



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

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

PROPERTY INFORMATION

532 Hawkins Street
Property Address
27-L-22
Tax Map Parcel/ID
0.21 Ac
Total Land Area
acres or sq.ft.
(circle)
Existing Zoning District: R-3
Proposed Zoning District: R-5
Existing Comprehensive Plan Designation: Medium Density Residential

PROPERTY OWNER INFORMATION

James (Jim) A. Herr
Property Owner Name
141 W. Bruce Street
Street Address
Harrisonburg VA 22801
City State Zip
540.437.1683
Telephone
jherr@herrinc.com
E-Mail

OWNER'S REPRESENTATIVE INFORMATION

James (Jim) A. Herr
Owner's Representative
141 W. Bruce Street
Street Address
Harrisonburg VA 22801
City State Zip
540.437.1683
Telephone
jherr@herrinc.com
E-Mail

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.

James A. Herr
PROPERTY OWNER
1.29.25
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

Date Application and Fee Received
Received By
Total Fees Due: \$
Application Fee: \$550.00 + \$30.00 per acre



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

March 4, 2025

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

RE: 532 Hawkins St Property

Ms. Dang,

The purpose of this letter is to seek the rezoning for the property located at 532 Hawkins St.; identified as TM: 27-L-22, to be rezoned from R-3 to R-5.

The property has an area of approximately 9,178 sf (0.21 ac) and is currently vacant. We would like to develop it as a multifamily structure to increase its density, to allow for a larger number of dwellings units to be placed on the site. The lot size and current zoning, though it is R-3, can only accommodate two dwelling units. Rezoning to R-5 and developing the side alley for access to a rear parking lot allows for the placement of a four-unit building, as shown in the rezoning exhibit.

We are proposing to construct four townhouse-style two-level units with two to three bedrooms each. We are working with Bridge of Hope, a local non-for-profit organization working to provide housing for homeless families. Our intent is for these proposed 4 units to be able to provide needed housing for needed families and individuals.

Thank you and staff for your consideration.

A handwritten signature in blue ink, appearing to read 'James Herr'.

James Herr, Owner

141 Bruce St
Harrisonburg, VA 22801

March 6, 2025

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

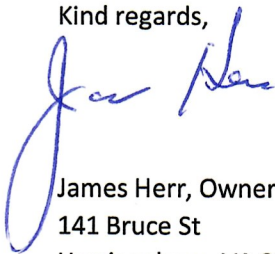
RE: 532 Hawkins St Property Rezoning Request

Ms. Dang,

As part of our rezoning request for the Property located at 532 Hawkins St, TM# 27-L-22, we offer the following proffers:

1. Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.
2. A minimum of one and one half (1.5) parking spaces per unit shall be provided.

Kind regards,



James Herr, Owner
141 Bruce St
Harrisonburg, VA 22801

DURKY MALVAEZ N MARLENI J CONTREIAS
TRUSTEES OF MANANTIAL DE VIDA
— MENNONITE CHURCH
146 SOUTHAMPTON DR
TM: 27-L-3
AREA: 0.36 AC
ZONE: R-2

RIDGEWAY MENNONITE CHURCH
545 FRANKLIN ST
TM: 27-L-7
AREA: 0.31 AC
ZONE: R-2

DURKY MALVAEZ N MARLENI J CONTREIAS
TRUSTEES OF MANANTIAL DE VIDA
MENNONITE CHURCH
146 SOUTHAMPTON DR
TM: 27-L-2
AREA: 0.30 AC
ZONE: R-3

540 HAWKINS CONDO LLC
540 HAWKINS ST
TM: 27-L-21
AREA: 0.22 AC
ZONE: R-3

LANDES DONALD RAY
CAROLYN JEAN LIFE
ESTATE
182 RESERVOIR ST
TM: 27-I-1
AREA: 0.26 AC
ZONE: R-3

PROPERTY INFORMATION:

ADDRESS: 532 HAWKINS ST
TAX MAP: 27-L-22
ZONE: R-3
AREA: 0.21 AC (9,178 sf) Per
Recorded Plat.

REQUEST:

REZONE TO R-5
SETBACKS:
FRONT: 10'
SIDE: 10'
REAR: 25'

COLMAN
ENGINEERING, PLC
1123 South High Street | Harrisonburg, VA 22801
Ph: (540) 246-3712
Email: contact@colmanengineering.com
www.colmanengineering.com

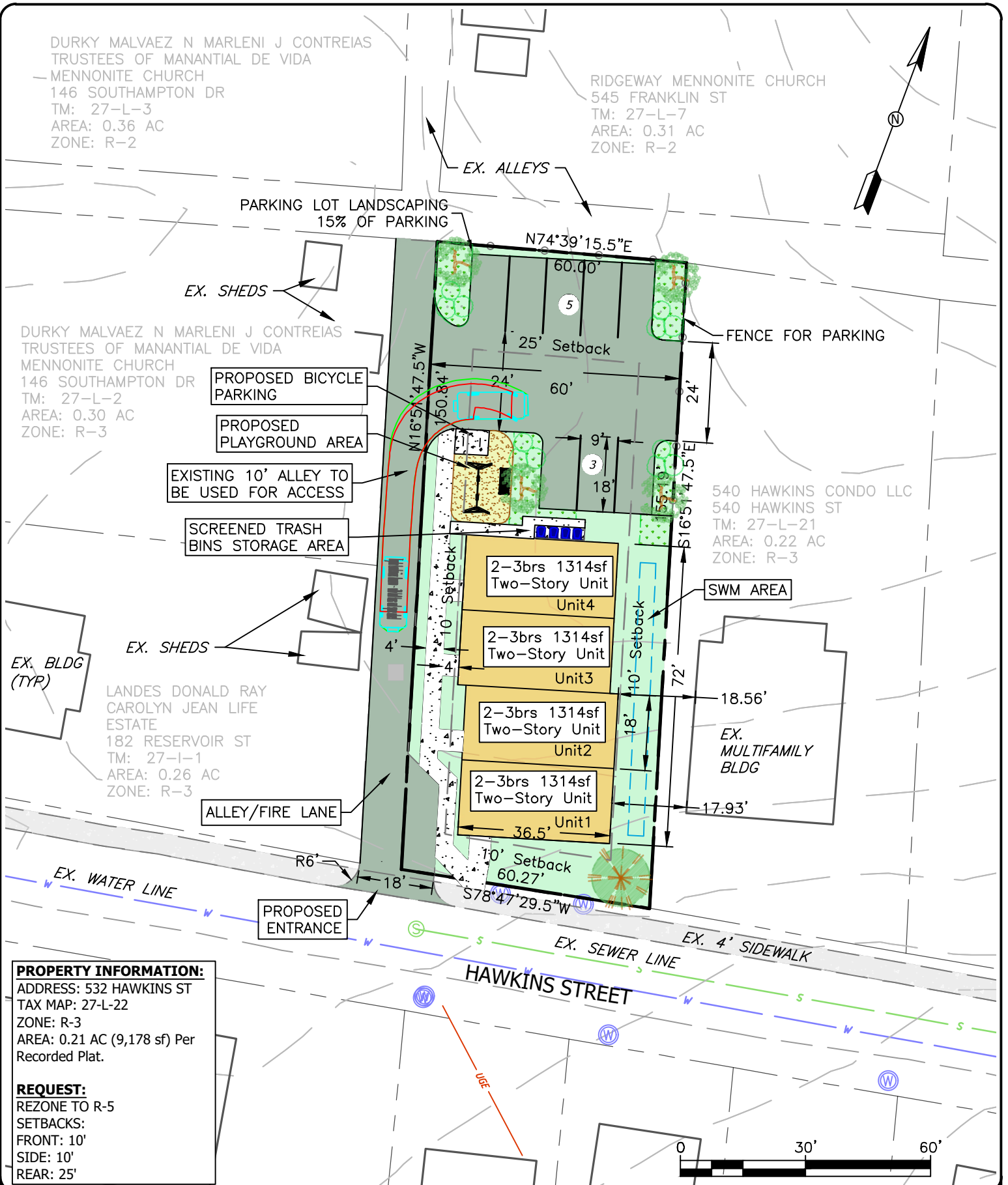
532 Hawkins St Property R-5 REZONING EXHIBIT

532 Hawkins St
James Herr
532 Hawkins St
Harrisonburg, VA 22801

PROJECT #:
CE202267
DATE:
01/09/2025
DESIGN BY:
GLC, PE
SCALE:
1" = 30'

DWG No.

1





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:	Colamn Engineering		
Telephone:	(540) 246-3712		
E-mail:	contact@colmanengineering.com		
Owner Name:	James Herr		
Telephone:	(540) 820 4149		
E-mail:	jherr@herrinc.com		
Project Information			
Project Name:	532 Hawkins St Property		
Project Address:	532 Hawkins Street		
TM #:	27-L-22		
Existing Land Use(s):	R-3 Multi-family Residential		
Proposed Land Use(s): (if applicable)	R-5 Multi-family Residential		
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)	The property located at 532 Hawkins St was formerly occupied by a single-family and associated structures. The owner is requesting a rezoning of the property to place a 4-unit residential structure and associated off-street parking. See attached concept plan.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	2		
PM Peak Hour Trips:	2		

(reserved for City staff)

TIA required? Yes _____ No ☒

Comments:

Accepted by: Zenith Mason

Date: 01/14/2025

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	Single Family Attached	215	Dwelling Unit	4	2	2
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					2	2
8	Existing #1	Vacant	NA			0	0
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					0	0
15	Final Total (Total New – Total Existing)					2	2

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

- 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.
- Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- 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.
- Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- 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.