



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

2410 Reservoir St
Property Address
81 B 1B
Tax Map Parcel/ID
0.47
Total Land Area
acres or sq.ft.
(circle)
Existing Zoning District: R3
Proposed Zoning District: R5C
Existing Comprehensive Plan Designation: Mixed Use

PROPERTY OWNER INFORMATION

City of Harrisonburg
Property Owner Name
409 S Main St
Street Address
Harrisonburg VA 22801
City State Zip
540 432 7701
Telephone
E-Mail

OWNER'S REPRESENTATIVE INFORMATION

Frank Gordon
Owner's Representative
3354 Lawyer Rd
Street Address
McGaheysville VA 22840
City State Zip
540 246 9473
Telephone
fwgordon@gmail.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.

Alexander Parks II
PROPERTY OWNER
8/29/2025
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

8/29/25
Date Application and Fee Received
[Signature]
Received By
Total Fees Due: \$ 580
Application Fee: \$550.00 + \$30.00 per acre
unimol

August 28, 2025

Valley Housing Trust
3354 Lawyer Rd
McGaheysville, VA 22840

Nyrma C. Soffel
Planner
City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, VA 22801

Ms. Soffel,

On behalf of the property owner, Valley Housing Trust (VHT), the contracted purchaser of 2410 Reservoir St, requests a conditional R5 rezoning of this parcel (ID # 081-B-1B).

The Comprehensive Plan designates this site for mixed use. The City of Harrisonburg Comprehensive Housing Assessment & Market Study identifies this area as market type A, for which it recommends "...increasing density through zoning changes." This site is well suited to affordable housing as it is directly on a sidewalk, bike lane, and transit route 2 with a bus stop less than 400 feet away.

The 5 efficiency units planned for this single story building promote neighborhood compatibility and operating economy of scale. The building design and siting afford residents personal space, green space, and a sense of shared community. The smaller size of these units will provide an opportunity for affordability by design and promote low energy costs and ease of cleaning and care. Additionally, all non-handicap units will have universal design elements.

As discussed with planning staff, rezoning is requested to allow for the proposed 5 unit efficiency building to meet all setbacks and parking requirements in the presence of the existing sewer easement. If left as R3, even with an SUP for reduced parking and multifamily development, access to the rear of the lot for possible expansion of parking would be required and the minimum dimensions for the travelways to this potential parking area would require the building to be reduced to 4 units, a 20% reduction.

The rezoning request is conditioned on a maximum of 5 dwelling units and occupancy by a maximum of 2 unrelated tenants or a single family per unit.

If I may provide additional information, please feel free to contact me.

Regards,

A handwritten signature in black ink, appearing to read "Frank Gordon".

Frank Gordon, Trustee
Valley Housing Trust

Proffer Statement

In connection with the R-5 rezoning request 2410 Reservoir St, I hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in this submission.

1. Dwelling units on the referenced property shall be one bedroom or efficiency units only.
2. Dwelling units on the referenced property may be occupied by a family or no more than two (2) individuals per unit.
3. A maximum of five dwelling units are permitted.



City Manager



Date



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:	Frank Gordon		
Telephone:	540 246 9473		
E-mail:	fwgordon@gmail.com		
Owner Name:	City of Harrisonburg		
Telephone:	540-432-7701		
E-mail:			
Project Information			
Project Name:	Clover Place		
Project Address:	2410 Reservoir St		
TM #:	081-B-1B		
Existing Land Use(s):	Vacant		
Proposed Land Use(s): (if applicable)	Multi-family		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input checked="" 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)	5 bedroom (efficiency) apartments and 5 paved parking spaces		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	2		
PM Peak Hour Trips:	3		

(reserved for City staff)

TIA required? Yes _____ No ☒

Comments:

Accepted by: Zenetta Mason

Date: 08/05/2025

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	Multifamily Housing (low rise)	220	Dwelling Unit	5	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	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	3

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.