



CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

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

PROPERTY INFORMATION			
486 W. Market St.	<del>R1007000</del> 35-P-22	22,075	acres or sq.ft. ✓
Property Address	Tax Map Parcel/ID	Total Land Area	(circle)
Existing Zoning District: R-3C	Proposed Zoning District: R-2		
Existing Comprehensive Plan Designation: <u>Neighborhood Residential</u>			
PROPERTY OWNER INFORMATION			
Bridgewater College Properties, LLC		540-828-5470	
Property Owner Name		Telephone	
402 E. College St.		akeeler@bridgewater.edu	
Street Address		E-Mail	
Bridgewater	VA	22812	
City	State	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.			
<u>Anna B. Keeler</u>		Jan. 27, 2021	
PROPERTY OWNER VP for Finance and Treasurer		DATE	
REQUIRED ATTACHMENTS			
<input checked="" type="checkbox"/> Letter explaining proposed use & reasons for seeking change in zoning. <input type="checkbox"/> Statement on proffers, if applying for conditional rezoning. - N/A <input checked="" type="checkbox"/> Survey of property or site map. <input checked="" type="checkbox"/> 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 <a href="http://www.harrisonburgva.gov/traffic-impact-analysis">www.harrisonburgva.gov/traffic-impact-analysis</a> .			
TO BE COMPLETED BY PLANNING & ZONING DIVISION			
02-05-2021		Total Fees Due: \$ 580 <sup>00</sup>	
Date Application and Fee Received		Application Fee: \$550.00 + \$30.00 per acre	
<u>Bank</u>			
Received By			



January 27, 2021

Alison Banks  
Planner Senior – Dept. of Community Development  
City of Harrisonburg  
409 S. Main St.  
Harrisonburg, VA 22801

Alison,

I am enclosing a re-zoning application for the property located at 486 West Market Street, owned by the College. As you explained to the realtor, Brant Suter, who inquired on our behalf, this house was re-zoned (R-3C) for the specific purpose of housing a fine arts center in 2003. Last year, the property was donated to the College by the Rockingham Fine Arts Association, as required by agreement with the original donor when it was donated to the Association (that ownership be transferred to the College whenever the association no longer had use for the property).

It is the College's usual practice to liquidate real estate gifts upon receipt, in order to re-invest funds to support the College's core mission of providing higher education services to its students. We have been advised by Mr. Suter and his firm that the marketing prospects for this property will be extremely limited under the current zoning designation. We respectfully seek a return to the R-2 designation, in keeping with surrounding properties, so that we can offer the house for sale to residential buyers.

We further request that the lot be divided into two separate parcels, to add value for the College's charitable purposes. This is also the recommendation of Mr. Suter as he believes this division will support a modestly higher sales price for the property. Because parking for non-residential purposes will no longer be required if the re-zoning request is granted, we believe the lot division is reasonable.

Please let me know of any additional information needed to process this request.

Sincerely,

Anne B. Keeler  
Vice President for Finance and Treasurer  
Bridgewater College



March 3, 2021

Alison Banks  
Planner Senior – Dept. of Community Development  
City of Harrisonburg  
409 S. Main St.  
Harrisonburg, VA 22801

Alison,

I am responding to staff comments dated February 26 on Bridgewater College's application for re-zoning the property located at 486 West Market Street.

**Proffer Statement**

In connection with the rezoning request for the +/- 22,075 sq. ft. parcel identified as tax map parcel 35-P-22 (486 West Market Street), the following is hereby proffered:

1. There shall be no driveway entrances on West Market Street; and
2. If the property is subdivided or redeveloped,
  - a) The two existing driveway entrances along North Willow Street may remain if the existing 30-ft. commercial entrance is reconstructed to meet all City standards for the type of driveway entrance required for the use(s), which may result in reducing the width of the existing entrance; or
  - b) The driveway entrances along North Willow Street shall be modified or removed so that there is only one shared entrance serving all parcels and uses. No new driveway entrances can be located within 50-feet of West Market Street.

Please let me know of any additional information needed to process this request.

Sincerely,

Anne B. Keeler

DEPARTMENT OF FINANCE  
Anne B. Keeler, Vice President for Finance and Treasurer | 402 East College Street, College Box 11  
Bridgewater, Virginia 22812-1599  
akeeler@bridgewater.edu | www.bridgewater.edu  
Tel. 540-828-5470



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:	Anne Keeler		
Telephone:	540-828-5470		
E-mail:	akeeler@bridgewater.edu		
Owner Name:	Bridgewater College Properties, LLC		
Telephone:	402 E. College St.		
E-mail:	Bridgewater, VA 22812		
Project Information			
Project Name:	486 West Market Street		
Project Address:	486 West Market Street		
TM #:	35-P-22		
Existing Land Use(s):	Community Art Center		
Proposed Land Use(s): (if applicable)	Residential - Single-family dwellings		
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)	Rezone property from R-3C back to original R-2 zoning to allow for a subdivision, creating two single-family home parcels. (see attached information)		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	1		
PM Peak Hour Trips:	2		

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No X

Comments:

"Museum" was closest available ITE code to Community Art Center.

Accepted by: John Zumfelde

Date: 2/4/2021

### 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 Detached Housing	210	dwelling units	3	2	3
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					2	3
8	Existing #1	Museum	580	1000 sq ft	2.7	1	1
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					1	1
15	Final Total (Total New – Total Existing)					1	2

#### 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.

Revised Date: December 2019

**SUBJECT:** CITY COUNCIL APPROVES REZONING  
REQUEST BY ROCKINGHAM FINE ARTS  
ASSOCIATION.

**EXTRACT TAKEN FROM MINUTES OF  
CITY COUNCIL MEETING HELD ON:**

**REGULAR MEETING  
DECEMBER 9, 2003**

Planning and Community Development Director Turner introduced a request by the Rockingham Fine Arts Association to rezone property located at 486 West Market Street from R-2, Residential District to R-3C, Multiple Dwelling Residential District (conditional). The change in zoning would allow this non-profit organization to use the property for a gallery, art classes, and other related activities. The Comprehensive Plan designates this area as Neighborhood Residential. This designation states that this type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. She reviewed the surrounding uses in the area. The applicant states that the property came into the hands of the Arts Association after the owner of the property left the parcel to the organization in her will. The deed specifically designates this property for the proposed Rockingham Fine Arts Association use. The applicant has proffered that this site will only be used for a non-profit community art center. They will provide a landscape buffer to be planted and maintained along the east and north boundaries of the property. Any lighting on this site will be projected inward towards the property so as to not illuminate the adjacent residential areas. The main concern of staff is the ability of the organization to provide the required off street parking for this new use. She said that 13 parking spaces are required according to the City's Zoning Ordinance. A submitted sketch displays the required 13 parking spaces. She said that Planning Commission recommended approval of the request with a vote of five to one.

At 7:52 p.m., Mayor Fitzgerald closed the regular session temporarily and called the evening's third public hearing to order. The following notice appeared in the Daily News-Record on Monday, November 24, and Monday, December 1, 2003.

#### **NOTICE OF PUBLIC HEARING**

The Harrisonburg City Council will hold public hearings on Tuesday, December 9, 2003, at 7:30 p.m. in the Municipal Building, City Council Chamber, 345 South Main Street, to consider the following:

#### **REZONING -- ROCKINGHAM FINE ARTS ASSOCIATION**

Public hearing to consider a request by the Rockingham Fine Arts Association to rezone 22,075 Square Feet from R-2, Residential District to R-3C, Multiple Dwelling Residential District (conditional). The change in zoning would allow this non-profit organization to use property for a gallery, art classes, and other related activities. The property is located at 486 West Market Street and can be found on tax map 35-P-22.

The Comprehensive Plan designates this area as Neighborhood Residential. This area includes neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. These are older neighborhoods that can be characterized by large housing units on small lots.

The Zoning Ordinance states that the current R-2, Residential District is intended for medium-density, single-family and two-family residential development. While the requested R-3, Multiple Dwelling Residential District is intended for medium- to high-density residential development and other uses intended to respect the residential character, which are aesthetically compatible within the district by means of architectural expression, landscaping, and restrained traffic flow. The residential density ranges for R-2 are single-family, 7,000 sq. ft. minimum and two-family, 5,500 sq. ft/unit and for R-3 are single-family, 6,000 sq. ft. minimum; two-family, 4,000 sq. ft/unit; multi-family, 3,000 sq. ft. minimum per unit; townhouses, 2,000 sq. ft. minimum per unit; and other uses, 6,000 sq. ft. minimum.

Maps and other information are available for review in the Community Development Department, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. All persons interested will have an opportunity to express their views at these public hearings.

Any individual requiring auxiliary aids, including signers, in connection with the public hearings shall notify the City Manager at least five (5) days prior to the date of the meeting.

**CITY OF HARRISONBURG**

**Roger Baker  
City Manager**

Mayor Fitzgerald called on anyone desiring to speak for or against this rezoning request.

John Bell, a resident of Rockingham County, said that he was the President of Rockingham Fine Arts and was available to answer any questions.

Terry Ward, a resident of Rockingham County, encouraged Council to approve this rezoning request. He said most art exhibits are displayed in bank lobbies. Displaying arts in this fine Victorian house will be a welcome addition to the community. There being no others desiring to be heard, the public hearing was declared closed at 7:57 p.m., and the regular session reconvened. Vice-Mayor Rogers offered a motion to approve this request. The recorded roll call vote was taken as follows:

Vote: Yes - Council Member Peterson  
Council Member Frank  
Council Member Lantz  
Vice-Mayor Rogers  
Mayor Fitzgerald

Absent - None

I, Yvonne Ryan, CMC/MMCA, Clerk of the Harrisonburg City Council, do hereby certify that the foregoing is a true copy of an excerpt taken from the draft minutes of a regular meeting held on Tuesday, December 9, 2003.

Given under my hand this 19th day of December 2003.

  
CITY CLERK

OFFICE OF CITY CLERK OF COUNCIL  
HARRISONBURG, VA 22801



ROCKINGHAM FINE ARTS ASSOCIATION  
Harrisonburg, Virginia

October 30, 2003

Stacy H. Turner, Director  
Planning and Community Development  
409 South Main Street  
Harrisonburg, Virginia 22801

RE: Rezoning for 486 West Market Street, Harrisonburg, Virginia

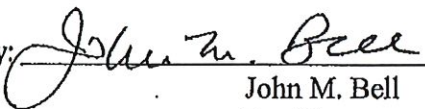
Dear Ms. Turner:

The applicant for the above rezoning, Rockingham Fine Arts Association, hereby withdraws all proffers heretofore made in the above rezoning request and submits herewith proffers which we request be considered as a part of our original rezoning request.

We greatly appreciate your assistance and courtesies in this matter.

Sincerely,

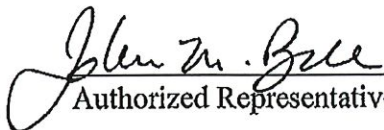
Rockingham Fine Arts Association

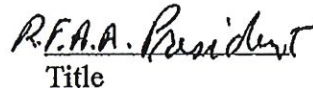
By:   
John M. Bell  
President

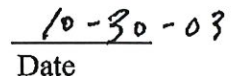
**Application for Change of Zoning District  
City of Harrisonburg, VA  
Property Located at 486 West Market Street  
Proffered Conditions**

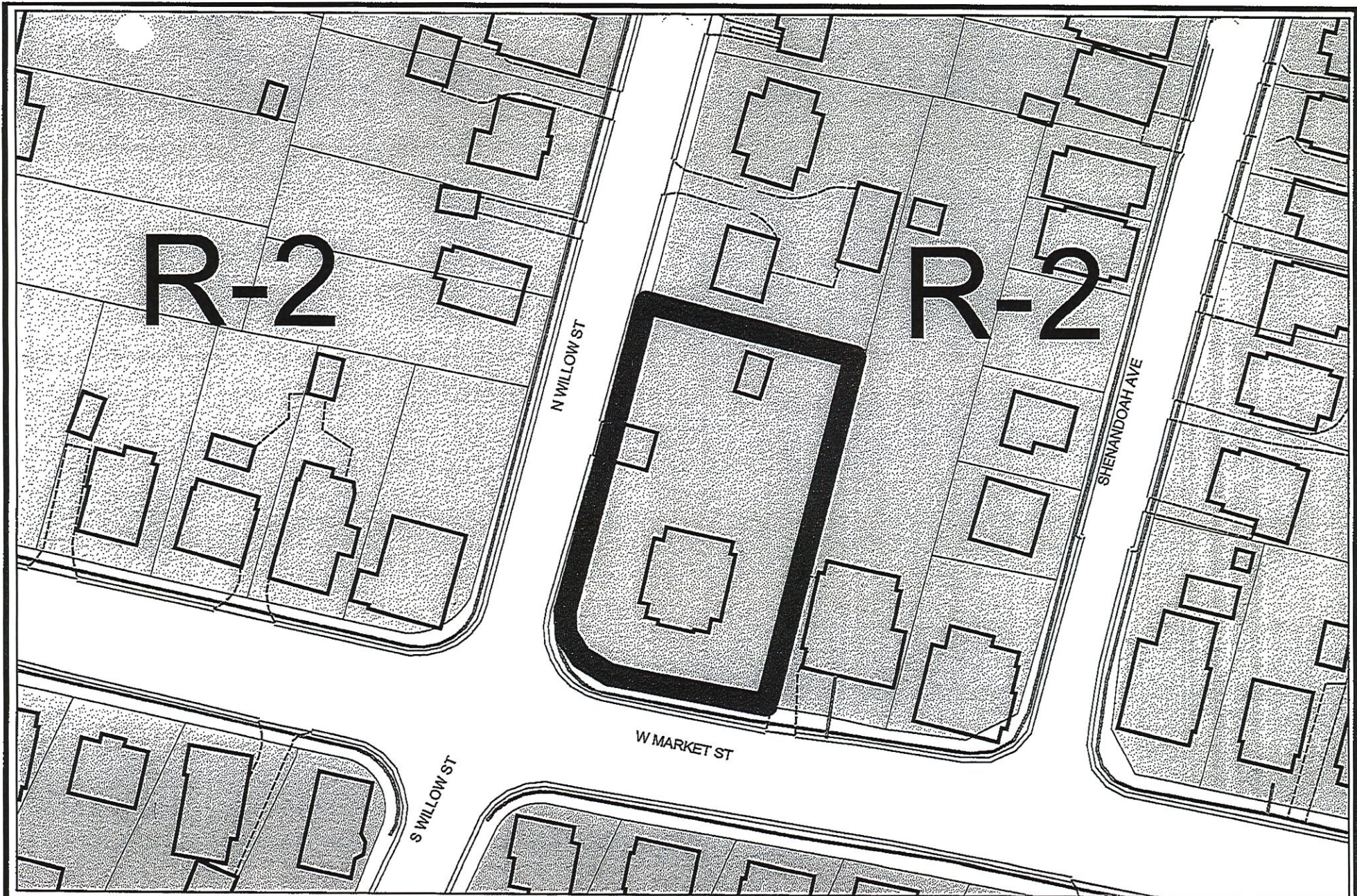
In connection with the request to rezone property located at 486 West Market Street, the undersigned applicant, **Rockingham Fine Arts Association**, hereby proffers the following:

1. The structure at 486 West Market Street will be used only as a Non-Profit Community Art Center. Rockingham Fine Arts Association is a 501 c (3) non-profit organization (Fed ID#52-1285129).
2. The Community Art Center will include, but not be limited to, uses such as:
  - Art Classes—small group classes and workshops in various art media for children and adults.
  - Art Gallery—Space for the display of temporary art exhibits.
  - Artist Studio Space—Rooms used by individual artists for the creation of art works (e.g. paintings, drawings, jewelry).
  - Meetings—Including monthly Association board meetings as well as periodic membership gatherings.
  - Lectures and Critiques—Presentation by artists that would be open to members and the general public.
3. A landscaped buffer will be planted and maintained along the east and north boundaries of the property to shield adjacent residential uses from on-site parking. This buffer will consist of evergreen shrubs and/or trees having a minimum of 3 foot height at the time of planting and spaced so as to provide, at maturity, a continual visual buffer from the glare of headlights in the parking area, but no less than 6 feet from center to center.
4. All site and building lighting will be projected inward toward the site of the Fine Arts Center in a manner that will not illuminate the adjacent residential area.

  
Authorized Representative

  
Title

  
Date

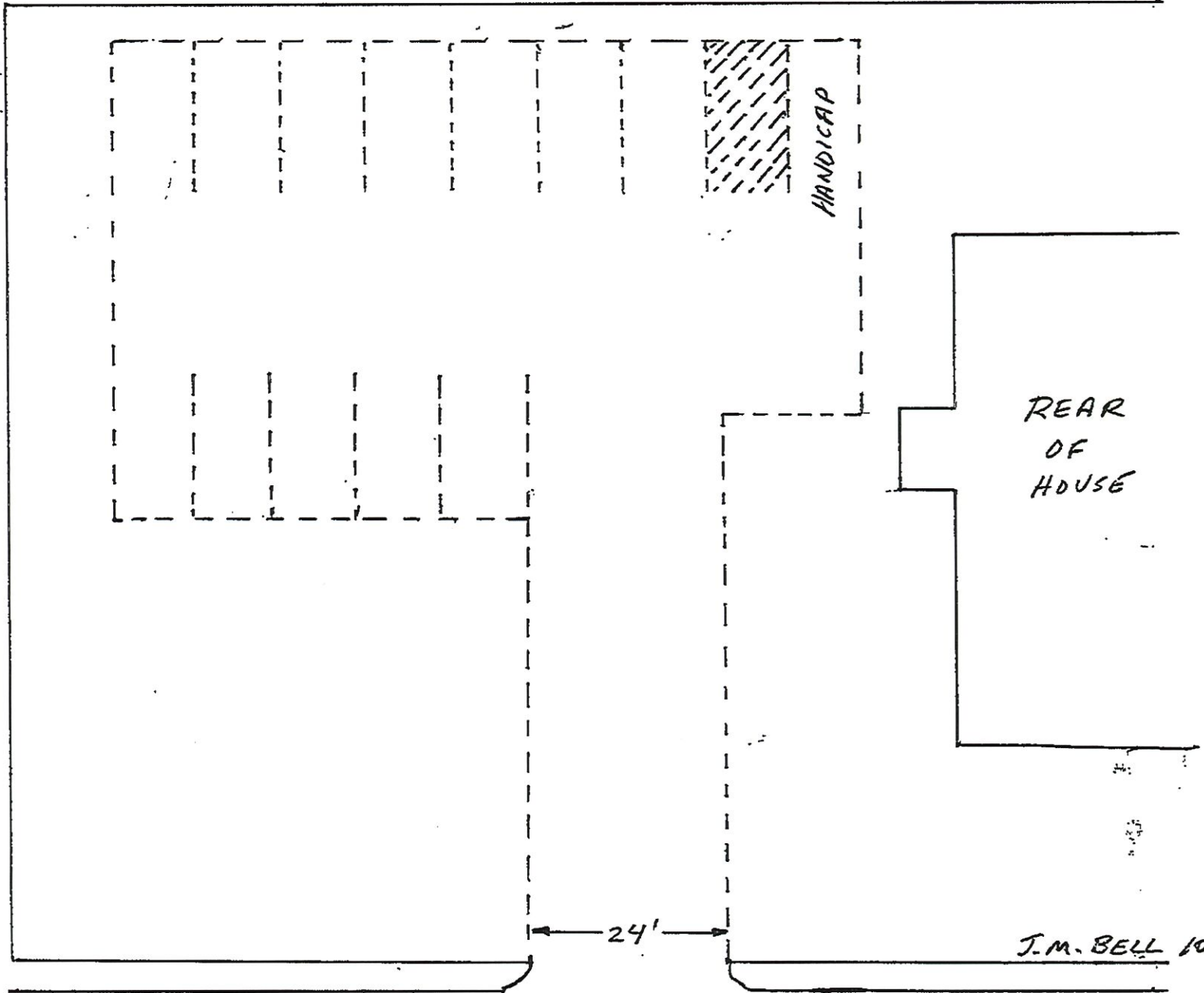


# Rockingham Fine Arts Association

Rezoning: R-2 to R-3C

486 WEST MARKET STREET

SCALE:  
1" = 17'



NORTH WILLOW STREET

J.M. BELL 10-03

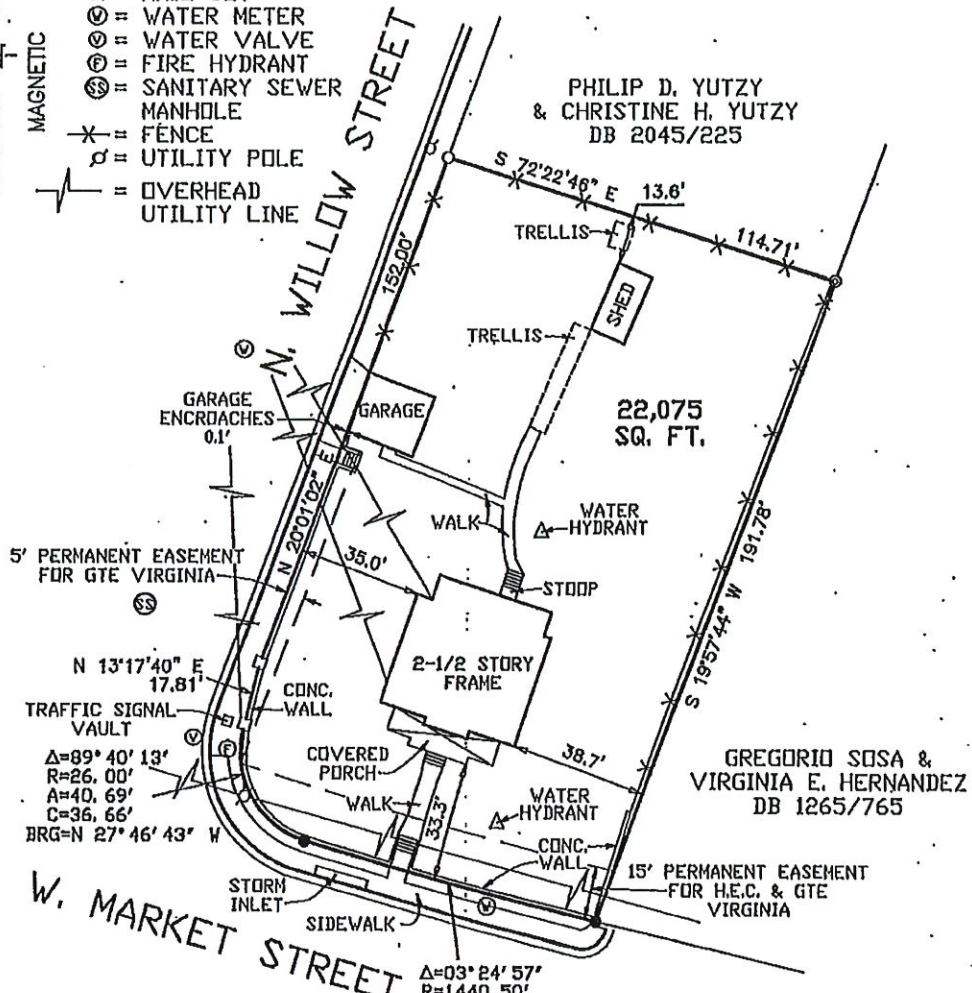
SEPTEMBER 5, 2003  
SCALE: 1"=40'

THIS LOT IS IN FLOOD. ZONE X.  
NOTE:  
NO TITLE OPINION WAS SUPPLIED  
FOR THIS SURVEY.



MAGNETIC

- ⊙ = FOUND PIPE
- = FENCE POST
- = IRON PIN SET
- = NAIL SET
- ⊕ = WATER METER
- ⊖ = WATER VALVE
- ⊗ = FIRE HYDRANT
- ⊕⊖ = SANITARY SEWER MANHOLE
- \* = FENCE
- ⊕ = UTILITY POLE
- = OVERHEAD UTILITY LINE



PHILIP D. YUTZY  
& CHRISTINE H. YUTZY  
DB 2045/225

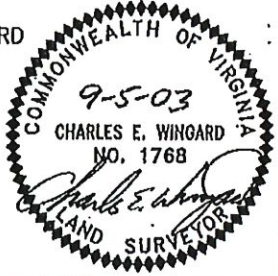
GREGORIO SOSA &  
VIRGINIA E. HERNANDEZ  
DB 1265/765

TITLE INFORMATION:  
TM 35-P-22  
DB 2193/77  
OWNER: ROCKINGHAM FINE  
ARTS ASSOCIATION  
ADDRESS: 486 W. MARKET STREET  
HARRISONBURG, VA 22801

# PHYSICAL SURVEY OF A 22,075 SQ. FT. LOT

CITY OF HARRISONBURG, VIRGINIA  
SURVEYOR'S CERTIFICATE:  
TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED  
THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD  
DESCRIPTION AND IS CORRECT. THERE ARE NO ENCROACHMENTS  
EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN.  
GIVEN UNDER MY HAND THIS 5th DAY OF SEPTEMBER, 2003

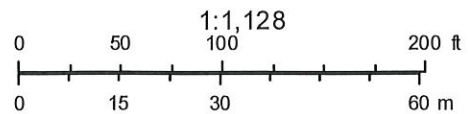
**BENNER & ASSOC., INC.**  
3061 SOUTH MAIN STREET  
HARRISONBURG, VA 22801  
540 434-0287  
REF# 072903



# 486 W. Market St.



January 27, 2021



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community