



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

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

PROPERTY INFORMATION

Eastern Mennonite University Campus (see attached) 1.52 3.61 acres or sq.ft.
Property Address Tax Map Parcel/ID Total Land Area (circle)
Existing Zoning District: R-3 Proposed Zoning District: I-1
Existing Comprehensive Plan Designation: Institutional

PROPERTY OWNER INFORMATION

Eastern Mennonite University (678) 877-1340
Property Owner Name Telephone
1300 Park Road Harrisonburg, VA 22802 philip.e.martin@emu.edu
Street Address E-Mail
Harrisonburg VA 22802
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Gil Colman, PE - Colman Engineering (540) 246-3712
Owner's Representative Telephone
1123 S High Street gil@colmanengineering.com
Street Address E-Mail
Harrisonburg VA 22801
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.

Philip E. Martin 08/07/2024
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.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Total Fees Due: \$
Application Fee: \$550.00 + \$30.00 per acre
Date Application and Fee Received
Received By

TM#	Acres
048 A 2	0.49
048 B 18	0.30
052 A 28-A 29	0.21
052 A 30	0.24
052 A 32	0.28
051 B 1,2	0.42
051 B 3	0.20
051 B 4	0.22
051 B 5,6	0.42
051 B 9,10	0.41
051 B 11,12	0.42
TOTAL	3.61

September 6, 2024

Thanh Dang, AICP
Deputy Director of Community Development
Department of Community Development
409 South Main Street
Harrisonburg, VA 22801
Thanh.Dang@harrisonburgva.gov

RE: EMU Institutional Master Plan 2024

Dear Thanh,

We're writing to request approval of the attached EMU Institutional Master Plan. This plan supersedes previous plans and includes the following updates:

1. Adding the following parcels to the I-1 Institutional Overlay:
 - a. 48-A-2
 - b. 48-B-18
 - c. 52-A-28A,29; 52-A-30; 52-A-32
 - d. 51-B-1,2; 51-B-3; 51-B-4; 51-B-5,6; 51-B-9,10; 51-B-11,12
2. Adding that the maximum building height may exceed the district requirements by 10 feet to allow for roof-mounted solar panels or other equipment installations.
3. Adding a 10-foot principal building setback shall be applied to the entire campus's exterior boundaries and along public streets; and a 5-foot accessory structure setback shall be applied to the entire campus's exterior boundaries, except along public right-of-ways, where the accessory structure setback shall have a 10-foot setback.
4. A minimum 0-foot setback applied to all interior lot lines. When interior lot line setbacks are less than 10-feet at least one of the following is required:
 - a. National Fire Protection Association (NFPA) 13, 13R, or 13D fire sprinkler systems will be installed in such buildings; or
 - b. Exterior walls adjacent to the aforementioned lot line will be constructed without openings and with a minimum 1-hour fire resistance rating in accordance with testing standards described in the Virginia Code and Virginia Construction Code.
5. Section 10-3-30.1 of the Zoning Ordinance shall apply with exceptions to 10-3-30.1 (5) and (6). Landscaping islands (i.e., trees and shrubs) that are required by Sections 10-3-30.1 (5) and (6), may be planted either internal to the parking lot or within 15 feet of the parking lot.
6. Indicating that, as EMU requires new or additional parking spaces, it may deviate from the number of spaces required by the parking ordinance.

Thank you,



Gil Colman, PE

Eastern Mennonite University

Master Plan Narrative

September 2024

As described in Section 10-3-102 of the I-1, Institutional Overlay District Regulations: *Uses permitted by this overlay district are in addition to any use permitted by right in the underlying zoning classification. Dimensional and density regulations provided herein are intended to supplement those permitted in the underlying zoning classification, not to be more restrictive than those of the underlying zoning classification. When requirements of the underlying zoning classification and the overlay appear to be in conflict, the least restrictive shall apply.*

This Master Plan Narrative follows the guidelines of Section 10-3-106, Items 1-4 and is illustrated in the attached layout, “Eastern Mennonite University (EMU) Campus Map – 2024.”

Item 1:

The boundaries of the area involved, and the ownership of properties contained therein, as well as all existing public streets and alleys within and adjacent to the site.

The Eastern Mennonite University (EMU) campus encompasses ±94 acres of R-3 and R-2 zoned properties that are covered by an I-1 institutional overlay. It is owned by Eastern Mennonite University (which includes Eastern Mennonite College and Eastern Mennonite College & Seminary).

The property includes the following general areas:

Campus Center Area A single parcel west of Park Road (51-A-1)	27.2 acres
EMU Hill Area Multiple parcels north of Mt. Clinton Pike and west of Smith Avenue (48-A-1; 48-A-2; 48-A-34; 48-A-35; 48-A-36)	10.29 acres
South Campus Area Multiple parcels north of Mt. Clinton Pike, east of Smith Avenue, west of Park Road, and south of Lehman Auditorium (48-B-5, 6, 7, 8, 9, 10; 48-B-11,13; 48-B-12,14; 48-B-18)	3.31 acres
Suter Science Center Area Multiple parcels north of Mt. Clinton Pike, east of Park Road, south of Parkwood Drive, and west of the Eastern Mennonite High School campus (48-H-1; 48-H-3; 48-H-4; 48-H-5,5-A; 48-H-6)	17.94 acres

Parkwoods Area Multiple parcels north of Parkwood Drive and east of Park Road (52-A-28A,29; 52-A-30; 52-A-32; 52-A-38)	33.31 acres
Dogwood Homes Area Multiple parcels bounded by Dogwood Drive, College Avenue, Parkway Drive, and Park Road (51-B-1,2; 51-B-3; 51-B-4; 51-B-5,6; 51-B-9,10; 51-B-11,12)	2.09 acres

Eastern Mennonite University owns other properties that will not be included in the I-1 overlay. These properties include but are not limited to: multiple parcels south of Mt. Clinton Pike (48 C 20-B; 48 D 1; 48 D 1-A; 48 D 33); the President's Residence (1919 Park Road); and Spruce Lawn Apartments (958 S. College Ave.).

Public streets and alleys within and adjacent to the I-1 overlay generally include: Mt. Clinton Pike; Parkwood Drive; Dogwood Drive; Parkway Drive; Hillcrest Drive; Smith Avenue; College Avenue; and Park Road.

Item 2:

The location and use of all existing buildings on the site, as well as the approximate location, height, dimensions and general use of all proposed buildings or major additions to existing buildings.

Location	Building Name	Building Use	Layout Legend
Campus Center Area	* Proposed Academic Building	Academic	C
	* Proposed Addition to Hartzler Library	Academic	F
	Hillside	Residential	1
	Roselawn	Academic	2
	Art Center	Academic	3
	University Commons	Recreational	4
	Northlawn	Residential	5
	Guild	Academic	6
	Campus Center	Administrative	7
	Lehman Auditorium	Assembly Facility	8
	Hartzler (Sadie) Library	Academic	9
	* Proposed Addition to Lehman Auditorium	Assembly Facility	E
	* Proposed Addition to Northlawn	Residential	D
EMU Hill Area	Astral Hall / WEMC	Academic	10
	Discipleship Center	Academic	11

	Seminary	Academic	12
South Campus Area	* Proposed Academic Building	Academic	C
	* Proposed Academic Building	Academic	C
	Heatwole House	Residential	13
	Guest House (Heatwole II)	Academic	14
	Mt. Clinton Apartments	Residential	15
	Lehman House	Academic	16
	Blosser House (SVCC)	Academic	17
	Suter II (Bridge House)	Residential	18
	Brunk House	Residential	19
	Suter House	Residential	20
Suter Science Center Area	* Proposed Academic Building	Academic	C
	* Proposed Academic Building	Academic	C
	* Proposed Engineering Fabrication Lab	Academic	H
	Redmond House	Residential	21
	Village Apartments	Residential	22
	Rutt House	Academic	23
	Rutt House Annex	Academic	24
	Anderson House	Residential	25
	Suter Science Center	Academic	26
Parkwoods Area	Maplewood	Residential	27
	Elmwood	Residential	28
	Cedarwood	Residential	29
	Facilities Management	Maintenance	30
	Parkwood Apartments	Residential	31
	Toliver House	Residential	32
	Bomberger House	Residential	33
	Ernest Martin House	Residential	34
	Park Cabin	Academic	35
	* Proposed Storage Building	Maintenance	B
	* Proposed Athlete Development Center	Recreation	G
Dogwood Homes Area	Gnagey House	Residential	36
	Dorothy Heatwole House	Residential	37
	Eshleman House	Residential	38
	Horst House	Residential	39

All buildings shall meet the regulations of the underlying zoning district or I-1 overlay district, except as listed below.

1. The maximum building height may exceed the district requirements by 10 feet to allow for roof-mounted solar panels or other equipment installations.
2. A 10-foot principal building setback shall be applied to the entire campus's exterior boundaries and along public streets; and a 5-foot accessory structure setback shall be applied to the entire campus's exterior boundaries, except along public right-of-ways, where the accessory structure setback shall have a 10-foot setback.
3. A minimum 0-foot setback applied to all interior lot lines. When interior lot line setbacks are less than 10-feet at least one of the following is required:
 - a) National Fire Protection Association (NFPA) 13, 13R, or 13D fire sprinkler systems will be installed in such buildings; or
 - b) Exterior walls adjacent to the aforementioned lot line will be constructed without openings and with a minimum 1-hour fire resistance rating in accordance with testing standards described in the Virginia Residential Code and Construction Code.

Item 3:

The location of all existing parking facilities and the approximate location of all proposed parking facilities, including the approximate number of parking spaces at each location and all existing and proposed means of vehicular access to parking areas and to public streets and alleys. Any proposed changes to public streets and alleys within and adjacent to the site shall also be shown on the plan.

The EMU I-1 overlay area currently includes approximately 1170 parking spaces, which is ample for the current needs of EMU students, staff, and visitors, as well as for sporting and special events. The approximately 300 proposed parking spaces, as included below and illustrated in the layout, "Eastern Mennonite University (EMU) Campus Map – 2024," are designed to accommodate EMU's planned growth.

All new parking areas shall meet the regulations of the underlying zoning district or I-1 overlay district, except as listed below:

1. Section 10-3-30.1 of the Zoning Ordinance shall apply with exceptions to 10-3-30.1 (5) and (6). Landscaping islands (i.e., trees and shrubs) that are required by Sections 10-3-30.1 (5) and (6), may be planted either internal to the parking lot or within 15 feet of the parking lot.
2. As EMU requires new or additional parking spaces, it may deviate from the number of spaces required by the parking ordinance.

Location	Description	Access Via	Map Legend	Approx. # of Spaces
	South Lot	Park Rd.	P1	52
	University Commons Lot	Dogwood Dr. or Park Rd.	P2	294
	Hillside Suite Lot	Dogwood Dr.	P3	57
	Roselawn	Smith Ave.	P4	28
	Northlawn	Smith Ave.	P5	27
	Smith Street Lots	Smith Ave.	P6	130
	Campus Center West Lot	Smith Ave.	P7	39
	Campus Center South Lot	Smith Ave.	P8	49
	Library Lot	Park Rd.	P9	52
EMU Hill Area	Discipleship Center Lot	Hillcrest Dr.	P10	28
	Seminary Lot	Smith Ave.	P11	76
South Campus Area	Mt. Clinton Lot	Smith Ave.	P12	56
	South Park Road Lot	Park Rd.	P13	20
	Village Apartments Lots	Mt. Clinton Pike	P14	33
	Science Center Lot	Park Rd.	P15	30
	Turf Lot	Parkwood Dr.	P16	85
	* Proposed Engineering Fabrication Lab Parking Lot	Park Rd.	A	103
	* Proposed Mt Clinton Pike Parking Lot	Mt. Clinton Pike	A	175
Parkwoods Area	Woods Lot	Parkwood Dr.	P17	74
	Parkwood Lot	Parkwood Dr.	P18	25
	Baseball Field Lot	Park Rd.	P19	18
	* Proposed Gehman Field Lot	Parkwood Dr.	A	12

Eastern Mennonite University owns other parking areas that aren't covered by the I-1 overlay, including but not limited to: the Martin Weaver Lot, located south of Mt. Clinton Pike.

Item 4:

The general use of major existing and proposed open spaces within the site and specific features of the plan such as screening, buffering or retention of natural areas, which are intended to enhance compatibility with adjacent and nearby properties.

In addition to multiple athletic and recreational fields, the EMU campus includes several major open spaces, including:

- EMU Hill, which encompasses over 12 acres of grassy hillside and some tree cover and is generally located between Smith Avenue and Hillcrest Avenue, as denoted by the approximate boundary on the Campus Map.
- Park Woods, which encompasses over 11 acres of wooded area located east of the Track and Field area and includes walking trails, as denoted by the approximate boundary on the Campus Map.

EASTERN MENNONITE UNIVERSITY (EMU) CAMPUS MAP - 2024

PROPERTY INFORMATION

Location: Eastern Mennonite University
Main Campus
Harrisonburg, VA 22802
Tax Maps:
48-A-1; 48-A-2; 48-A-34; 48-A-35; 48-A-36; (10.29 acres) (R-3)
48-B-5,6,7,8,9,10; 48-B-11,13; 48-B-12,14; 48-B-18; (3.31 acres) (R-3)
48-H-1; 48-H-3; 48-H-4; 48-H-5,5-A; 48-H-6; (17.94 acres) (R-3)
51-A-1; (27.2 acres) (R-3)
51-B-1,2; 51-B-3; 51-B-4; 51-B-5,6; 51-B-9,10; 51-B-11,12; (2.09 acres) (R-2)
52-A-28A,29; 52-A-30; 52-A-32; 52-A-38; (33.31 acres) (R-3)

Zone: R-3 & R-2 with Institutional Overlay
Campus Area: 94± acres

EXISTING FACILITIES

- 1. HILLSIDE
- 2. ROSELAWN
- 3. ART CENTER
- 4. UNIVERSITY COMMONS
- 5. NORTHLAWN
- 6. GUILD
- 7. CAMPUS CENTER
- 8. LEHMAN AUDITORIUM
- 9. HARTZLER LIBRARY
- 10. ASTRAL HALL
- 11. DISCIPLESHIP CENTER
- 12. SEMINARY
- 13. HEATWOLE HOUSE
- 14. GUEST HOUSE
- 15. MT CLINTON APARTMENTS
- 16. LEHMAN HOUSE
- 17. BLOSSER HOUSE
- 18. SUTER HOUSE II
- 19. BRUNK HOUSE
- 20. SUTER HOUSE
- 21. REDMOND HOUSE
- 22. VILLAGE APARTMENTS
- 23. RUTT HOUSE
- 24. RUTT HOUSE ANNEX
- 25. ANDERSON HOUSE
- 26. SUTER SCIENCE CENTER
- 27. MAPLEWOOD
- 28. ELMWOOD
- 29. CEDARWOOD
- 30. FACILITIES MANAGEMENT
- 31. PARKWOOD APARTMENTS
- 32. TOLIVER HOUSE
- 33. BOMBERGER HOUSE
- 34. ERNIE MARTIN HOUSE
- 35. PARK CABIN
- 36. GNAGEY HOUSE
- 37. DOROTHY HEATWOLE HOUSE
- 38. ESHELMAN HOUSE
- 39. HORST HOUSE

PROPOSED FACILITES

- A. PARKING LOTS
- B. STORAGE BUILDING
- C. ACADEMIC BUILDINGS
- D. ADDITION TO NORTHLAWN
- E. ADDITION TO LEHMAN AUDITORIUM
- F. ADDITION TO HARTZLER LIBRARY
- G. ATHLETE DEVELOPMENT CENTER
- H. ENGINEERING FABRICATION LAB



MASTERPLAN.dwg (7/23/24)



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:				
Owner Name:				
Telephone:				
E-mail:				
Project Information				
Project Name:				
Project Address:				
TM #:				
Existing Land Use(s):				
Proposed Land Use(s): (if applicable)				
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)				
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:				
PM Peak Hour Trips:				

(reserved for City staff)

TIA required? Yes _____ No TM

Comments:

Accepted by: Zenith Mason

Date: 9/6/2024

Peak Hour Trip Generation by Land Use

Row	IVG'Nand Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1					
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1					
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips					
15	Final Total (Total New – Total Existing)					

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

- 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.
- Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- 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.
- Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- 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.

Tax Maps:

48-A-1; 48-A-2; 48-A-34; 48-A-35; 48-A-36; (10.29 acres) (R-3)

48-B-5-10; 48-B-11,13; 48-B-12,14; 48-B-18; (3.31 acres) (R-3)

48-H-1; 48-H-3; 48-H-4; 48-H-5,5-A; 48-H-6; (17.94 acres) (R-3)

51-A-1; (27.2 acres) (R-3)

51-B-1,2; 51-B-3; 51-B-4; 51-B-5,6; 51-B-9,10; 51-B-11,12; (2.09 acres) (R-2)

52-A-28A,29; 52-A-30; 52-A-32; 52-A-38; (33.31 acres) (R-3)