PROPERTY INFORMATION

716 & 722 Foley Rd.
Property Address

084 B 15 & 16
Tax Map

1.06 acres
Total Land Area

acres or sq.ft. (circle)

Existing Zoning Classification: R-3

Special Use being requested: Multiple-family dwellings of up to twelve (12) units per building

PROPERTY OWNER INFORMATION

Devon Lane, LLC
Property Owner Name

540 289 9310
Telephone

3354 Lawyer Rd
Street Address

fwgordon@gmail.com
E-Mail

McGaheysville   VA   22840
City   State   Zip

OWNER'S REPRESENTATIVE INFORMATION

same as above
Owner's Representative

Telephone

Street Address

E-Mail

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.

_____, manager
PROPERTY OWNER

9/22/2021
DATE

REQUIRED ATTACHMENTS

☑ Site or Property Map
☑ Letter explaining proposed use & reasons for seeking a Special Use Permit.
☑ 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. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

9/30/21
Date Application and Fee Received

Total Fees Due: $ 485
Application Fee: $425.00 + $30.00 per acre

Received By

September 27, 2021

Frank Gordon, Manager, Devon Lane, LLC
3354 Lawyer Rd
McGaheysville, VA 22840

City of Harrisonburg Office of Community Development
409 S. Main St
Harrisonburg, VA 22801

Re: Special Use Permit Application for 716 & 722 Foley Rd

Ms. Dang,

Devon Lane, LLC is seeking a Special Use Permit to allow multiple-family dwellings of up to twelve units per building on city tax map parcels 084 B 15 & 16 which are zoned R3. As previously discussed with you and Mr. Fletcher, the purpose of this request is to allow construction of an 11 unit efficiency apartment building on these two lots once they are combined into one lot of 1.06 acres. Accordingly, Devon lane, LLC wishes to self-impose a condition with the special use permit that all newly constructed multifamily units will be efficiency, 1 or 2 bedroom units.

The goal of this project is to respond to the critical need for efficiency units identified in the recent housing consultant's report to the City Council. With the additional goal of affordability, careful attention will need to be directed to conserving resources. Thus, design professionals have not been engaged pending approval of this request, and Devon Lane, LLC is seeking waiver of the requirements for dedication of existing lot area and sidewalk construction as was granted to the adjacent lot at 728 Foley Rd during approval of a multiple family SUP on that lot. Factors cited by Staff and commission members in support of the waiver at 728 Foley include affordability, preservation of the existing structure and small project scale. As with 728 Foley, the planned development does not involve removal of existing houses, the total disturbed area is less than at 728 Foley with the same number of planned bedrooms and affordability is a stated goal. Further, a sidewalk already exists across the street from 722 Foley, unlike 728 Foley.
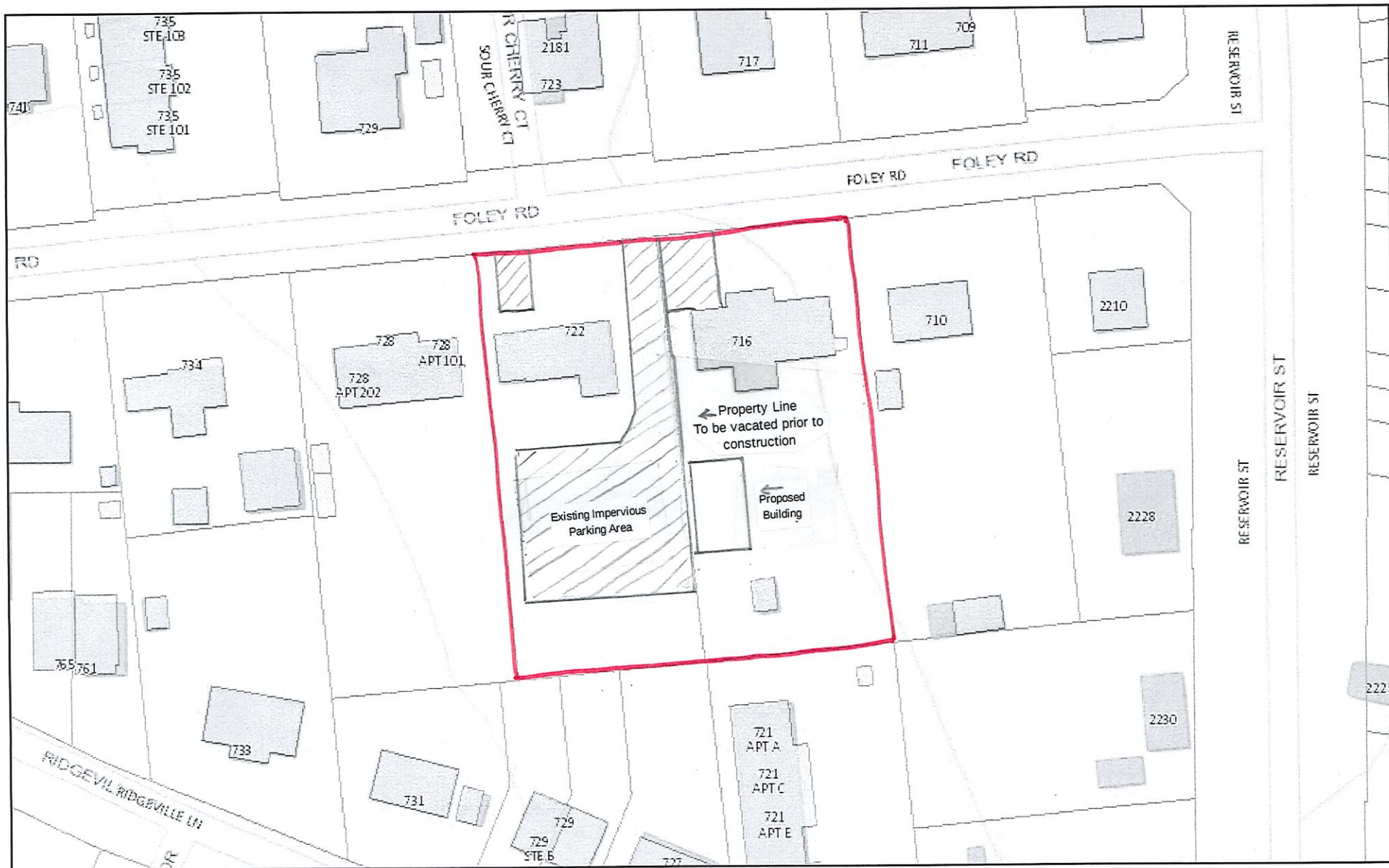
Considering the existing and planned sidewalk on the opposite side of this street, I believe that all of the conditions outlined in Sec. 10-3-48.6(e) are met by this project.

If approved, Devon Lane, LLC is seeking a period of 5 years from approval to begin construction to allow adequate time for further input from relevant stakeholders regarding desired design elements and to allow time for thoughtful implementation.
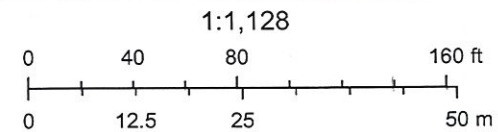
Regards,

Frank Gordon, Manager, Devon Lane, LLC

716 & 722 Foley Rd

735 STE 108
735 STE 102
735 STE 101
741
729

SOUR CHERRY CT
2181
723

717
711
709
FOLEY RD
FOLEY RD
RESERVOIR ST

FOLEY RD
RD

728
728 APT 101
728 APT 202
734
722
716
710
2210

← Property Line
To be vacated prior to
construction

Existing Impervious
Parking Area

← Proposed
Building

2228

RESERVOIR ST
RESERVOIR ST

765 761
733
731

RIDGEVIL RIDGEVILLE LN
OR

729 STE B
727
729
721 APT A
721 APT C
721 APT E
2230
2225

9/25/2021, 12:36:56 PM

1:1,128

0   40   80   160 ft

0   12.5   25   50 m

VITA, West Virginia GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA,

City of Harrisonburg

VITA, West Virginia GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

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: Telephone: E-mail:	Frank Gordon H: 289 9310 C: 246 9473 fwgordon@gmail.com
Owner Name: Telephone: E-mail:	Devon Lane, LLC contact info is the same as above

Project Information

Project Name:	**Foley Efficiencies**
Project Address: TM #:	716 & 722 Foley Rd 084 B 15 & 084 B 16
Existing Land Use(s):	**R3 residential - 2 existing SF homes**
Proposed Land Use(s): (if applicable)	R3 with SUP allowing Multifamily residential
Submission Type:	Comprehensive Site Plan ◯ 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)	The above two lots, if SUP is issued, will be combined and the existing SF houses will remain. A single 11 unit building containing 11 efficency apartments will be added in the rear using the existing parking in the rear (which will be upgraded to dust free). The foot print of the foundation for the new building will be approx 1200 sq ft.

Peak Hour Trip Generation (from row 15 on the second page)

AM Peak Hour Trips:	6
PM Peak Hour Trips:	8

(reserved for City staff)

TIA required?   Yes _____   No __X__
Comments:

Accepted by: **Erin Yancey** Digitally signed by Erin Yancey
DN: cn=Erin Yancey, o=City of Harrisonburg, ou=Public Works Department, email=erin.yancey@harrisonburgva.gov, c=US
Date: 2021.09.22 15:39:47 -04'00'   Date: _____

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	Multifamily Housing (low-rise)	220	Dwelling Unit	11	6	8
2	Proposed #2	Single Family				6	2
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					12	10
8	Existing #1	Single Family	210	Dwelling Unit	2	6	2
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						2
14	Total Existing Trips					6	
15	Final Total (Total New – Total Existing)					6	8

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