

Date Application Received: 3-6-17

Total Fees Due: \$ 277⁵⁰
Date Paid: 3-6-17

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

www.harrisonburgva.gov/zoning-applications

Application Fee: \$375.00 plus \$30.00 per acre

Section 1: Property Owner's Information DAVIS MILLS

Property Owner's Name: ~~Carmel Quinn Falls & Leon Nelson & HCC Inc. (Guy Blundon)~~, MARY SUICFLOTT, BRENT MUMFORD

Street Address: 2477 Reservoir Street Email: c_blundon@hotmail.com

City: Harrisonburg State: VA Zip: 22801

Telephone: Work: 804-248-2205 Fax: _____ Mobile/Home: _____

Section 2: Owner's Representative Information

Owner's Representative: Blackwell Engineering PLC/Ed Blackwell

Street Address: 566 East Market St. Email: ed@blackwellengineering.com

City: Harrisonburg State: VA Zip: 22801

Telephone: Work: 540-432-9555 Fax: 540-434-7604 Mobile/Home: _____

Section 3: Description of Property

Location (street address): 2477 Reservoir St., Harrisonburg, VA 22801

Tax Map Number: Sheet: 81 Block: A | E Lot: 7,9,10,11 | 7 Total Land Area: 4.34

Existing Zoning District: R3 Proposed Zoning District * : R5-C

Existing Comprehensive Plan Designation: R-3

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

Section 4: Certification

I certify that the information contained herein is true and accurate.

Signature: _____

Property Owner

Section 5: Required Attachments

- Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- Statement of Proffers, if applicable
- Survey of Property or Site Map
- TIA Determination Form OR Accepted TIA, signed by Public Works Department*

* Applicant is responsible for coordinating with Public Works Department prior to submitting Rezoning application. 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.

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Property Owner's Name: Davis Mill, LLC (Guy Blundon), Mary Shifflett and Brent Mumbert
Street Address: 2477 Reservoir Street Email: c_blundon@hotmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 804-248-2205 Fax: _____ Mobile/Home: _____

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Tax Map Number: Sheet: 81 Block: A | E Lot: 7,9,10,11,17 Total Land Area: 4.34
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Existing Comprehensive Plan Designation: R-3

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I certify that the information contained herein is true and accurate.

Signature: Mary L Shifflett
Property Owner

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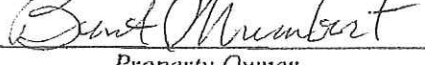
Section 3: Description of Property

Location (street address): 2477 Reservoir St., Harrisonburg, VA 22801
Tax Map Number: Sheet: 81 Block: A | E Lot: 7910117 Total Land Area: 4.34
Existing Zoning District: R3 Proposed Zoning District * : R5-C
Existing Comprehensive Plan Designation: R-3

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March 28, 2017

BE: 2417-PH. IV

Adam Fletcher
City of Harrisonburg
409 South Main Street
Harrisonburg, VA 22801

**RE: Rezoning of TM Parcels 81-A-7, 9, 10, 11 and a portion of 81-E-7
from R-3 to R-5C**

Dear Mr. Fletcher:

This letter is submitted for the properties currently zoned R-3, designated TM 81-A-7(0.45 acres), 81-A-9(0.26 acres), TM 81-A-10 (0.66 acres), TM 81-A-11 (0.93+/- acres) and a portion of 81-E-7 (2.04 acres) to be rezoned to R-5C.

Proffers below apply to 81-A-7, 81-A-9, 81-A-10, 81-A-11, and portion of 81-E-7:

- i. There shall be no more than 42 additional units constructed on the subject properties, beyond those already approved by the SUP (8/2014) and as shown on the engineered comprehensive site plan revised and approved on 4/13/16.
- ii. There shall be 19 additional trees (beyond the Parking Landscape Requirements) comprised of deciduous and evergreens. They shall be located along the southern boundary of the property.

The applicant proffers that once completed the entire 11.37+/- acre development known as Campus View Apartments will consist of no more than 13 residential buildings with a total of not more than 174 units, and one clubhouse/community building.

Your time and consideration is appreciated.

Sincerely,



Guy Blundon
Davis Mill LLC

CAMPUS View
2477 Reservoir Street
B/E #2417

ADJACENT PROPERTIES

	TM#	ZONING	OWNER	OWNER ADDRESS	CITY
1	81 B 9	R-3	BAKER MARVIN J JR	2235 RESERVOIR ST.	HARRISONBURG, VA 22801
2	81 B 8	R-3	DOGWOOD COMMONS LLC	2403 MASSANETTA SPRING RD.	HARRISONBURG, VA 22801
3	81 A 6	R-3	ELEANOR KING & MATTHEW WILCOX	1063 MEADOWLARK DR	HARRISONBURG, VA 22802
4	81 B 7	R-3	HERTZLER LARALEA BLYE	2450 RESERVOIR ST	HARRISONBURG, VA 22801
5	81 A 13	R-3	VIRGINIA M. MINNICK	916 GREENDALE RD	HARRISONBURG, VA 22801
6	81 E 7	R-5C	DAVIS MILL, LLC	2477 RESERVOIR ST	HARRISONBURG, VA 22801

City of Harrisonburg, VA

Determination of Need for a Traffic Impact Analysis (TIA)

Applicant Blackwell Engineering, PLC
Name of Project Campus View - Ph.4
Project Address or TM # 81-A-7, 81-A-9, 81-A-10, 81-A-11, 81-E-7
Proposed Use in General Student housing

Breakdown of Peak Hour Trip Generation by Land Use per ITE:

Land Use 1. Type & Code # 220-SH
Unit base (SF, # units, # empl., etc.) 36 units
Quantity 144 bedrooms
Peak Hour Trip Generation 45 (pm)
(use greater of AM or PM and indicate which one)

Land Use 2. Type & Code # _____
Unit base (SF, # units, # empl., etc.) _____
Quantity _____
Peak Hour Trip Generation _____
(use greater of AM or PM and indicate which one)

Land Use 3,4, etc. (attach additional information as necessary)

Total Project Peak Hour Trip Generation 45 (pm)

(reserved for City staff)

TIA Required? Yes _____ No X

Comments:

Reviewed by: Ian Pin

Date: 3/6/17

Trip Generation Table

Campus View - Phase 4

LUC	Description	Size	Units		Weekday Daily	AM Peak Hour			PM Peak Hour			Saturday Daily	Saturday Peak Hour		
						In	Out	Total	In	Out	Total		In	Out	Total
220-SH	Apartment - Student Housing	144	BR	Total trips	528	9	17	26	25	20	45	507	19	17	36
				- Capture	0	0	0	0	0	0	0	0	0	0	0
				Net Trips											
				Total trips	528	9	17	26	25	20	45	507	19	17	36
				Total Capture											
				Total Trips - Capture	528	9	17	26	25	20	45	507	19	17	36
				Total Pass-by Trips											
				Total Net Trips	528	9	17	26	25	20	45	507	19	17	36

Color Legend

	Equations for adjacent street
	Average rates for adjacent street - no formula given
	Formula for generator - no adjacent street data available
	Average rates for generator - no formula or adjacent street data available
	Substituted Weekday Daily and PM volumes for Saturday.