



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Change of Zoning District  
(Rezoning) Application**  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

2744, 2752, 2758, 2762, 2766 & 2770 Dorval Road      097-L-7, 8, 12, 13, 14 & 15      1.27 acres      acres or sq.ft.  
Property Address      Tax Map Parcel/ID      Total Land Area      (circle)

Existing Zoning District: R2-C      Proposed Zoning District: R-8C

Existing Comprehensive Plan Designation: "Low Density Mixed Residential"

**PROPERTY OWNER INFORMATION**

Greendale Road, LLC; c/o Interchange Group      540-433-1900  
Property Owner Name      Telephone

1346 Pleasants Drive; Suite 6      keith.may@cottonwood.com; devon.anders@interchangeco.com  
Street Address      E-Mail

Harrisonburg      VA      22801  
City      State      Zip

**OWNER'S REPRESENTATIVE INFORMATION**

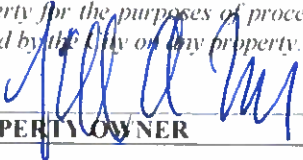
Blackwell Engineering, PLC; Attn: Ed Blackwell      540-432-9555  
Owner's Representative      Telephone

566 East Market Street      ed@blackwellengineering.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 my property.*

      10-31-2022  
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](http://www.harrisonburgva.gov/traffic-impact-analysis).

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

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

Received By \_\_\_\_\_



# BLACKWELL ENGINEERING, PLC

566 E. MARKET ST. • HARRISONBURG, VIRGINIA 22801 • (540) 432-9555 • FAX (540) 434-7604

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October 7, 2022

BE# 1852-PH2

City of Harrisonburg  
Department of Community Development  
409 South Main Street  
Harrisonburg, VA 22801

Subject: Proposed Use & Reasons for Seeking Change in Zoning of six properties:  
TM# 097-L-7, TM#097-L-8, TM#097-L-12, TM#097-L-13, TM#097-L-14, TM#097-L-15

To Whom it May Concern,

The proposed use for the six properties is single-family residential housing.

The reason for seeking a change in zoning of the six properties is the reduction of the front yard setback from 30' to 10'.

Further explanation of the reasoning for TM# 097-L-7, TM#097-L-8:

The rear of the properties is encumbered by an existing stormwater detention pond that serves the subdivision, resulting in a relatively shallow buildable area and very little (if any) rear yard area with the existing setbacks, compared to nearby lots. Additionally, lots across the street (also in the subdivision, though located in Rockingham County) have front yard setbacks of 5'. The reduced front yard setback afforded by a rezoning would not adversely affect the practical use or character of the neighborhood.

Further explanation of the reasoning for TM#097-L-12, TM#097-L-13, TM#097-L-14, TM#097-L-15:

The combination of a 30' front yard setback, shallow lot dimensions, and exceptional topographic conditions (before and after development) are resulting in lots that are nearly unbuildable, and which will have almost no usable rear yards with the existing setbacks.

A reduction on the front yard setback would allow for a similar practical use afforded to the adjacent and nearby Rockingham County lots within the same subdivision and on the same street which have a 5' front yard setback. Neither the practical use nor the character of the neighborhood would be adversely affected as a front yard setback reduction would result in house locations and usable rear yards that are similar to the adjacent and nearby lots within the same subdivision.

Please call me if you have any questions or need more information to perform your review.

Cordially,

A handwritten signature in purple ink, appearing to read 'Jeff Oswald'.

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Jeff Oswald, P.E.  
Civil Engineer

THE CROSSINGS – SECTION 2  
PROFFER STATEMENT

Date: October 31, 2022

Owners:

097-L-7, 8, 12, 13, 14 & 15  
Greendale Road, LLC  
1346 Pleasants Drive, Suite 6  
Harrisonburg, VA 22801

Applicant: Greendale Road, LLC  
Attn: Keith May and/or Devon Anders

Applicant's Address: 1346 Pleasants Drive, Suite 6, Harrisonburg, VA 22801

Current Zoning: R-2C

Proposed Zoning: R-8C

Property: Parcel Identification Numbers and Sizes:	097-L-7	0.24± acres
	097-L-8	0.27± acres
	097-L-12	0.17± acres
	097-L-13	0.18± acres
	097-L-14	0.21± acres
	<u>097-L-15</u>	<u>0.20± acres</u>

Total Acres to be Rezoned: 1.27± acres

Along with the rezoning request for the above referenced properties, the following proffers are voluntarily submitted for the portions of the properties being rezoned to R-8C:

1. Duplex dwellings are prohibited.
2. Area and Dimensional Regulations:

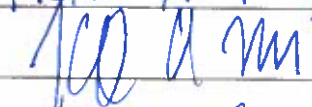
Except as provided in article T, and as required in article CC for wireless telecommunication facilities, the following area and dimensional regulations shall apply:

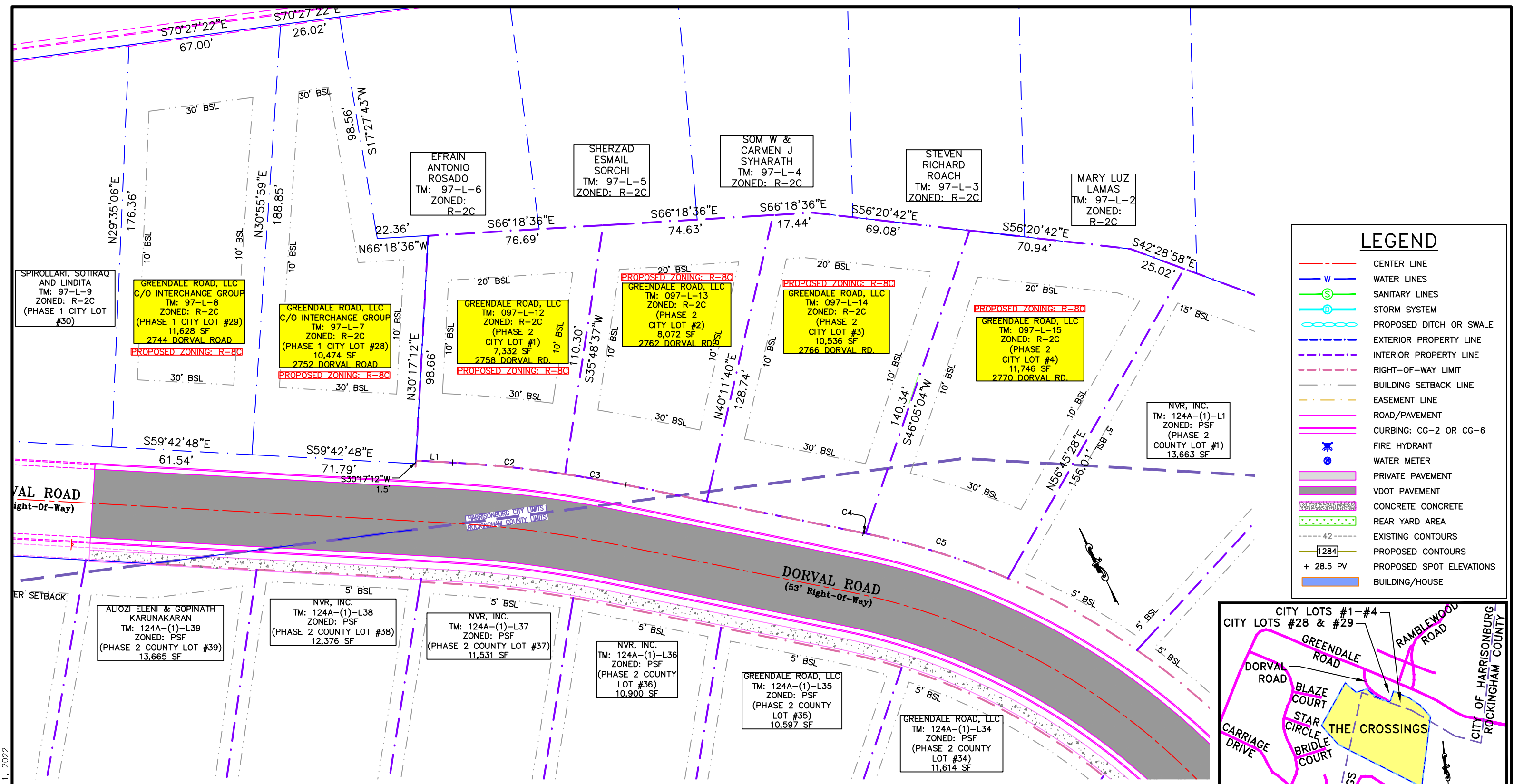
Lot Area Sq. Ft.	Minimum Feet					Maximum	
	*Lot Width	Lot Depth	Front Yard	Side Yard	Rear Yard	Stories	Height
Single- Family Detached: 7,000	60	100	10	10	20	3	35
Other Uses: 6,000	60	100	10	10	25	3	40

\* Measured at the point of required front setback line

I hereby proffer that the use and development of this property shall be in strict accordance with the proffered condition set forth herein and/or depicted thereon.

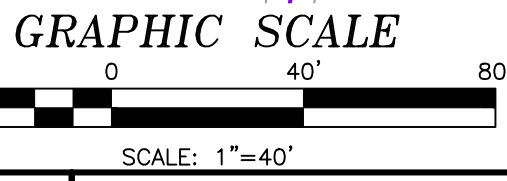
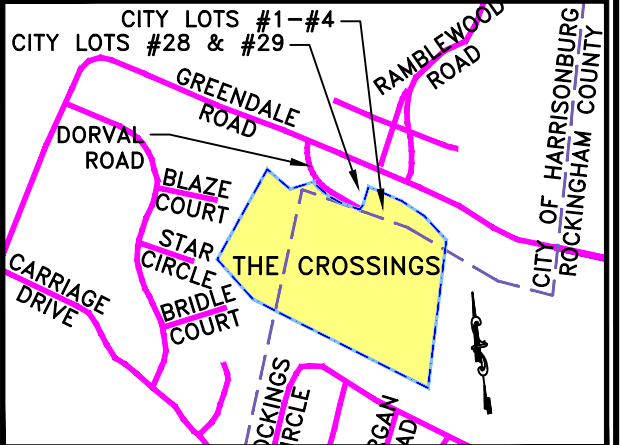
Agent for Greendale Road, LLC

Print: Keith A. May  
 Signature:   
 Date: 10-31-2022



### LEGEND

- CENTER LINE
- WATER LINES
- SANITARY LINES
- STORM SYSTEM
- PROPOSED DITCH OR SWALE
- EXTERIOR PROPERTY LINE
- INTERIOR PROPERTY LINE
- RIGHT-OF-WAY LIMIT
- BUILDING SETBACK LINE
- EASEMENT LINE
- ROAD/PAVEMENT
- CURBING: CG-2 OR CG-6
- FIRE HYDRANT
- WATER METER
- PRIVATE PAVEMENT
- VDOT PAVEMENT
- CONCRETE CONCRETE
- REAR YARD AREA
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATIONS
- BUILDING/HOUSE



CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C2	526.50'	49.48'	49.46'	N 57°01'16" W	05°23'04"
C3	526.50'	26.98'	26.98'	N 52°51'39" W	02°56'11"
C4	321.50'	0.97'	0.97'	N 51°18'22" W	00°10'23"
C5	321.50'	65.53'	65.42'	N 45°22'49" W	11°40'45"

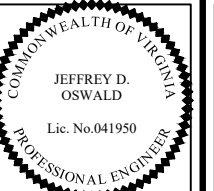
  

LINE	BEARING	DISTANCE
L1	N 59°42'48" W	16.16'

**Blackwell Engineering, PLC**  
 566 East Market Street  
 Harrisonburg, Virginia 22801  
 Phone: (540) 432-9555 FAX: (540) 434-7604  
 Email: BE@BlackwellEngineering.com

Date:	10-31-22
Revision Date	

Designed by:	JDO	Scale:	1"=40'
Drawn by:	JDO		
Job No.	1852-PH2		

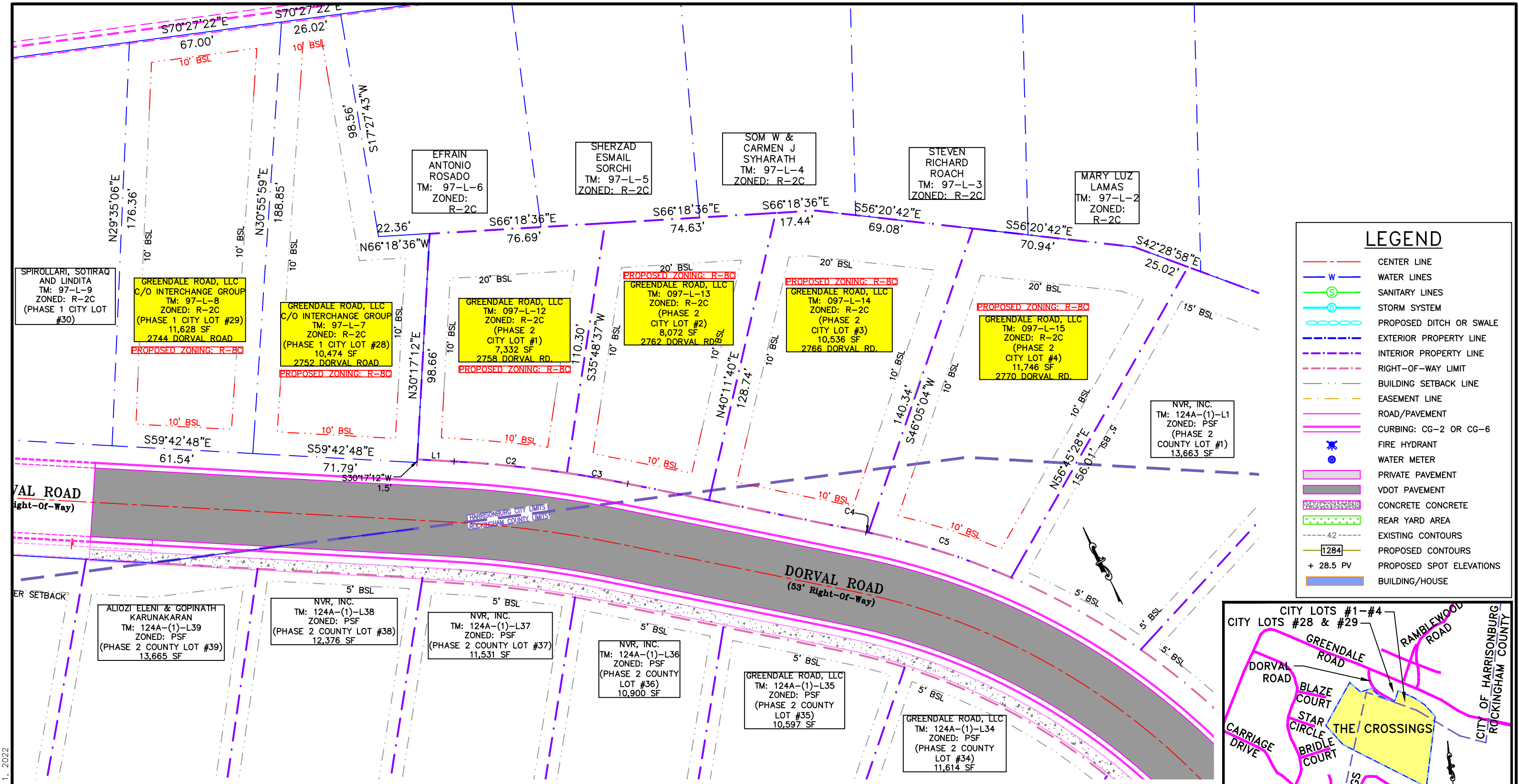


### SITE MAP - EXISTING SETBACKS

CITY LOTS #28(097-L-7), #29(097-L-8), #1(097-L-12), #2(097-L-13), #3(097-L-14), #4(097-L-15)  
 THE CROSSINGS - SECTIONS 1 AND 2  
 HARRISONBURG, VA  
 ROCKINGHAM COUNTY, VA

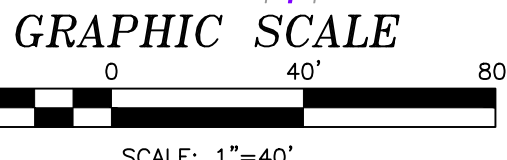
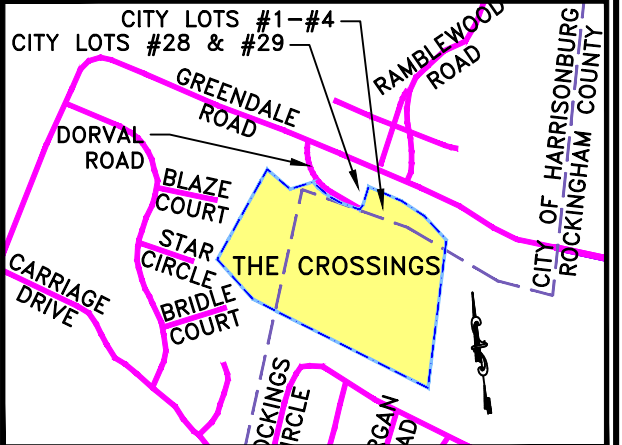
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File: 1852-PH2.dwg Printed: November 1, 2022



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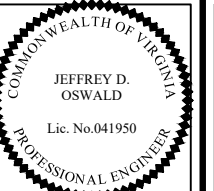
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Designed by: JDO Scale: 1"=40'

Drawn by: JDO

Job No. 1852-PH2



### SITE MAP - PROPOSED SETBACKS

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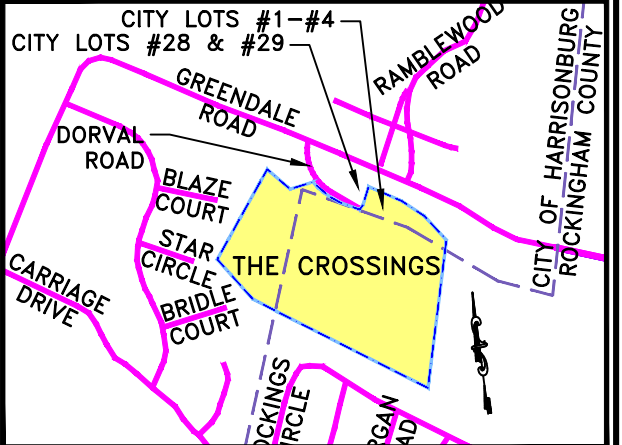
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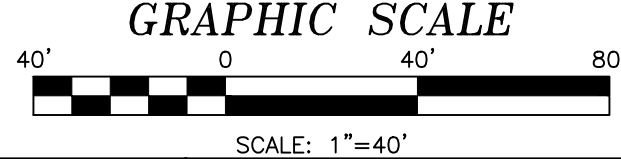
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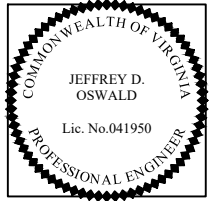
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**SITE MAP - CONCEPTUAL PLAN**

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Drawing No.	<b>3/3</b>
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