

Total Fees Due: \$ 730 + 365 for rezone.
Application Fee: \$550.00 plus \$30.00 per acre

Date Application & Fee Received: 9/6/19
Received by: JHD

Application for Change of Zoning District (Rezoning) City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 650 Keezletown Road
Tax Map Number: Sheet: 72 Block: B6 Lot: 1 Total Land Area: 5.476 acres or sq. ft.
Existing Zoning District: R-1 Proposed Zoning District: R-7
Existing Comprehensive Plan Designation: _____

Section 2: Property Owner's Information

Property Owner's Name: Harrisonburg Cohousing, LLC
Street Address: 1315 Harmony Drive Email: Ervin_Stutzman@comcast.net
City: Harrisonburg State: Virginia Zip: 22802
Telephone: Work: _____ Fax: _____ Mobile/Home: 540-560-5061

Section 3: Owner's Representative Information

Owner's Representative: Peter Lazar, Sheeflee LLC
Street Address: 1730 Sage Lane Email: peterlazar@sheeflee.com
City: Blacksburg State: VA Zip: 22932
Telephone: Work: 540-250-3261 Fax: _____ Mobile/Home: _____

Section 4: 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: Ervin R. Stutzman Digitally signed by Ervin R. Stutzman
Date: 2019.09.05 14:38:26 -04'00'
Property Owner

Section 5: Required Attachments to be provided by Applicant

- Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- Statement of 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 Department prior to submitting Rezoning application. More information at www.harrisonburgva.gov/traffic-impact-analysis.



Sheeflee LLC
1730 Sage Lane
Blacksburg, VA 22932
540-250-3261

Thanh Dang
Department of Planning and Community Development
409 South Main Street
Harrisonburg, VA 22801
540-432-7700
thanh.Dang@harrisonburgva.gov

November 18, 2019

Subject: Juniper Hill Commons Letter explaining Proposed Use & Reasons for Seeking Change in Zoning

Dear Ms. Dang,

Thank you for your assistance with Harrisonburg Cohousing, LLC's initiative to rezone 650 Keezletown Road for their cohousing community. As the Owner's Representative, I am writing you to explain the proposed use and reasons for seeking a change in zoning. I'll summarize below but also attach a more-detailed document entitled the "Juniper Hill Commons Rezoning Narrative".

The proposed Juniper Hill Commons involves 27 private dwellings in addition to common indoor and outdoor spaces. There will be a main building containing two apartment units as well as a portion that is a club house for use by the other neighboring property owners at Juniper Hill Commons. The club house space, because it includes a kitchen and guest bedrooms, will count as a unit for the purposes of zoning; therefore, the entire community will have 28 units. The club house is intended as a private space for residents and will foster community and allow people to live in relatively smaller homes but enjoy larger spaces for cooking, guests, and recreation. By clustering the other single family, single family attached and multifamily homes, there will be ample outdoor areas that could be used for gardening and recreation.

The reason for seeking a zoning change is that that this concept can only work by clustering homes at a higher density. The proposed R-7 Zoning District appears to fit well with this concept. The site is walking distance to shopping, restaurants and employment, and thereby fits Harrisonburg's growth model. The attached Rezoning Narrative documents how Juniper Hill Commons promotes the vision and goals of the Harrisonburg Master Plan.

We look forward to working with you as this project progresses through the approval process.

Sincerely,

Peter Lazar
President, Sheeflee LLC
Owner's Representative for Harrisonburg Cohousing LLC



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:	Colman Engineering	contact@colmanengineering.com	
Telephone:	540-246-3712		
E-mail:			
Owner Name:	Peter Lazaar	peterlazar@sheeflee.com	
Telephone:	540-250-3261		
E-mail:			
Project Information			
Project Name:	Juniper Hill Commons		
Project Address: TM #:	650 Keezletown Road, TM#72-B-6		
Existing Land Use(s):	Single Family		
Proposed Land Use(s): (if applicable)	Medium Density Mixed Residential Planned Community		
Submission Type:	Comprehensive Site Plan <input checked="" type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input 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 will be rezoned to R-7, therefore needing to be master planned. The site will include 9 separate buildings: one single family home, 26 apartments and 1 common house (counted as 1 additional apartment), for a total of 28 dwelling units. There will be one commercial entrance to the site via Keezletown Road. The internal drive will accommodate a Fire Truck.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	12		
PM Peak Hour Trips:	15		

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Although the Common House is expected to primarily serve other residents who live on the site, it is counted as a dwelling unit.

Accepted by: *John J. Faldut*

Date: 10/14/19

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 Multifamily Housing (Low-Rise)	220	DU	27	12	15
2	Proposed #2 Single Family Home	210	DU	1	1	1
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips				13	16
8	Existing #1 Single Family Home	210	DU	1	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)				12	15

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.