



# Rezoning – 797 Chicago Avenue R-5C and B-2C to R-5C and B-2





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May 1995  
M-1 to B-2C

April 2022  
Portion of B-2C  
to R-5C

June 2025  
Work without  
permits at La  
Morena





NEW VENTURE PARTNERS LLC  
820 WATERMAN DR  
TM# 039 E 7  
ZONE: M-1  
USE: COMMERCIAL/MINI STORAGE

PROPOSED PEDESTRIAN  
CONNECTION TO SHARED USE  
PATH ON ROCKINGHAM DRIVE

PROPOSED LANDSCAPE  
BORDER ALONG SHARED  
USE PATH, (1) 6' TALL  
TREE EVERY 10' ON CENTER

PROPOSED 6' OPAQUE FENCE  
ALONG PROPERTY LINE

MDC COAST 12 LLC; C/O REALTY  
INCOME CORPORATION  
813 CHICAGO AVE  
TM# 039 F 1  
ZONE: B-2C  
USE: COMMERCIAL-RETAIL SERVICE

L=8.82' (CHORD: 8.82')  
R=548.65' Δ= 0°55'16.0" PROPERTY LINE (TYP)  
10' SIDE SETBACK (TYP)

PROPOSED PLAYGROUND  
AREA=1,400 SF±

PROFFERS IN THE R-5C  
ZONE TO BE AMENDED

AREA TO BE  
REZONED FROM  
B-2C TO R-5C  
(AREA=7,177± SF)

PROPOSED PROPERTY  
& ZONING LINE

AREA TO BE REZONED  
FROM B-2C TO B-2  
(AREA=3,235± SF)

ANTONIO P FLOWE;  
RACHEL E FLOWE  
580 THIRD ST  
TM# 039 P 6  
ZONE: R-1  
USE: RESIDENTIAL -  
SINGLE FAMILY DETACHED

PEDRO CASTILLO DEL  
CID; ROSIBEL MARTINEZ  
560 THIRD ST  
TM# 039 P 7  
ZONE: R-1  
USE: RESIDENTIAL -  
SINGLE FAMILY DETACHED

VIRGINIA AYALA JOSE  
AYALA; DORILA AYALA  
540 THIRD ST  
TM# 039 P 8  
ZONE: R-1  
USE: RESIDENTIAL -  
SINGLE FAMILY  
DETACHED

FOSTER MARLON  
A CHERYL L  
520 THIRD ST  
TM# 039 P 9  
ZONE: R-1  
USE: RESIDENTIAL -  
SINGLE FAMILY  
DETACHED

PIZANO ENTERPRISE LLC  
700 N WILLOW ST  
TM# 039 Q 9 THRU 14  
ZONE: B-2  
USE: COMMERCIAL-  
RETAIL SERVICE

TURKEY PROPERTIES LLC  
751 CHICAGO AVE  
TM# 039 Q 5 THRU 8  
ZONE: B-2  
USE: COMMERCIAL-  
RETAIL SERVICE

CFW COMMUNICATIONS  
SERVICES  
771 CHICAGO AVE  
TM# 039 P 1-A  
ZONE: B-2  
USE:  
COMMERCIAL-OFFICE

REZONING EXHIBIT  
Sunshine Apartments / La Morena  
Javier Rodriguez  
797 Chicago Ave.  
Harrisonburg, VA 22802

REZONING

**COLMAN**  
ENGINEERING  
1129 South High Street | Harrisonburg, VA 22801 | Ph: (540) 246-3712  
Email: contact@colmanengineering.com | www.colmanengineering.com

Date: 11/25/2025  
Scale: 1" = 50'  
Designer: GLC, PE  
Drafter: JDY, PE  
Reviewer: GLC, PE

Project:  
CE202349  
Sheet:  
N  
of 1

Revisions

0 50' 100'

3RD STREET

CHICAGO AVE.

ROCKINGHAM DRIVE

# R-5C Proffer Amendments

## *Proffers*

The applicant has offered the following proffers for the R-5C portion of the site.

1. Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.
2. A sidewalk connection between the apartment development and Chicago Avenue to connect the apartment project with direct access to the city's sidewalk system.
3. The owner will design and construct a 5' wide sidewalk or a 10' wide shared use path connection from the rear of the property to the city's public trail/shared use path to connect the apartment project with direct access to the City's public trail/shared use path.
4. A 6' tall opaque fence, the full length of the property line separating the apartment development from the properties identified as tax map parcels 39-P-6, 7, 8, & 9 to the south of the property, including along the east side of TM 39-P-9.
5. Exterior site lighting shall be designed so that the light is not directed off the site and the light source is shielded from direct offsite viewing. Light fixtures in the parking areas shall not exceed 15' in height.
6. The development will contain one area, totaling 500 sf. of recreational area for use by the residents that will include features such as a picnic table or tables, play areas or play structures, ~~and gazebo~~, and exercise area.
7. The existing vegetation (trees & shrubbery) on the western end of the property, within a minimum of ~~10-ft.~~ 10' of the property line shared with the City's public street right-of-way in which the public trail/shared use path is located, shall be undisturbed to maintain the vegetated buffer, or an evergreen and deciduous vegetative buffer shall be created within a minimum of ~~10-ft.~~ 10' of the same property line, where such evergreen and deciduous trees shall be planted and maintained at no less than ~~5-ft.~~ 5' on center and ~~6-ft.~~ 6' in height at the time of planting to fill in and reestablish a vegetative buffer within the area. This evergreen and deciduous tree vegetative buffer shall not be required in the areas of the proffered connection to the public trail/shared use path or any required stormwater management areas.
8. The strip of land along the southern boundary connecting to 3rd Street shall not be used for vehicular access, except that limited vehicular access may be allowed for maintenance, utility work, municipal service, or temporary construction purposes.

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TM# 039 P 9  
ZONE: R-1

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SINGLE FAMILY  
DETACHED

30.00' PUBLIC GENERAL UTILITY EASEMENT

TURKEY PROPERTIES LLC  
797 CHICAGO AVE  
TM# 039 P 1  
ZONE: R-5C  
USE: VACANT

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ZONE TO BE AMENDED

AREA TO BE  
REZONED FROM  
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## **Recommendation**

Staff and Planning Commission (6-0) recommends approval of the rezoning request.