

Total Fees Due: \$ 1000

Application Fee: _____
w/o Variance Request \$175.00 plus \$20.00 per
lot Variance Request \$200 plus \$20 per lot

Date Application & Fee Received: 9-6-19
Received by: OBANKA

Application for Preliminary Subdivision Plat Approval City of Harrisonburg, Virginia

www.harrisonburgva.gov/subdividing-property

Section 1. Description of Property

Title of Subdivision: Millwood Townhomes
Location (Street Address): Millwood Loop, Harrisonburg, VA 22801 Sheet: 7 Block: E Lot: 6
Total Acreage: 3.47 Number of Lots Proposed: 39 Zoning Classification: R-3C Medium Density

Section 2. Property Owner Information

Name: Virginia Valley Homes Inc. (Contact: Ed Young)
Street Address: 1041 South High Street Email: eyoung@ynbpcpa.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work (540) 421-3978 Fax _____ Mobile _____

Section 3. Property Owner Representative Information (if applicable)

Name: Valley Engineering, PLC (Contact: Carl Snyder Jr., P.E.)
Street Address: 4901 Crowe Drive Email: csnyder@valleyesp.com
City: Mount Crawford State: VA Zip: 22841
Telephone: Work (540) 434-6365 ext. 108 Fax (540) 432-0685 Mobile _____

Section 4. Surveyor Information

This person prepared the plat.

Name: Valley Engineering, PLC
Street Address: 4901 Crowe Drive Email: _____
City: Mount Crawford State: VA Zip: 22841
Telephone: Work (540) 434-6365 Fax (540) 432-0685 Mobile _____

Section 5. Variances

No variances requested (continue to section 6)

Variance requested. **If variance is requested, please provide the following information:**

I (we) hereby apply for a variance from Section(s) 10-2-42(c) of the City of Harrisonburg Subdivision Ordinance and or Section(s) _____ of the City of Harrisonburg Design and Construction Standards Manual, which require(s):

(c) Frontage. All lots shall front on a public street and no lot shall embrace any portion of a street or alley.

I (we) believe a variance should be granted based on the following “unnecessary hardship” which is peculiar to the property in question. (See Section 10-2-2 of the Subdivision Ordinance):

All townhouse lots will front on a private street/parking area (Millwood Loop) as shown in the August 2018 approved rezoning for the development. The private street is already partially constructed and cannot be redesigned to meet Harrisonburg public street requirements, and therefore cannot be dedicated as a public street.

The Homeowners Association will maintain the private streets/parking

Section 6. Certification

The City of Harrisonburg’s preliminary plat and subdivision requirements are in the code of the City of Harrisonburg, Subdivision Ordinance Sections 10-2-1 through 10-2-86. Please read these requirements carefully.

I have read the ordinance requirements. I also certify that the information supplied on this application and on the attachments provided (m 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

Section 7: Required Attachments

- Letter explaining Proposed Use & Reasons for Seeking Preliminary Subdivision Plat Approval.
- Plat of properties meeting requirements of Subdivision Ordinance Section 10-2-23 – see checklist
- 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 Department prior to submitting the Preliminary Subdivision Plat application. More information at www.harrisonburgva.gov/traffic-impact-analysis.

MILLWOOD TOWNHOMES - APPLICATION FOR PRELIMINARY PLAT APPROVAL

PLAN DESCRIPTION

DATE: SEPTEMBER 6, 2019

Millwood Condominiums Phase II is a planned residential neighborhood located within Harrisonburg City limits along West Mosby Road between Mosby Court and Pear Street (TM # 7-E-6). The 6.5+/- acre parcel is split zoned with R-3, Multiple Dwelling Residential District, R-3C, Multiple Dwelling Residential District Conditional, and R-3C, Medium Density Residential District Conditional. Approximately half of the parcel has been developed for condominiums units in conformance with the approved site plan titled "Millwood Condominiums Phase II" and associated zoning proffers.

The remaining 3.47+/- acre undeveloped portion of the parcel was previously rezoned in August 2018 from R-3C, Multiple Dwelling Residential District Conditional to R-3C, Medium Density Residential District Conditional. The existing proffers were removed and a new proffer was proposed to allow the development of townhomes. The proposed development of 39 townhouse units, shown in the site plan titled "Millwood Townhouse" (currently in the site plan review process), will be in substantial conformity with the existing development on the property, and reduce upon the density shown on the "Preliminary Master Plan of Millwood Condominium, Harrisonburg, Virginia".

The owner is seeking preliminary plat approval for the undeveloped portion of the parcel in order to subdivide the property for the proposed development of townhomes. Along with preliminary plat approval, the owner is seeking a variance from Section 10-2-42(c) of the Subdivision Ordinance which requires that all lots front on a public street. All proposed townhouse lots will front on a private street/parking area (Millwood Loop) as shown in the approved rezoning for the development. The private street is already partially constructed and cannot be redesigned to meet Harrisonburg public street requirements, and therefore cannot be dedicated as a public street. The Homeowners Association will maintain the private streets/parking.



City of Harrisonburg, VA
 Department of Public Works

Determination of Need for a
 Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Contact Information			
Consultant Name:	Valley Engineering (Contact: Carl Snyder, Jr., P.E.)		
Telephone:	(540) 434-6365 ext. 108		
E-mail:	csnyder@valleyesp.com		
Owner Name:	Virginia Valley Homes, Inc. (Contact: J.R. Copper)		
Telephone:	(540) 746-1946		
E-mail:	--		
Project Information			
Project Name:	Millwood Condominiums II Rezoning		
Project Address:	West Mosby Road, Harrisonburg, VA 22801		
TM #:	7-E-6		
Existing Land Use(s):	Vacant		
Proposed Land Use(s): (if applicable)	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)	This project involves the rezoning of the 3.47 AC undeveloped portion of the parcel in question (from R-3C to R-3) to allow the construction of 39 two bedroom townhouses and all associated infrastructure.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	26		
PM Peak Hour Trips:	30		

(reserved for City staff)

TIA required? Yes _____ No

Comments:

Accepted by: Erin Taucy

Date: 6/8/18

Peak Hour Trip Generation by Land Use

Row	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	231	Dwelling	39	26	30
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips				26	30
8	Existing #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)				26	30

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.