



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

937 vine st Property Address 28-016 Tax Map Parcel/ID 1.77 Total Land Area acres or sq.ft. (circle)

Existing Zoning District: see R-1 Proposed Zoning District: _____

Existing Comprehensive Plan Designation: R-8

PROPERTY OWNER INFORMATION

Farhad Koyee Property Owner Name 540-433-4911 Telephone

3248 Hebron CT Street Address farhadkoyee77@yahoo.com E-Mail

Rockingham City VA State 22801 Zip

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative _____ 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.

[Signature] PROPERTY OWNER 9/20/2022 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

10/5/22 Date Application and Fee Received Total Fees Due: \$ 610 paid ✓
Application Fee: \$550.00 + \$30.00 per acre

[Signature] Received By



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

937 Vine St. Property Address Tax Map 28-0-16 Total Land Area 1.77 acres or sq.ft. (circle)
Existing Zoning Classification: proposed rezoning to R-8
Special Use being requested: townhomes, section 10-3-59.4(i)

PROPERTY OWNER INFORMATION

Farhad Koyee Property Owner Name Telephone 540-433-4911
3248 Hebron Ct Street Address farhadkoyee11@yahoo.com E-Mail
Rockingham City VA 22801 Zip

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative 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 DATE 9/20/2022

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. 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

10/5/22 Date Application and Fee Received Total Fees Due: \$ 485 paid ✓ Application Fee: \$425.00 + \$30.00 per acre
Received By [Signature]

Date: October 5, 2022
Reg: 937 Vine Street
Harrisonburg, VA 22801

To whom it may concern,

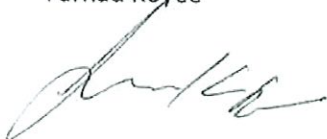
I am submitting this letter as a request for a rezoning and a special use permit. The project will require a rezoning from R-1 to R-8 with a special use permit, it will include about 10 duplexes and 8 townhouses or as the lot allowed. This project will be a tremendous service to the Harrisonburg Community as the need for housing continues to rise day after day. Attached is a proffer statement for the rezoning request.

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. Additionally, in accordance with section 10-2-41(e) of the city's subdivision ordinance, I am requesting planning commission to allow Wren Way to end in culdesac.

Your support and help in this matter are greatly appreciated and looking forward working with the Harrisonburg City Hall members again.

Please do not hesitate to contact me if you have any questions and/or concerns

Sincerely,
Farhad Koyee




10/07/2022

Proffer Statement

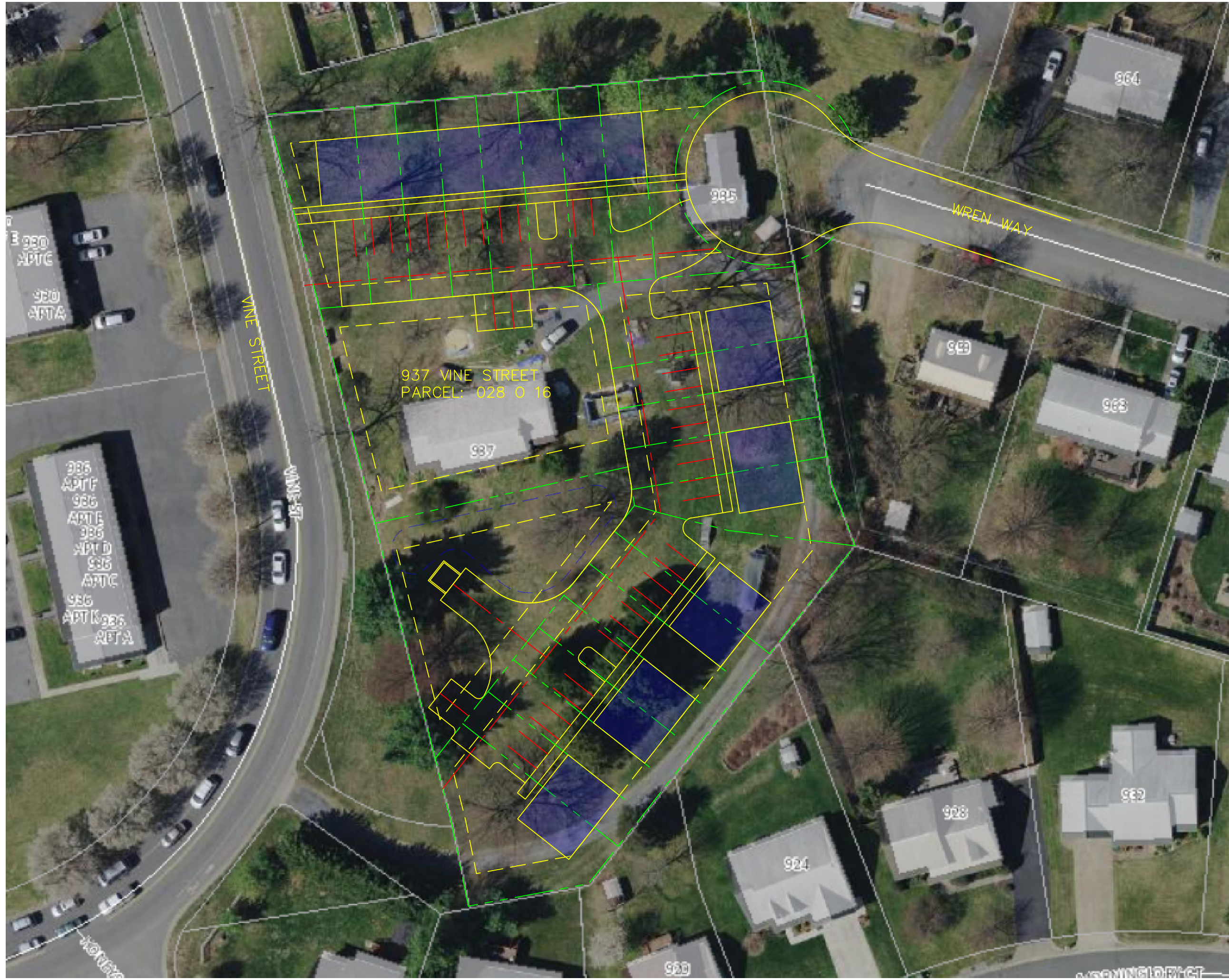
In connection with the rezoning request for the property located at 937 Vine Street and identified as tax map parcel 28-O-16, I hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in this submission.

1. Vehicular access to this development will be served by an entrance from Wren Way. There shall be no vehicular entrances connecting the subject site to Vine Street.
2. At the time of development, the property owner shall construct an acceptable turnaround at the end of Wren Way. The turnaround may include a cul-de-sac or another design accepted and approved by City staff. The property owner shall also dedicate the necessary land for public right-of-way to include the turnaround, and along the south side of the turnaround, the property owner shall dedicate an additional 7.5-ft. width of land as public right-of-way for future sidewalk. The property owner will not be responsible for constructing the sidewalk.
3. At the time of development, the property owner shall construct a sidewalk connection between Wren Way and the property line closest to Vine Street.



Farhad Koyee, owner

11/03/2022
Date



VINE STREET

WREN WAY

937 VINE STREET
PARCEL: 028 0 16

930
APT C
930
APT A

935
APT F
936
APT E
936
APT D
936
APT C
936
APT K
936
APT J

935

964

939

938

937

938

932

934

933

WREN STREET



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:				
Telephone:				
E-mail:				
Owner Name:	Farhad Koyee			
Telephone:	540-433-4911			
E-mail:	farhadkoyee11@yahoo.com			
Project Information				
Project Name:	Vine Street Townhomes			
Project Address:	937 Vine St			
TM #:	#28-O-16			
Existing Land Use(s):	Residential - Detached Single Family			
Proposed Land Use(s): (if applicable)	Residential - Town homes			
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)				
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	7			
PM Peak Hour Trips:	8			

(reserved for City staff)

TIA required? Yes _____ No TM

Comments:

Accepted by: Zineth Mason

Date: 9/23/2022

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	215	215	Dweling units	16	8	9
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips						
8	Existing #1	Single fmaily	210	Doweling Unit	1	1	1
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips						
15	Final Total (Total New – Total Existing)					7	8

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.