rezone.
- 3.) Structures/ Buildings shall be no taller than 52 feet in height and limited to no more than 4 stories.

Blue Stone Designs LLC



Brian Wilfong



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.

<b>Contact Information</b>				
Consultant Name: Telephone: E-mail:				
Owner Name: Telephone: E-mail:	Bluestone Designs LLC (540)280-5024 Shenandoahvalleyrealestate@gmail.com			
<b>Project Information</b>				
Project Name:	Wolfe and Broad			
Project Address: TM #:	201 Broad Street 34-O-1,2,3			
Existing Land Use(s):	R-2			
Proposed Land Use(s): (if applicable)	B-1			
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)	Currently there are 3 buildings that sit on +/- 19394 sq. ft. at the corner of East Wolfe Street and Broad Street. The land use designation would be mixed use.			
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>				
AM Peak Hour Trips:	0			
PM Peak Hour Trips:	0			

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No TIA  
Comments:

Accepted by: Zenithy Mason

Date: 6/1/2023

### 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 residential (low-rise)	220	Dwelling Unit	12	5	6
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					5	6
8	Existing #1	Multi-family residential (low-rise)	220	Dwelling Unit	12	5	6
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					5	6
15	Final Total (Total New – Total Existing)					0	0

**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.