



PROPERTY INFORMATION

TBD Boulder Ridge Rd (new public roadway) _____ 108 B 2 _____ 5.46 _____ acres or sq.ft.
 Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: R-5C

Special Use being requested: To permit multi-family buildings with more than 12 units per building

PROPERTY OWNER INFORMATION

Bluestone of Harrisonburg, LLC (attn: Gary Capone) _____ (540) 941-1989 _____
 Property Owner Name Telephone
 PO Box 300 _____ gcapone@r717.net _____
 Street Address E-Mail
 Lyndhurst VA 22952 _____
 City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Monteverde Engineering & Design Studio (c/o Seth Roderick) _____ (540) 820-0898 _____
 Owner's Representative Telephone
 250 East Elizabeth St. Ste 114 _____ sroderick@MonteverdeDesigns.com _____
 Street Address E-Mail
 Harrisonburg VA 22802 _____
 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 any property.

 PROPERTY OWNER DATE 2/7/25

REQUIRED ATTACHMENTS

- Site or Property Map
- Letter explaining proposed use & reasons for seeking a Special Use Permit.
- 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. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

 Date Application and Fee Received Total Fees Due: \$ _____
 Application Fee: \$425.00 + \$30.00 per acre

 Received By

Boulder Ridge Apartments Phase II – Special Use Permit

2/6/2025

Owen Piao
Monteverde Engineering & Design Studio
250 E Elizabeth St, Suite 114
Harrisonburg, VA 22802

City of Harrisonburg
Attn: Thanh Dang
409 S Main St
Harrisonburg, VA 22801

Dear Ms. Dang:

The attached Special Use Permit Application is for authorization of up to twenty-four (24) residential units per singular building in the portion of the 'Boulder Ridge Apartments' project located within the City of Harrisonburg's jurisdictional boundary. The 'Boulder Ridge Apartments' project is a 23.57-acre multi-family residential development located west of South Main St near the southern limits of the City. The portion of the project lying within the City of Harrisonburg is identified as tax map parcel 108-B-2 and is zoned High Density Residential (R-5C; reference zoning decision made on Feb 23, 2021). The first phase of the development, located entirely within Rockingham County, is currently under construction following site plan approval in 2024. In total, the project includes up to 360 apartment units paired with amenities that include a clubhouse, pool, tot lot, multi-purpose court, large passive-use lawn, walking trails, and a shared use path connecting the project to both S Main St and the Boulder Ridge Estates project (located immediately to the west, also presently under construction). 72 of those 360 residential units are proposed to lie within the City's limits, which is the max permissible under current zoning / proffered conditions.

According to the City Code, Sec. 10-3-55.4(1), multi-family dwellings consisting of more than twelve (12) units per building are permitted in the R-5 High Density Residential District by approved special use permit only. This application seeks such a permit to accommodate three (3) multi-family buildings with a maximum of twenty-four (24) units per building. If approved, the permit will allow consistency across the City unit and those located in the County (again, presently under construction), for a cohesive aesthetic across the development. The 24-unit style has been utilized for this project to increase efficiencies in construction and to help promote more usable open space within the development.

A schematic plan displaying the development's proposed layout is attached as Exhibit A; proposed building elevations are attached as Exhibit B. If any other information is needed to assist you in your evaluation of this request, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Owen Piao
Land Planner + Designer
Monteverde Engineering & Design Studio



BUILDING INFORMATION:

BUILDING 4A: SIX(6) 3-BEDROOM UNITS; FIFTEEN (15) 2-BEDROOM UNITS; THREE(3) 1-BEDROOM UNITS.

BUILDING 10B / 11B: TWELVE(12) 2-BEDROOM UNITS; TWELVE (12) 1-BEDROOM UNITS.

BUILDING HEIGHT: 45'
SPRINKLER SYSTEM: YES
ARCHITECT: MATHER ARCHITECTS
ATT: JOHN MATHER, AIA
37 PAUL ST
HARRISONBURG, VA 22801
JOHN@MATHERARCHITECTS.COM
(540) 442-1400

PARCEL INFORMATION:

TAX MAP #: 108-B-2
ZONING DISTRICT: R5, HIGH DENSITY RESIDENTIAL DISTRICT
ACERAGE: 5.46 AC
TOTAL DWELLING UNITS: 72 UNITS
PROPOSED DENSITY: 13.18 UNITS/AC

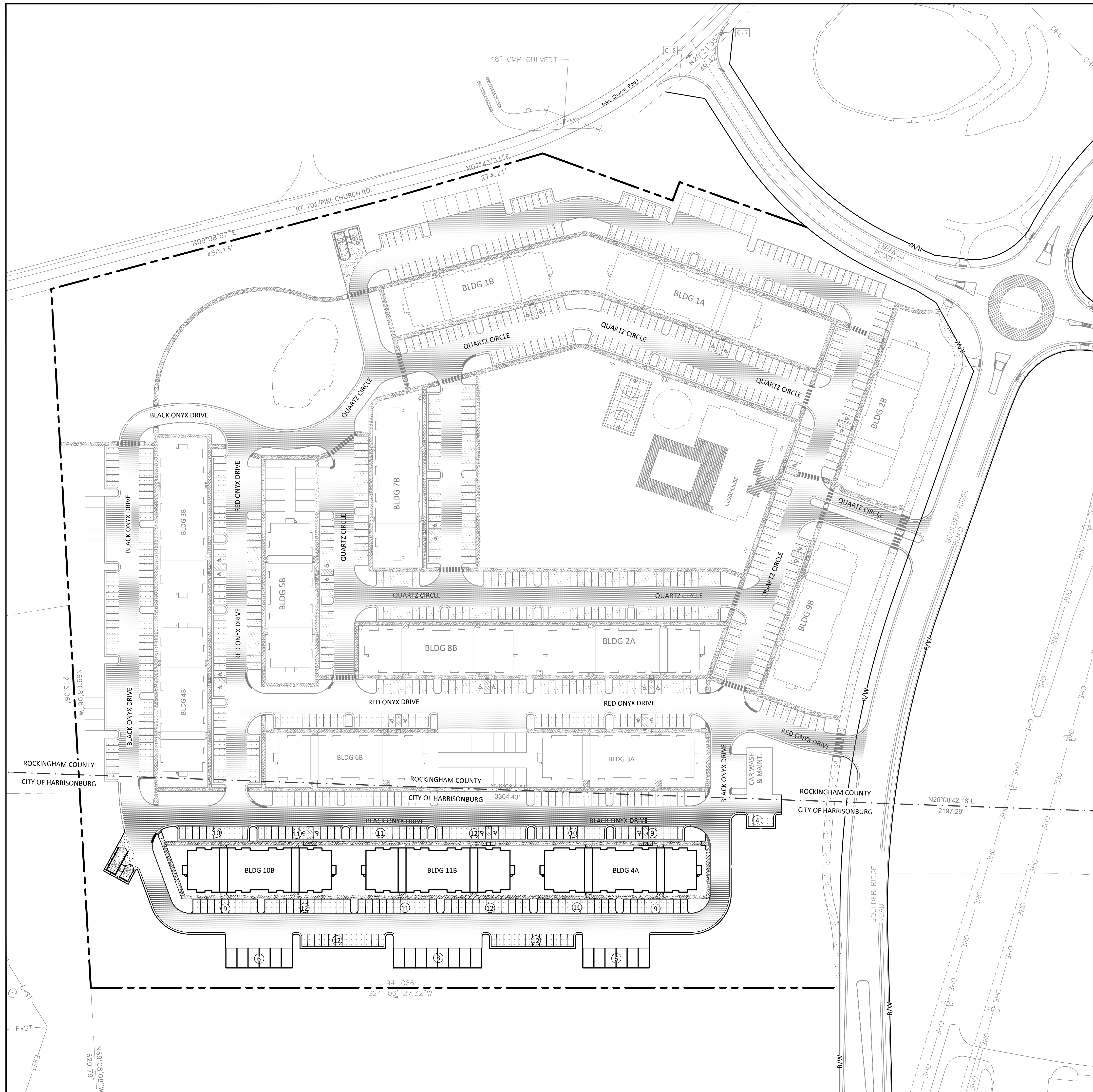
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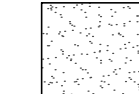
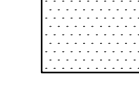

FRONT: 10
SIDE: 10
REAR: 25
MAX. BUILDING HEIGHT: 52'
PARKING BUFFER: 5' (SIDE)
10' (STREET)

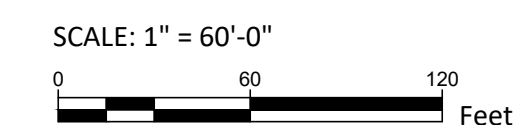
PARKING SUMMARY:

- PARKING REQUIRED:** MULTIFAMILY UNITS WITHIN R-5
- ONE BEDROOM UNIT = 1.5 SPACE PER UNIT
 - TWO OR THREE BEDROOM UNITS = 2.5 SPACES PER UNIT
 - 27 - ONE BEDROOM UNITS = 41 REQUIRED SPACES
 - 39 - TWO BEDROOM UNITS = 98 REQUIRED SPACES
 - 6 - THREE BEDROOM UNITS = 15 REQUIRED SPACES
 - TOTAL 154 PARKING SPACES REQUIRED
 - 6 ADA SPACES REQUIRED (5 STANDARD AND 1 VAN)
 - ONE BICYCLE SPACE REQUIRED PER 6 DWELLING UNITS
 - 72/6 = 12 BICYCLE SPACES REQUIRED

PARKING PROVIDED: 175 SPACES (INCLUDING 6 ADA)
12 BICYCLE SPACES



-  HEAVY DUTY CONCRETE
-  LIGHT DUTY CONCRETE
-  HEAVY DUTY PAVEMENT
-  LIGHT DUTY PAVEMENT



SPECIAL USE PERMIT
BOULDER RIDGE APARTMENTS

TBD Boulder Ridge Rd
Rockingham County, VA 22801

Revisions:	No.	Description	Date

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

EXHIBIT A

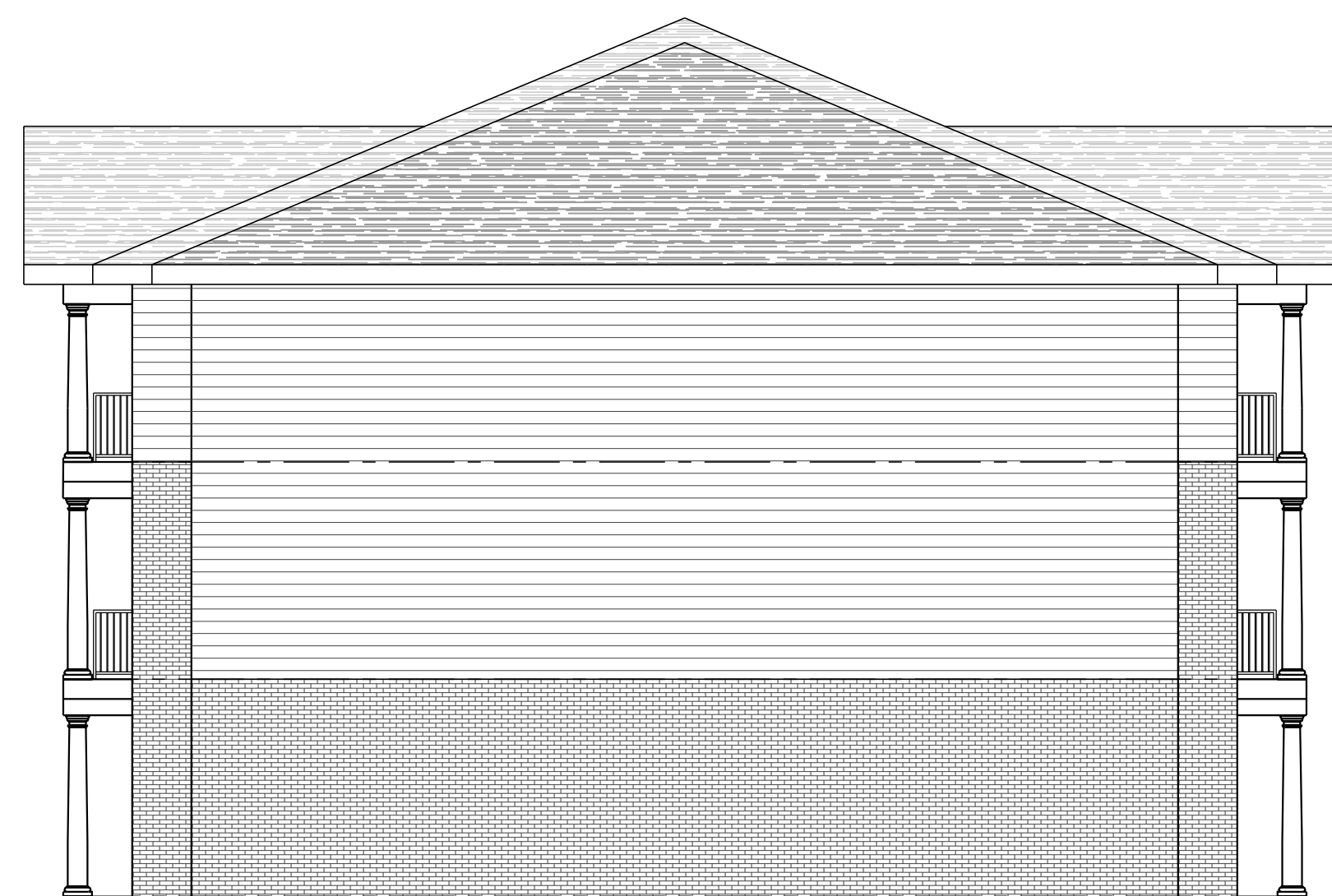
Project number:
Date: FEBRUARY 7, 2025
Drawn by: JMO/OP
Checked by: SOR



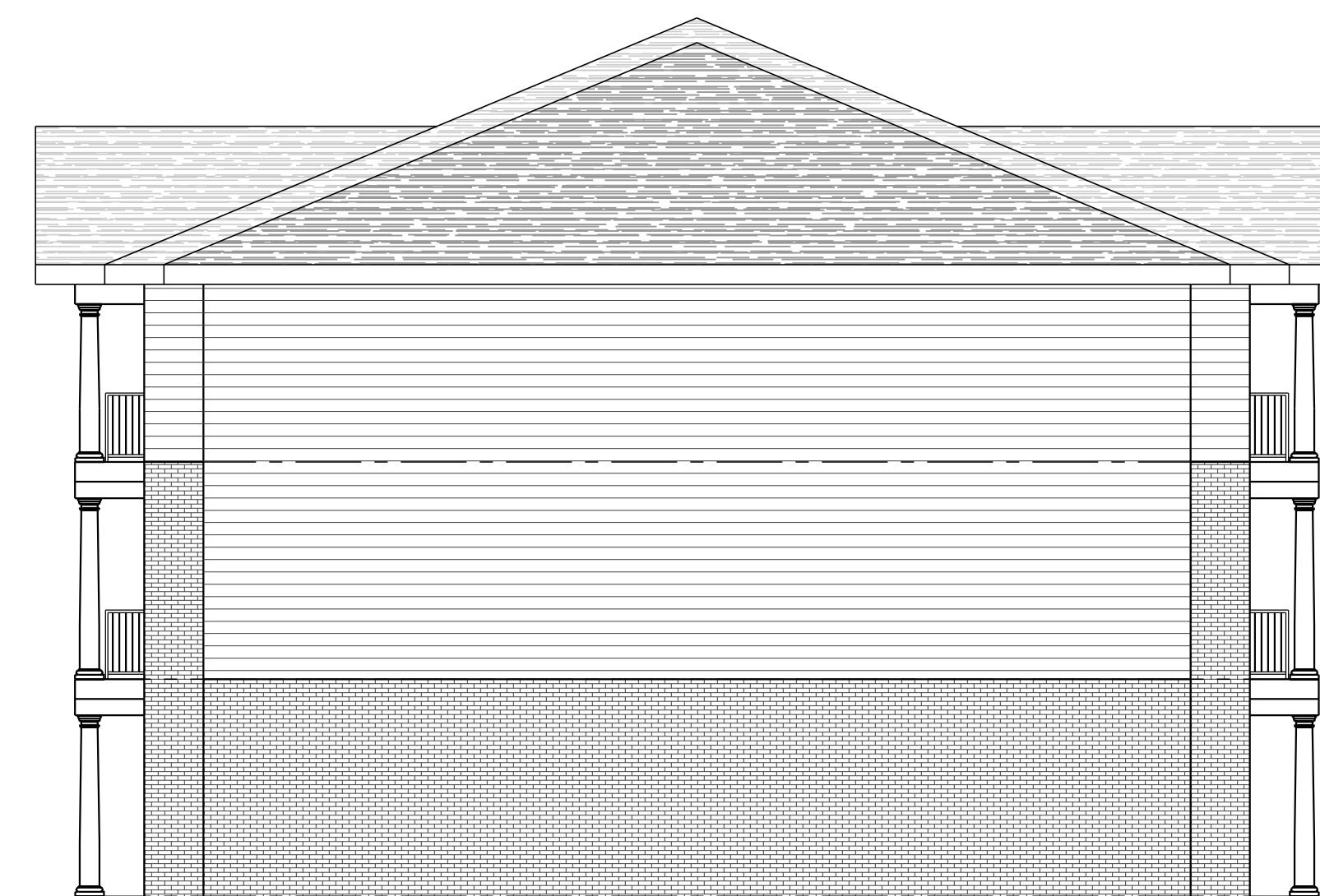
1, 2, & 3 BR BUILDING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1 & 2 BR BUILDING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1, 2, & 3 BR BUILDING SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 & 2 BR BUILDING SIDE ELEVATION
SCALE: 1/8" = 1'-0"

PROGRESS PRINT
NOT FOR CONSTRUCTION



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