

Date Application Received: 11-10-15

**Application for Ordinance Amendment  
City of Harrisonburg, Virginia**

Fee: \$375.00

Total Paid: \$ 375.00 ✓

Applicant's Name: Kin Group, LLC.  
Street Address: P.O. Box 1076 Email: dweaver@rdbuildingsystems.com  
City: Harrisonburg State: VA Zip: 22803  
Telephone: Work 540.810.7337 Fax N/A Mobile same

Applicant's Representative: Dean Weaver  
Street Address: 632 Acker Lane Email: dweaver@blueridgearchitects.com  
City: Linville State: VA Zip: 22834  
Telephone: Work 540.810.7337 Fax N/A Mobile same

**Description of Amendment**

Zoning Ordinance Section: 10-3-57.5 - Area, density and dimensional regulations:  
Proposed Text: (b) Maximum density: Fifteen (15) dwelling units per acre

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

Signature:   
*Applicant Signature*

**ITEMS REQUIRED FOR SUBMISSION**

- Completed Application
- Ordinance Text
- Letter of description

- Fees Paid
- 
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November 10, 2015

Subject: Ordinance Amendment  
From: Kin Group, LLC

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To Whom It May Concern:

Kin Group, LLC. humbly submits an application to amend the R-7 City Zoning Code 10-3-57.5. Kin Group has identified the City R-7 zoning as being innovative, right-with-the-times, and responsible to the challenges and needs of our communities. Furthermore, we would like to build on the foresight shown back in 2005 when the City of Harrisonburg adopted the R-7 code by truly embracing the spirit and intent behind master planned communities with Traditional Neighborhood Design at the heart of this zoning. In doing so, we have overcome traditional development challenges but have also taken on new challenges that come with forging new ground. We have discovered that the R-7 code is valuable and with some adjustment could better advance the original intention of the ordinance.

We propose increasing slightly the density capability of the R-7 to better equip development in overcoming the additional costs associated with infill development of the sites that have been passed over by traditional development. This increase in density from 12 to 15 units per acre will help overcome the additional expense of said challenges. Even in doing so, the City will remain consistent with other zoning codes and densities. In fact, 15 units per acre within the R-7 medium density remains below the R-3 medium density allowing up to 21 townhomes per acre. This type of density is already deemed acceptable and by developing within the R-7 parameters you add additional insurances against over density and poor planning through master planning and enhanced review processes.

In conclusion, this amendment will go a long way in encouraging development of the difficult infill sites that are already supported by City infrastructure and where they will have a positive impact on the further development of surrounding transitional, difficult, and passed-by areas. I believe that this amendment will facilitate the type of development endorsed by the City back in 2005 but which has proven to be somewhat illusive to date.

Respectfully Submitted,



Dean Weaver  
Manager

November 10, 2015

Subject: Ordinance Text To Be Amended  
From: Kin Group, LLC

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Ordinance Text as is:

Sec. 10-3-57.5. - Area, density and dimensional regulations. Modified

(b) Maximum density: Twelve (12) dwelling units per acre.

Recommended Edited Ordinance Text:

(b) Maximum density: Fifteen (15) dwelling units per acre.

Submitted,

A handwritten signature in black ink, appearing to read "D. M. Weaver", with a long horizontal flourish extending to the right.

Dean Weaver  
Manager