



# OUR COMMUNITY PLACE

November 29, 2021

Dear City of Harrisonburg,

Our Community Place (OCP) has recently purchased a 2-unit building at 50-52 Reservoir Street, Harrisonburg VA, across from the cemetery. The purpose of our purchase is to provide affordable housing to very low-income individuals and couples (not families) who are homeless but who are housing-ready. Generally, these folks will either have HRHA housing choice vouchers or have sufficient disability or work income to afford a low-cost rent, but not a market rate rent. We will focus on people who do not have other alternative housing opportunities and who need supportive case management, which will be provided by OCP case managers. OCP intends to run this property under this purpose for the long-term foreseeable future.

To expand on the potential of this property, OCP has obtained funding to buildout the basement garage into 2 additional 1-bedroom apartments. This would bring the total to 4 units. However, this is not permitted under current zoning. We are therefore requesting a rezoning from R2 to R5.

In addition, we are submitting a special use permit request to reduce required parking spaces. The main reason is to keep the costs as low as possible so that rents can be kept as low as possible. We do not project that any of our clients who end up moving into these units will have cars or other large vehicles. This is because very few of the people we work with have cars or trucks due to their very limited income. However, should one or two of the residents end up with vehicles at some point, we have a verbal agreement with the owner of the two adjacent rental properties, between which is a parking lot, just one house north of our building, where residents in our building have permission to park when space is available (currently there are spaces for about 12 vehicles and only 5 are being used). In addition, we have sufficient space available behind our building, accessible via a right-of-way alley, where a parking lot could be built in the future, should it be required by the City or a future owner of the building.

If you need any further information, do not hesitate to contact me.

Thank you!

Best regards,

Sam Nickels, Executive Director

Our Community Place

540-476-4180 (cell)

[Sam@OurCommunityPlace.org](mailto:Sam@OurCommunityPlace.org)

Our Community Place  
17 E. Johnson St  
Harrisonburg VA 22802

[Info@OurCommunityPlace.org](mailto:Info@OurCommunityPlace.org)  
Community Center: 540-208-7552  
Office: 540-442-7727



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

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

**PROPERTY INFORMATION**

50 Reservoir St, Harrisonburg VA 22801      27-E-2      7757 sq ft      acres or sq.ft.  
 Property Address      Tax Map Parcel/ID      Total Land Area      (circle)

Existing Zoning District: R2      Proposed Zoning District: R5

Existing Comprehensive Plan Designation: Medium Density Residential

**PROPERTY OWNER INFORMATION**

Our Community Place      540-476-4180 Sam cel; office: 540-442-7727  
 Property Owner Name      Telephone  
 17 E. Johnson St.      Sam@OurCommunityPlace.org  
 Street Address      E-Mail

Harrisonburg      VA      22802  
 City      State      Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Sam Nickels & Tim Cummings      same as above  
 Owner's Representative      Telephone  
 same as above      same as above  
 Street Address      E-Mail  
 same as above

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.*

[Signature]      11/29/21  
 PROPERTY OWNER      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](http://www.harrisonburgva.gov/traffic-impact-analysis).

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

12-1-21      Total Fees Due: \$ 580  
 Date Application And Fee Received      Application Fee: \$550.00 + \$30.00 per acre

[Signature]  
 Received By



# OUR COMMUNITY PLACE

December 20, 2021

Dear City of Harrisonburg,

OCP hereby voluntarily proffers that, if the City of Harrisonburg City Council acts to rezone the property located at 50/52 Reservoir Street, tax map parcel 27-E-2, from R-2 to R-5 as requested, then the following proffered condition(s) shall apply:

Dwelling units may be occupied by a family or not more than three (3) unrelated persons.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Nickels'.

Sam Nickels, Executive Director  
Our Community Place  
540-476-4180 (cell)





**LOT INFORMATION:**  
**LOT ADDRESS:** 50 & 52 RESERVOIR ST  
**LOT #:** 27-E-2  
**LOT SIZE:** 7,757 SF  
**CURRENT ZONING:** R-2  
**PROPOSED ZONING:** R-5  
**LAND USE:** RESIDENTIAL

**EXISTING BUILDING**  
 1,270 SF  
 2 FLOORS  
 - 1 ONE BR UNIT  
 - 1 TWO BR UNIT

**PROPOSED UNITS**  
 2 - ONE BR UNITS  
 2 - EFFICIENCY UNITS

**POTENTIAL PARKING**  
 1 PER UNIT  
 (4) TOTAL

**OUR COMMUNITY PLACE**  
 50 & 52 Reservoir St  
 Harrisonburg, VA 22801

**JZ ENGINEERING**  
 1293 GREYSTONE ST.  
 HARRISONBURG, VA 22802  
 johann.zimmermann77@gmail.com  
 (540) 908-1038  
 www.johannzimmermann.com

ISSUE:  
 11-18-21

SCALE:  
 As Shown

DRAWN BY:  
 Karissa Sauder

SITE PLAN

SHEET NO.  
**C1**  
 of 1

**1** SITE PLAN  
**C1** SCALE: 1:150



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.

<b>Contact Information</b>				
Consultant Name:				
Telephone:				
E-mail:				
Owner Name:	Sam Nickels			
Telephone:	540-476-4180			
E-mail:	sam@ourcommunityplace.org			
<b>Project Information</b>				
Project Name:	Our Community Place			
Project Address:	50, 52 Reservoir Street			
TM #:	#027-E-2			
Existing Land Use(s):	Residential Multi-Family (R-2)			
Proposed Land Use(s): (if applicable)	Residential Multi-Family (R-5)			
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)	Our Community Place owns 50 & 52 Reservoir Street and are planning to rezone the property from the R-2 to the R-5 district so that they can convert a building that currently has two dwelling units into one with four dwelling units. Each of the new dwelling units is proposed to have 1 bedroom with up to 2 people in each dwelling.			
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>				
AM Peak Hour Trips:	1			
PM Peak Hour Trips:	1			

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No TIM

Comments:

Accepted by: Zineth Mason

Date: 11/29/2021

### 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	Multifamily Housing (Low Rise)	215	Dwelling Units	4	2	2
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					2	2
8	Existing #1	Multifamily Housing (Low Rise)	220	Dwelling Units	2	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	1

#### 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.