Total Fees Due: $ 580
Application Fee: $550.00 plus $30.00 per acre

Date Application & Fee Received: 8/7/19
Received by: THD

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

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 709 Foley Rd. & 711 Foley Rd

Tax Map Number: Sheet: 84 Block: A Lot: 2 Total Land Area: 0.526 (acres) or ~~sq. ft.~~

Existing Zoning District: R-3 Proposed Zoning District: R-5C +/- 23,500 SF

Existing Comprehensive Plan Designation: Multifamily and mix use

Section 2: Property Owner's Information

Property Owner's Name: Ashok Kunver

Street Address: 125 Staplechase Dr. Email: ashokkunver@gmail.com

City: Penn Laird State: VA Zip: 22846

Telephone: Work: Fax: Mobile/Home: 540-246-5097

Section 3: Owner's Representative Information

Owner's Representative: Dick Blackwell

Street Address: 566 E. Market St. Email: dick@blackwellengineering.com

City: Harrisonburg State: VA Zip: 22801

Telephone: Work: 540-432-9555 Fax: Mobile/Home: 540-820-2964

Section 4: 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.

Signature: _____
Property Owner

Section 5: Required Attachments to be provided by Applicant

- [x] Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- [x] Statement of Proffers, if applying for conditional rezoning
- [x] Survey of Property or Site Map
- [x] 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 Department prior to submitting Rezoning application. More information at www.harrisonburgva.gov/traffic-impact-analysis.

Last Updated: 6/27/2018

The proposed R-5C project is located at 709 Foley Rd. in Harrisonburg, VA. The site, TM 84-A-2, containing 0.526 acers, is presently zoned R-3 and is planned for mixed use in the new comprehensive plan.

It is proposed to construct an apartment building comprised of twelve (12), one-bedroom units. Occupancy shall be limited to a family or two individuals. The building would be two floors with each having six (6) units. Sixteen parking spaces (4 more than required) would be in front of the building. Sidewalks would connect pedestrians to Foley Rd.

There is reported a shortage in one-bedroom apartments in the city and this development would provide additional units to serve that segment of the population.

September 5, 2019

Thanh Dang
Assistant Director
Department of Planning and Community Development
409 South Main Street
Harrisonburg, VA 22801

SUBJECT: Rezoning application of TM 84-A-2 from R-3 to R-5

In connection with the rezoning request for the property located at 709 and 711 Foley Road and identified as tax map parcels 84-A-2 the following permitted uses are hereby proffered:

1. There shall be no more than twelve (12) one-bedroom apartments on this site.
2. Dwelling units may be occupied by a family or not more than two (2) persons.
3. Accessory buildings and uses clearly incidental to the above. Accessory uses incidental to permitted nonresidential uses shall be located within principal buildings when such accessory function serves the public. Parking garages are permitted within the district.
4. Home occupations.

Special use permits shall be permitted as approved by City Council.

Additionally, I proffer that there will be no parking or travelways between any building and Foley Road.

Ashok Kunver, Property Owner (Signature)

9-6-2019
Date

RESERVOIR STREET

FOLEY ROAD

TM# 80-A-110
OWNER: CHARLESTON TOWNES, LLC
0.595 AC
ZONE: R-3

TM# 80-A-152
OWNER: CHARLESTON TOWNES, LLC
0.055 AC
ZONE: R-3

TM# 80-A-150
OWNER: CHARLESTON TOWNES, LLC
0.055 AC
ZONE: R-3

L=110.39'
R=1067.50'

L=29.56'
R=1066.50'

L=45.50'
R=1067.50'

TM# 84-A-12
OWNER: WHITMORE TIMOTHY B
0.26 AC
ZONE: R-3

TM# 84-A-2
OWNER: KUNVER, ASHOK
0.50 AC
ZONE: R-3

137.76'
S84°34'49"W

10.50'
25.00'
140.00'
40.00'

PROPOSED
12-1 BEDROOM
APARTMENTS

18'
(TYP)

9'(TYP)

24.00'

R12.50'
R36.50'
R12.50'
R25.00'

S05°25'11"E
229.32'

TM# 84-A-3
OWNER: HITE KATHY LYNN
0.54 AC
ZONE: R-3

100.00'
N84°34'49"W

229.39'
N05°25'11"W

GRAPHIC SCALE
20' 0 20' 40'
SCALE: 1"=20'

File: 2804-Kunver, Ashok.dwg Printed: September 4, 2019

Date: SEPTEMBER 2019
Scale: AS NOTED
Designed by: RLB
Drawn by: MMS
Checked by: RLB

Blackwell Engineering, PLC
566 East Market Street
Harrisonburg, Virginia 22801
Phone: (540) 432-5555
Email: BE@BlackwellEngineering.com

DRAFT

Revision Dates

SITE
709 FOLEY RD
KUNVER, ASHOK
ADDRESS
HARRISONBURG VIRGINIA 22801

Drawing No.
1
of 1 Sheets

Job No. 2804

City of Harrisonburg, VA
Department of Public Works

Determination of Need for a Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Contact Information				
Consultant Name: Telephone: E-mail:	Blackwell Engineering, PLC (BE: 2804) (540) 432-9555 Dick@BlackwellEngineering.com or Nathan@BlackwellEngineering.com			
Owner Name: Telephone: E-mail:	Ashok Kunver (540) 246-5097 Ash			
Project Information				
Project Name:	709 Foley Road			
Project Address: TM #:	709 Foley Road, 84-(A)-2			
Existing Land Use(s):	R-3			
Proposed Land Use(s): (if applicable)	R-5C			
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)	Site Plan attached			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	8			
PM Peak Hour Trips:	9			

(reserved for City staff)

TIA required? Yes _____ No ✓

Comments:

Accepted by: _____ **Date:** 08/14/2019

Revised Date: February 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	DU	12	8	9
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					8 (Weekday)	9 (Weekday)
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)					8	9

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.