

PROPERTY INFORMATION

3485 S. Main Street
 Property Address
 108-B-1, 2, 6
 Tax Map Parcel/ID
 26.3
 Total Land Area
 Existing Zoning District: B-2
 Existing Comprehensive Plan Designation: Commercial
 Proposed Zoning District: R-5C (High Density Residential w/ Cond's) & B-2C (General Business w/ Cond's)

(circle) acres or sq. ft.
(circle)

PROPERTY OWNER INFORMATION

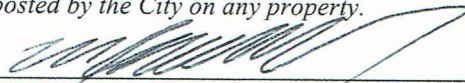
Bluestone of Harrisonburg LLC (c/o Michael McGinnis)
 Property Owner Name
 PO Box 300
 Street Address
 Lyndhurst VA 22952
 City State Zip
 540-941-1980
 Telephone
 mcmginnis@r717.net
 E-Mail

OWNER'S REPRESENTATIVE INFORMATION

Seth Roderick, PE
 Owner's Representative
 250 E. Elizabeth St. Suite 114
 Street Address
 Harrisonburg VA 22802
 City State Zip
 (540) 820-0898
 Telephone
 sroderick@monteverdedesigns.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.


 PROPERTY OWNER
 12/2/2020
 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

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



1/4/2021

Seth Roderick, PE
Monteverde Engineering & Design Studio
250 E Elizabeth St, Suite 114
Harrisonburg, VA 22801

Thanh Dang
City of Harrisonburg, Asst. Dir. of Comm. Dev.
409 S Main St
Harrisonburg, VA 22801

RE: Comp. Plan Amendment & Rezoning Request for 108-B-1, 108-B-2, and 108-B-6

Dear Mrs. Dang,

The attached rezoning and Comprehensive Plan applications for the referenced parcels are submitted for Planning Commission and Council consideration. This letter is being provided in support of the rezoning and Comprehensive Plan amendment requests associated with the referenced parcels, and details the manner in which the request meets the concerns outlined by City Ordinance.

Stoney Ridge Development, formerly known as Ashby Centre and Rockingham Centre, is located on South Main Street, approximately 0.25 miles south of Covenant Drive. The property is divided by the City-County line, with the vast majority (~133 acres) lying within the County. The County portion was recently rezoned to support a revised plan of development that more adequately addresses today's commercial and residential needs. The City portion of the property is comprised of tax map parcels 108-B-1, 108-B-2 and 108-B-6, which total approximately 26.30 acres. This request seeks to rezone 5.54 acres of the combined 26.30 acres from B-2 *General Business District* to R-5 *High Density Residential District*, while adding proffered conditions to the remaining B-2 acreage. In addition to and in support of this rezoning request, we feel it prudent to also amend the current Comprehensive Plan designation of *Commercial* to that of *Medium Density Residential* for the requested 5.54 acres, for the sake of consistency.

The placement and designation of residential use on the designated City parcels, as shown pictorially in the accompanying Exhibits, follows extensive land planning efforts for the entire (City and County) acreage. These efforts resulted in what we feel is the most appropriate highest and best use for the land as a whole, with the newly proposed multi-family residential uses being placed directly behind commercial acreage resized to a most-efficient lot depth. The proposed residential use will be part of a larger multi-family development residing within the County, with access and

amenities located across the City-County line. While the City's rezoning would only account for a maximum of 72 residential units, the sum of the multi-family development, inclusive of County development, is anticipated to provide much needed residential density on the southern end of the City.

Both the City and County residents can be expected to see numerous benefits in calling Stoney Ridge Estates home. In addition to meeting economic needs currently present in today's market, residents will gain access to both passive and active programmed spaces that enhance livability. These designated spaces, located throughout the development but primarily in the County, include meandering walking trails, turf fields, a central playground, and a shared-use path linking different residential areas to the commercial uses and a centralized community park. Although much of the Stoney Ridge neighborhood is located in Rockingham County, the City of Harrisonburg can greatly benefit by the means stated above

From an infrastructure standpoint, a Traffic Impact Analysis was completed for the entire City-County development under its temporary moniker, "The Bluestone Development." This TIA found that the proposed cumulative (City and County components) "down-zoning" from commercial to residential had a tremendously positive impact to the surrounding roadway network, as approximately one half of the site's gross generated trips were removed from the network. In addition, proffers associated with the County rezoning redirected approximately \$700,000 of off-site road improvements to the City intersection in most need: South Main St & Covenant Drive / I-81 Ramps at Exit 243. Ignored in previous conceptions of this development, this redirection of funds will benefit not only the proposed development of Stoney Ridge Estates, but also the new Harrisonburg High School and surrounding businesses. The rezoning and Comprehensive Plan amendment request associated with City parcels adds to this benefit, via proffered conditions, by adding a continuous right-turn lane into the development, and restricting left-turns from areas where accident potential would otherwise remain high. Previously proffered City improvements, such as right-of-way dedication along South Main St and the installation of a signal at the primary entrance opposite Reedy Cir, remain as part of the zoning request.

Please note that conditions tied to the County zoning require consultation with the Harrisonburg Department of Public Transportation (HDPT) to determine if route extensions can be made to serve the community. Preliminary consultations have indicated that this is a likely scenario, as City Route 4 already serves the nearby vicinity. Combined with the internal roadways, sidewalks, and shared use path, provisions of public transportation will allow for a comprehensive multi-modal network to meet every need of the development's users.



In sum, this rezoning and Comp Plan amendment request associated with Stoney Ridge Estates allows for affordable workforce housing in an area of need, includes access to desirable neighborhood amenities, and provides additional traffic mitigation, all while providing a catalyst for further commercial growth on the southern end of Harrisonburg. Provisions made within this plan of development have potential for both immediate and long-lasting positive impacts to our community and Harrisonburg.

We appreciate your consideration in this request, and look forward to explaining the same in a public forum soon.

Sincerely,



Seth Roderick, PE

Managing Partner

Monteverde Engineering & Design Studio



PROFFER STATEMENT

RE: *Stoney Ridge Estates*

Owner: Bluestone of Harrisonburg, LLC (c/o Michael McGinnis)

Date: January 4, 2021

Rezoning Case Number: TBD

Existing Zoning: B-2 General Business

Proposed Zoning: R-5C High-Density Residential with Conditions, and
B-2C General Business with Conditions

Tax Map Numbers: 108-B-1, 108-B-2, and 108-B-6, totaling approximately 26.30 acres
and lying in Harrisonburg, VA ("Property")

STATEMENT OF PROFFERS

Applicant hereby proffers that the development of this subject Property shall be in strict accordance with the conditions set forth in this submission:

1. Residential Uses associated with R-5C zoning district shall be limited to a maximum of 72 units.
2. A shared use path, measuring at least 10-feet in width, shall be constructed adjacent and concurrent with the main entry road between S Main St and the City-County line, connecting to the shared use path located on the County side of the development.
3. A minimum of two (2) pedestrian connections, inclusive of the shared-use path referenced in Proffer #2, will be made between the residential and business components of the developments. Pedestrian connections shall be constructed concurrently with on-site development.
4. All parcels with S Main St (US Route 11) frontage located north of the Reedy Circle intersection shall be improved with a continuous right turn lane, which shall tie into the existing right turn lane serving TM Parcel 108-B-4. Right turn lane may be constructed in sections, concurrently with development of individual lots.
5. No S Main St entrance shall be located closer than 200 linear feet to Reedy Cir, measured centerline to centerline.
6. S Main St entrances generating more than 1,000 vehicle trips per day (vpd) shall not be located closer than 300 linear feet to Reedy Cir, measured centerline to centerline.
7. S Main St entrances north of Reedy Cir shall restrict left-turn movements.
8. S Main St entrances south of Reedy Cir shall restrict left-turn movements if located within 460 linear feet of Reedy Cir, measured centerline to centerline.
9. Additional right-of-way along entire frontage of S Main St shall be preserved to accommodate future widening of S Main St to a four-lane-divided section. Such additional right-of-way shall be limited in depth to 14.5 feet north of Reedy Circle (inclusive of right-turn lane described in Item 2a. above), and 4.5 feet south of Reedy Circle. "Preservation" of right-of-way shall preclude the improvement of such land with buildings, parking, or other affixed appurtenances not related to public road/pedestrian

 1/7/2021

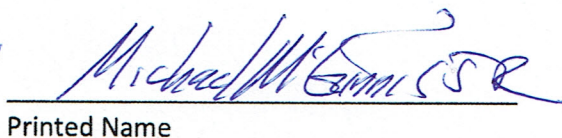
accommodations. Such land shall be dedicated to the City of Harrisonburg for the explicit purpose of constructing and maintaining public road improvements within 180 days of receipt of written request. Dedication shall be conditional upon affiliated roadway improvements being included in the City's Capital Improvement Program within ten (10) years of this statement's signature date.

10. Prior to opening the primary entrance on S Main St to traffic, Developer shall enter into a Signal Agreement with the City of Harrisonburg, with signal to be installed at time of warrant. Signal warrant analysis shall be prepared in accordance with the Manual of Uniform Traffic Control Devices by a licensed engineer within 90 days of request by City Director of Public Works. Signal warrant analysis requests shall only be prompted by reasonable justification, such as witnessable increases in traffic, frequent traffic-related incidents in direct proximity of the intersection, etc. The City of Harrisonburg may request multiple signal warrant analyses until either a traffic signal is warranted, or the development was completed and fully occupied, but shall not request more than one such analysis within a twelve-month period. Signal design and construction shall include accommodations for future eastbound dual left-turn configuration. Cost of signal design and construction shall be the sole responsibility of the Developer.
11. At time of signal construction, westbound Reedy Circle on the east side of South Main street shall be striped to accommodate a dedicated left-turn lane and a shared right-through lane. Striping shall extend a minimum of 100' beyond existing stop bar.
12. Design and construction of the primary entrance roadway and right-of-way shall include a median measuring at least 16 linear feet in width, for the purpose of accommodating the future construction of an additional left-turn lane.



Applicant/Owner Signature

1/7/2021



Printed Name



CITY OF HARRISONBURG
**PUBLIC
WORKS**

320 EAST MOSBY ROAD, HARRISONBURG, VA 22801
OFFICE (540) 434-5928 • FAX (540) 434-2695

June 24, 2020

Seth Roderick, P.E.
Monteverde Engineering & Design Studio, LLC.
250 E Elizabeth St, Ste 114
Harrisonburg, VA 22801

RE: Bluestone Development Traffic Impact Analysis

Dear Mr. Seth Roderick

We have reviewed updated Traffic Impact Analysis (TIA) of previously accepted TIA for referenced development, submitted on June 12th, 2020. The Public Works Department finds the new changes in the TIA with the note provided below to be acceptable.

Note:

The developer shall be aware no full entrances will be allowed in functional area of Reedy Circle & South Main Street intersection due to operational conditions at this intersection as reported in the TIA.

Thank you for closely working with the department throughout the process of this TIA.

Dastan Khaleel, P.E.
Traffic Engineer