

Total Fees Due: \$ 555.00  
Application Fee: \$375.00 plus \$30.00 per acre

Date Application & Fee Received: 6/8/18  
Received by: [Signature]

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

[www.harrisonburgva.gov/zoning-applications](http://www.harrisonburgva.gov/zoning-applications)

### Section 1: Description of Property

Location (street address): West Mosby Road, Harrisonburg, VA 22801  
Tax Map Number: Sheet: 7 Block: E Lot: 6 Total Land Area: 3.47 +/- ~~5.89~~ (acres) or sq. ft. 1HD  
6/29/18  
Existing Zoning District: R-3 Conditional Proposed Zoning District \* : R-3 Conditional  
Existing Comprehensive Plan Designation: Medium Density Residential District

*\*If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper*

### Section 2: Property Owner's Information

Property Owner's Name: Virginia Valley Homes, Inc. (Contact: Ed Young)  
Street Address: 1035 South High Street Email: eyoung@ynbpcpa.com  
City: Harrisonburg State: VA Zip: 22801  
Telephone: Work: (540) 421-3978 Fax: -- Mobile/Home: --

### Section 3: Owner's Representative Information

Owner's Representative: Valley Engineering, PLC (Contact: Carl Snyder, Jr., P.E.)  
Street Address: 4901 Crowe Drive Email: csnyder@valleyesp.com  
City: Mount Crawford State: VA Zip: 22841  
Telephone: Work: (540) 434-6365 ext.108 Fax: (540) 432-0685 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:   
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. Please attach TIA Determination Form or TIA Acceptance Letter. If a Traffic Impact Analysis is required, this application shall not be considered accepted until the TIA has been reviewed and TIA fees paid. More information at [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis).

**MILLWOOD CONDOMINIUMS II REZONING REQUEST (R-3)**

**PLAN DESCRIPTION**

**DATE: JUNE 8, 2018**

Millwood Condominiums Phase II is a planned residential neighborhood located within Harrisonburg City limits along West Mosby Road between Mosby Court and Pear Street (TM # 7-E-6). The parcel is currently zoned R-3C Medium Density Residential. Approximately half of the parcel has been developed for condominiums units in conformance with the approved site plan titled "Millwood Condominiums Phase II" and the zoning proffers attached to this letter.

It is proposed that the remaining undeveloped portion of the parcel be rezoned from R-3C, Multiple Dwelling Residential District Conditional to 3C, Medium Density Residential District Conditional. Existing proffers would effectively be removed and a new proffer is proposed to allow the development of townhomes. The proposed development of 39 townhouse units would be in substantial conformity with the existing development on the property, and reduce upon the density shown on the "Preliminary Master Plan of Millwood Condominium, Harrisonburg, Virginia".

**MILLWOOD CONDOMINIUMS II REZONING REQUEST (R-3)**

**PROFFER STATEMENT**

**DATE: JUNE 29, 2018**

RE: Rezoning Application for Millwood Condominiums II  
Owner: Virginia Valley Homes, Inc.  
Rezoning Case No: TBD  
Tax Map Number: 7-E-6

Virginia Valley Homes, Inc. hereby proffer that the use and development of this property shall be in strict accordance with the following conditions:

1. If rezoned to R-3C, Medium Density Residential District Conditional, the 3.47 acre portion of the subject property will be developed in no greater density than 39 units, as shown on the "Rezoning Exhibit" dated June 29, 2018, and submitted in connection with the application.

Please note that the above-referenced proffer only applies and relates to the 3.47 acre portion of the property which is the subject of the current rezoning application, and not the additional 3 acre portion shown on the above reference Rezoning Exhibit.

Virginia Valley Homes, Inc.

By: \_\_\_\_\_  
Ed Young

Title: Part Owner

CLARK & BRADSHAW, P. C.

ATTORNEYS AT LAW

92 NORTH LIBERTY STREET

P. O. BOX 71

HARRISONBURG, VIRGINIA 22803-0071

TELEPHONE (540) 433-2601

FACSIMILE (540) 433-5528

V. STEPHEN BRADSHAW  
RETIRED

ELLEN H. BRODERSEN, C.P.A.  
(NOT AN ATTORNEY)

HENRY C. CLARK  
M. STEVEN WEAVER  
MARK B. CALLAHAN  
TODD C. RHEA  
LAURA S. EVICK  
MATTHEW C. SUNDERLIN  
BRADLEY J. MOYERS

August 30, 2004

Stacey Turner, Director  
City of Harrisonburg  
Department of Community Development  
409 South Main Street  
PO Box 20031  
Harrisonburg, VA 22801-7531

**RE: Rezoning Application of Janice F. R. Scaglione for Tax Map Parcel 7-A-6  
(West Mosby Road)**

Dear Ms. Turner:

The following proffers are set forth by and on behalf of Janice F. R. Scaglione, property owner and applicant, and Virginia Valley Homes, Inc., contract purchaser in connection with the pending application for R-3 zoning of the above-referenced parcel. We hereby proffer that the development of the subject property on the referenced application shall be in strict accordance with the conditions set forth in this submission. This letter of proffer is submitted pursuant to Section 10-3-123 of the Harrisonburg City Code.

The owner and contract purchaser make the following proffers in connection with the pending rezoning:

1. If rezoned to R-3 conditional, the subject property will be developed in substantial conformity to the existing property under development by contract purchaser lying directly east to the subject property along West Mosby Road for condominium units.

2. Applicant and purchaser further proffer that 4.6 acre +/- subject property will be developed for condominium units in no greater density than that shown on the "Preliminary Master Plan of Millwood Condominium, Harrisonburg, Virginia", dated August 18, 2004, and submitted by contract purchaser in connection with the application.

Please note that the above-referenced proffers only apply and relate the 4.6 acre property which is the subject of the current rezoning application and not to the additional 1.9 acre +/- shown on the above-referenced Preliminary Master Plan of Millwood Condominium currently owned by contract purchaser. It is however the intent of contract purchaser to integrate two (2) referenced parcels for community and traffic flow purposes as conceptually shown on the submitted Preliminary Master Plan referenced hereinabove.

August 30, 2004  
Page 2

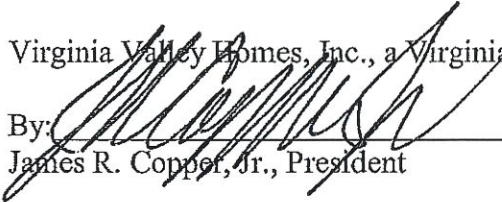
Thank you for your acceptance of these proffer submittals on behalf of the City. Please feel free to contact me if you require additional information or have further questions.

Sincerely,



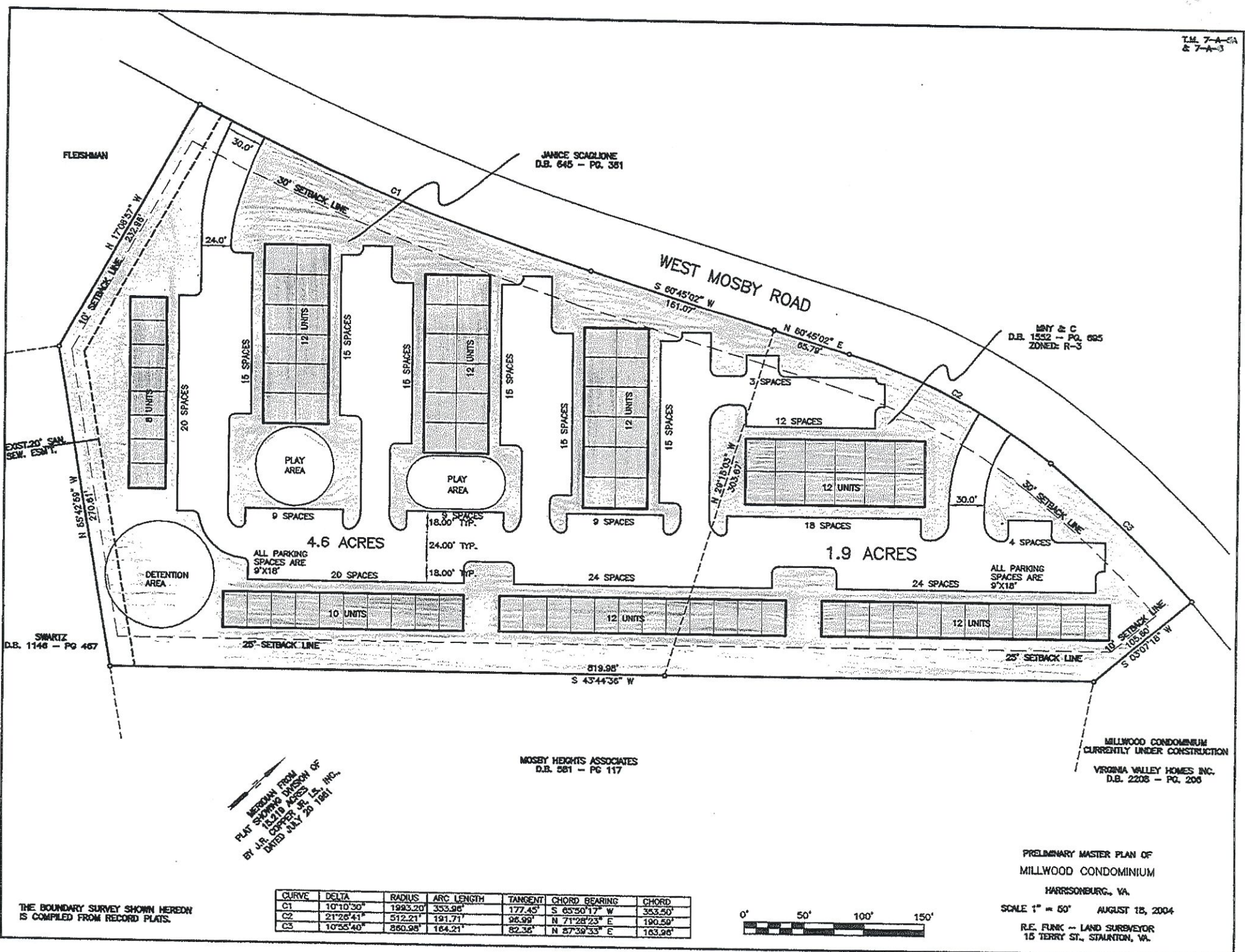
Todd C. Rhea  
Attorney for Janice F. R. Scaglione

Virginia Valley Homes, Inc., a Virginia corporation

  
By: \_\_\_\_\_  
James R. Copper, Jr., President

TCR/mdwm

cc: Janice F. R. Scaglione



JANCE SCAGLIONE  
D.B. 645 - PG. 381

BNY & C  
D.B. 1552 - PG. 685  
ZONED: R-3

SWARTZ  
D.B. 1146 - PG. 467

MOSEY HEIGHTS ASSOCIATES  
D.B. 581 - PG. 117

MILLWOOD CONDOMINIUM  
CURRENTLY UNDER CONSTRUCTION  
VIRGINIA VALLEY HOMES INC.  
D.B. 2208 - PG. 205

MERIDIAN FROM  
PLAT SHOWING LAYOUT OF  
BY J.R. COOPER SR. L.S. INC.  
DATED JULY 20 1981

THE BOUNDARY SURVEY SHOWN HEREON  
IS COMPILED FROM RECORD PLATS.

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD
C1	10°10'30"	1993.20'	353.98'	177.45'	S 65°30'17" W	353.50'
C2	21°28'41"	512.21'	191.71'	96.99'	N 71°28'23" E	190.50'
C3	10°55'40"	880.98'	164.21'	82.36'	N 87°39'33" E	163.98'



PRELIMINARY MASTER PLAN OF  
MILLWOOD CONDOMINIUM  
HARRISONBURG, VA.

SCALE 1" = 60' AUGUST 18, 2004

R.E. FUNK -- LAND SURVEYOR  
15 TERRY ST., STAUNTON, VA.



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:	Valley Engineering (Contact: Carl Snyder, Jr., P.E.)
Telephone:	(540) 434-6365 ext. 108
E-mail:	csnyder@valleyesp.com
Owner Name:	Virginia Valley Homes, Inc. (Contact: J.R. Copper)
Telephone:	(540) 746-1946
E-mail:	---
Project Information	
Project Name:	Millwood Condominiums II Rezoning
Project Address: TM #:	West Mosby Road, Harrisonburg, VA 22801, 7-E-6
Existing Land Use(s):	Condominium (approved rezoning 2004)
Proposed Land Use(s): (if applicable)	Residential Townhouses
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)	The rezoning of the 3.47 AC undeveloped portion of the parcel in question (from R-3C to R-3) to allow the construction of 39 two bedroom townhouses and all associated infrastructure
Peak Hour Trip Generation (from row 15 on the second page)	
AM Peak Hour Trips:	0
PM Peak Hour Trips:	0

**(reserved for City staff)**

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

Comments:

Accepted by: Erin Yancey

Date: 7/2/18

Revised Date: May 2017



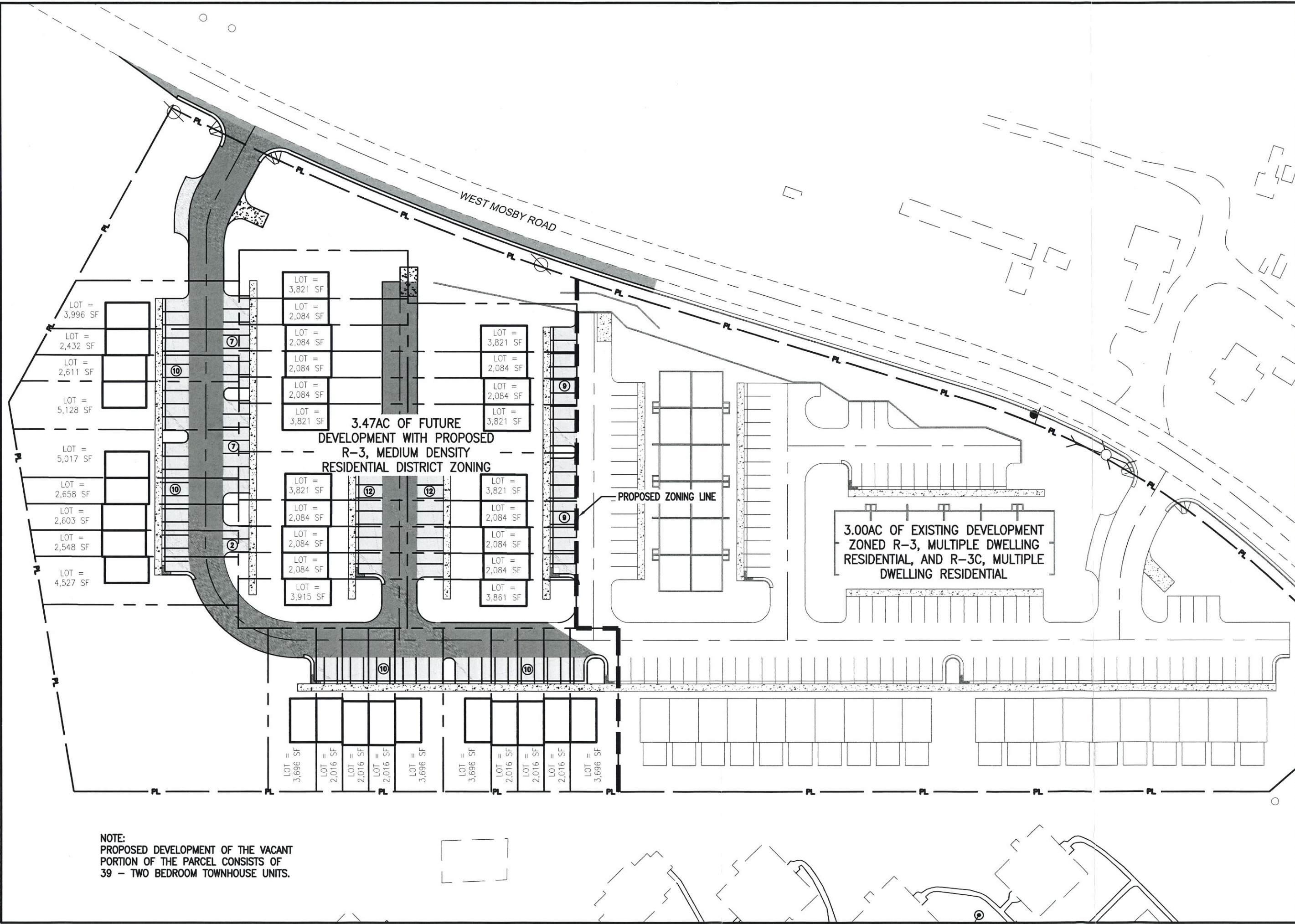
### Peak Hour Trip Generation by Land Use

Row	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	230	Dwelling	39	25	28
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips				25	28
8	Existing #1	230	Dwelling	46	28	32
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips				28	32
15	Final Total (Total New – Total Existing)				-3	-4

**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.



NOTE:  
 PROPOSED DEVELOPMENT OF THE VACANT  
 PORTION OF THE PARCEL CONSISTS OF  
 39 - TWO BEDROOM TOWNHOUSE UNITS.

REZONING EXHIBIT

PROJECT No. 11265-2 EXPANDER No. 4009-6

DATE  
 06/29/18  
 SCALE  
 1" = 60'  
 SHEET  
 1 OF 1

**VALLEY** ENGINEERING

IDEAS MADE REAL

4901 CROWE DRIVE  
 MOUNT CRAWFORD, VIRGINIA 22841  
 TELEPHONE (540) 434-6365 OR (800) 343-6365  
 FAX (540) 432-0685  
 www.valleyesp.com

MILLWOOD CONDOMINIUMS PHASE II  
 CITY OF HARRISONBURG, VIRGINIA