

Change of Zoning District (Rezoning) Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION									
439 & 445 Myrtle Street			33-l-17; 33-l-18	0.34 acres or sq.ft.					
Property Address			Tax Map Parcel/ID	Total Land Area (circle)					
Existing Zoning District: R-2	2		Proposed Zoning District: R-8						
Existing Comprehensive Plan Designation: Neighborhood Residential									
PROPERTY OWNER INFORMATION									
Ritchie Vaughan			804-512-1485						
Property Owner Name			Telephone Ritchie.Vaughan@RitchieVaughan.com						
Street Address			E-Mail						
City	State	Zip							
OWNER'S REPRESENTATIVE INFORMATION									
Gil Colman, PE - Colman I	Engineering		(540) 246-3712						
Owner's Representative			Telephone						
1123 S High Street			gil@colmanengineering.com						
Street Address			E-Mail						
Harrisonburg	VA	22801							
City	State	Zip							
			FICATION						
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.									
Ritchie Vaughan			dotloop verified 07/31/24 6:32 PM PDT EPQC-GYOX-RHFE-ZPG5						
PROPERTY OWNER			DATE						
			ATTACHMENTS						
Statement on proffersSurvey of property orTraffic Impact Analy	, if applying f site map. sis (TIA) Det nt is responsib rgva.gov/traff	le for coordinating with <u>fic-impact-analysis</u> .	affic Impact Analysis (TIA Public Works prior to subn	A) Acceptance Letter signed by Public Works nitting this application. For more information,					
TO BE COMPLETED BY PLANNING & ZONING DIVISION									
Date Application and Fee Rece	eived		Total Fees Due: \$Application Fee: \$550.00	0 + \$30.00 per acre					
Received By									
Received by									



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

July 30, 2024

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

RE: 439 & 445 Myrtle Street Rezoning Request

Dear Thanh,

The purpose of this letter is to seek rezoning for the properties located at 439 & 445 Myrtle St., identified as TM# 33-I-17 and 33-I-18, to be rezoned from R-2 to R-8.

These two properties have a combined area of approximately 14817.25 sf (0.34 ac) and each property has a single-family home.

The lot size and current zoning can only accommodate the two existing dwelling units. By rezoning these properties to R-8, we can subdivide the properties to create two new properties—rotated to front Effinger St.—and accommodate four total (2 existing and 2 new) single-family detached homes.

Thank you and the staff for your consideration.

Regards,

Ritchie Vaughan

dotloop verified 07/31/24 6:33 PM PDT XVQC-KQDV-WRZ5-3JTA

Ritchie Vaughan

Property Owner

804-512-1485

Ritchie.Vaughan@RitchieVaughan.com



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

July 30, 2024

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

RE: 439 & 445 Myrtle Street Rezoning Request

Dear Thanh,

As part of our rezoning request for the properties located at 439 & 445 Myrtle St., TM# 33-I-17 and 33-I-18, we offer the following proffers:

- 1. Proposed lots 3 and 4 along Effinger Street will have a 25 ft front setback.
- 2. A variable width public sidewalk easement along the front of all proposed lots will be provided for the City to construct a sidewalk in the future. The easement will extend 7.5 ft from the existing back of curb into the property and will be dedicated at minor subdivision. In addition, a 4 ft temporary grading easement beyond the 7.5 ft sidewalk easement will be provided for the City to have sufficient space to install the proposed sidewalk.

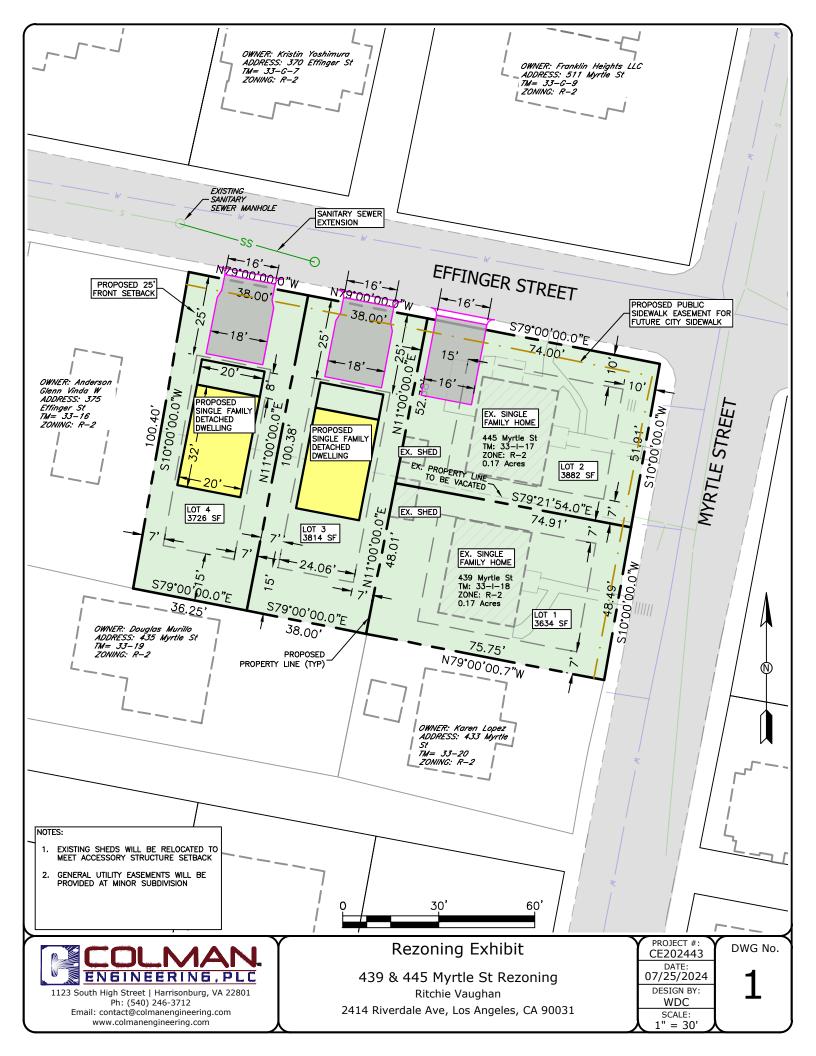
Thank you and the staff for your consideration.

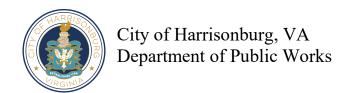
Regards,

Ritchie Vaughan

dotloop verified 08/30/24 5:57 PM PDT

Ritchie Vaughan
Property Owner
804-512-1485
Ritchie.Vaughan@RitchieVaughan.com





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 Informatio	on								
Consultant Name:	Colman Engineering								
Telephone:	540-246-3712 // contact@colmanengineering.com								
E-mail:									
Owner Name:	Ritchie Vaughan 804-512-1485								
Telephone:	Ritchie.Vaughan@RitchieVaughan.com								
E-mail:									
Project Information	a T								
Project Name:	439 & 445 Myrtle Street								
Project Address:	439 & 445 Myrtle Street								
TM #:	-l-17. 33-l-18								
Existing Land Use(s):	Single Family Housing								
Proposed Land Use(s): (if applicable)									
Submission Type:	Comprehensive Special Use Permit Rezoning Preliminary Plat								
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	By rezoning these properties to R-8, we can subdivide the properties to create two new properties—rotated to front Effinger Street—and accommodate four total (2 existing and 2 new) single-family detached homes.								
Peak Hour Trip Ge	eneration (from row 15 on the second page)								
AM Peak Hour Trips:	2								
PM Peak Hour Trips:	2								
(reserved for City TIA required? Y Comments:	y staff) Ves No								
Accepted by:	nAty Mason Date: 7/30/2024								

Revised Date: December 2019

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 House	210	DUs	4	3	4
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7		Total New Trip	3	4			
8	Existing #1	Single-Family Detached House	210	DUs	2	1	2
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14		Total Existing Tr	1	2			
15		Final Total (Total New – T	2	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