



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Change of Zoning District
(Rezoning) Application
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

919 Colicello St
Property Address
04 H1 H17-30 2.96 ~~0.4~~ AC acres or sq.ft.
Tax Map Parcel/ID Total Land Area (circle)
Existing Zoning District: R7 Proposed Zoning District: R7
Existing Comprehensive Plan Designation:

PROPERTY OWNER INFORMATION

Kin Group LLC - Colicello North LLC
Property Owner Name
6322 Acker Ln - 649 Idlewild Dr
Street Address Fort Lauderdale
Livville VA FL VA 22834
City State Zip
Telephone
E-Mail

OWNER'S REPRESENTATIVE INFORMATION

Mary Fisher - Cottonwood Commercial
Owner's Representative
1962 Evelyn Byrd Avenue
Street Address
Harrisonburg VA 22801
City State Zip
Telephone
E-Mail

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.

See next sheet

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.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

3/5/2026
Date Application and Fee Received
Meg Rupkey
Received By
Total Fees Due: \$ 610 (Paid)
Application Fee: \$550.00 + \$30.00 per acre



city of **HARRISONBURG**
**COMMUNITY
DEVELOPMENT**

Change of Zoning District
(Reroning) Application
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

Property Address: 919 Callicello St Tax Map Parcel ID: 04 H1 H17-30 Total Land Area: 2.96 acres or sq ft (acres)
Existing Zoning District: R7 Proposed Zoning District: R7
Existing Comprehensive Plan Designation: _____

PROPERTY OWNER INFORMATION

Property Owner Name: Kim GOWELL - Callicello North LLC
Street Address: 6322 Acker Ln - 649 Idlewild Dr
City: Louisville State: VA Zip: 22834

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative: Manny Fisher - Cottonwood Commercial
Street Address: 1958 Evelyn Byrd Avenue
City: Harrisonburg State: VA Zip: 22801

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 preparing and reviewing this application. I also understand that, when required, public notice signs will be posted on the City-owned property.

[Signature]
PROPERTY OWNER

3/4/26
DATE

REQUIRED ATTACHMENTS

- ☐ Letter explaining proposed use & reasons for seeking change in zoning.
- ☐ Statement on profiles, 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.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

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

Thanks,
Manny Fisher, Commercial Realtor
Cottonwood Commercial
1958 Evelyn Byrd Avenue
Harrisonburg, VA 22801
[Redacted]
www.Cottonwood.com
Facebook: Manny Fisher

On Mar 4, 2026, at 4:51 PM, Al Thomas [Redacted] wrote:

[Quoted text hidden]

JORDAN K. BOWMAN

DIRECT DIAL
(540) 437-3058

EMAIL
jkb@littensipe.com

LITTEN & SIPE L.L.P.
ATTORNEYS AT LAW
410 NEFF AVENUE
HARRISONBURG, VIRGINIA 22801-3434

FIRM TELEPHONE
(540) 434-5353

FAX
(540) 434-6069

WEB
www.littensipe.com

March 31, 2026

Via Hand-Delivery

Attention: Thanh Dang, Deputy Director
Department of Community Development
City of Harrisonburg, Virginia
409 South Main Street
Harrisonburg, Virginia 22801

Re: Application to Amend R-7 Master Plan

Dear Ms. Dang:

Our firm represents Propst Family Development, LLC which has entered into a contract with Collicello North, LLC for the potential aspect of the Collicello North development (the “Development”), which is a permitted R-7 development with a Master Plan approved by the City Council on July 23, 2013. The Development features a mixture single-family homes and townhomes in a New-Urbanism, community-centered design.

Certain permitting steps toward construction of the Development have been completed, including (i) City approval of a site plan, (ii) approval of a preliminary subdivision plat, (iii) subdivision of portions of the Development, (iv) approval of subdivision variances to as contemplated by the Master Plan, and (v) recordation of covenants for the Development.

However, for construction of the Development to proceed, Propst Family Development, LLC has applied for certain Proposed Amendments to the Master Plan. The intent of the Proposed Amendments is to keep the core vision of the original Development, described on the enclosed “Collicello North Vision” document¹, but to adjust and update some details to enable the houses within the Development to be constructed at a product and price-point that meets market demand for housing within Harrisonburg and is economically viable, both for the developer and for the homeowners.

The following is a summary of the main proposed amendments to the Master Plan:

- Language regarding NetZero energy efficiency is modified to provide that although the houses will be constructed with certain energy-efficient features, including features that make the houses ready for the installation of solar panels, that the actual installation of solar panels will be optional for the homeowners. This amendment enables the developer to construct the housing at a price-point that is more affordable, while still making

¹ This language has been removed from the Master Plan at the suggestion of City Staff, but is being provided here for informational purposes as it is still relevant to the Project.

installation solar a viable option for homeowners, either at the time of purchase or at some time thereafter.

- Appendix A, Conceptual elevations and renderings, are removed from the Master Plan to provide for flexibility in construction and over time.
- Phasing is eliminated, to provide flexibility to adapt construction to market demands.
- Appendix C is removed, and language regarding the Property Owners' Association declaration is simplified to provide flexibility for changes, from time to time, except that language regarding public and private easements shall not materially change without permission from the City Zoning Administrator.

Please let me know if you have any questions or would like more information regarding these proposed amendments.

Cordially,

Jordan Bowman

Jordan K. Bowman
JKB
Enclosure – Vision Document

Collicello North Vision

I. Introduction

The following information comprises the Vision for Collicello North and the zoning regulations for development.

Vision

The Vision conveys the philosophy behind the conception and intent of Collicello North.

Zoning Regulations

The zoning regulations as identified in this section and Master Plan Layout (described below) define the myriad of regulations necessary to bring the Collicello North Vision to fruition.

Master Plan Layout

The Master Plan Layout (the “Layout”) is a graphic depiction of the Zoning Regulation sections, but the Layout is a governing detail of the Collicello North development, generally depicting where roads, buildings, sidewalks, landscaping, grading, and utilities will be provided.²

II. Vision

Collicello North is designed to be a community aligned with the purpose of the R-7 district and based on the 7 New Urbanism Principles:

- 1) The basic building block of a community is the neighborhood.
- 2) The neighborhood is limited in physical size, with well-defined edges and center.
- 3) Corridors form the boundaries between neighborhoods, both connecting and defining the neighborhoods.
- 4) Human scale sets the standard for proportion for buildings. Buildings must be disciplined in how they relate to their lots if public space is to be successfully demarcated.
- 5) Treating a range of transportation options as important is fundamental.
- 6) The street pattern is conceived as a network to create the greatest number of alternative routes from one part of the neighborhood to another.
- 7) Civic buildings belong on preferred sites such as squares and neighborhood centers.

General Intentions of Housing and Neighborhood

The houses of Collicello North are intended to be energy efficient and solar-ready. This means that at the core of each house will be the principles of design that are sustainable and efficient in practice, balanced against the goal of providing houses that are reasonably affordable. The houses are oriented to welcome the southern exposure, providing protection from the north while providing sufficiently sized and oriented roof space for solar and photo-voltaic arrays.

Weaving private areas and public areas into useable and inviting space is a challenge within urban planning. The R-7 asks for clustered groupings of living units to allow for open space. This is much

² Some utilities are identified on the Master Plan Layout as “proposed”,

easier to do when using a multi-family housing concept but is more difficult within a single-family model. Adding to the design challenges is the need to account for the demands of sustainable living. Through quality design, Collicello North has incorporated a zero-lot-line setback concept to create private outdoor living area, which also serves as the spacing between buildings to allow for access to the southern sky. The master plan will allow for multi-family development within the area delineated for mixed used. If such units are developed, these units will be integrated and made compatible with Collicello North's other residential units through the use of good site planning, common architectural themes and landscaping.

Collicello North will also incorporate a bicycle and pedestrian path. The purpose of this approximately 150' long and six (6) feet wide paved strip is to connect the upper streets with the lower access private road that leads to Edom Road. This connector has further significance as the developers of Collicello North would like to help connect this neighborhood to the planned Northend Greenway. Increasing the accessibility to the greater community while minimizing residence reliance on automobiles by creating and encouraging alternative transportation options, is a major component in Collicello North's New Urban Principles and emphasizes on sustainability.

The vision is for Collicello North to uniquely apply the attributes of the R-7 zoning in such a way that allows for the principles of New Urbanism, traditional neighborhood and sustainable design, to serve our community long into the future.

collicello NORTH



MASTER PLAN

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I. Zoning Regulations

Tables

Table A - Types, quantities, setbacks, etc. (included within the text of the Zoning Regulations)

Table B - General Landscape Plan

Appendices

Appendix A - Master Plan Layout

Collicello North

I. Zoning Regulations for Collicello North

Lot area, width, and depth, and setbacks for all buildings are stated in Table A.

TABLE A

LOT TYPE ¹	#of units	LOT SIZE (MIN.SF)	LOT DEPTH (MIN)	LOT WIDTH (MIN)	SETBACK
A- single family	7	2000'	70'	30'	0'
B- single family	7	1600'	50'	30'	0'
C -single family	3	1600'	45'	30'	0'
D-town home	6	700'	35'	19'	0'
E-town home	6	900'	40'	19'	0'
F-town home	6	700'	35'	19'	0'
Multi-Family	as permitted by density	no minimum	no minimum	no minimum	0'
Non-Residential	N/A	No minimum or maximum other than as required by the R-7 zoning regulations.	no minimum	no minimum	0'
* Any residential building type may be developed in conjunction with the mixed-use area or areas later added to the Master Plan **If the existing single family structure within the mixed-use area is used as a detached single family home there shall be no minimum lot size, lot depth or lot width requirements and it shall have zero setbacks.					

The Master Plan Layout illustrates the general arrangement and location of buildings and where residential unit types will be located. The application of typical requirements of the City's Zoning Ordinance Article T and other regulations for this development are specified below.

1. No provisions of the City's Zoning Ordinance Article T shall apply, however matters normally regulated by Article T are otherwise regulated as indicated below.
 - Patios, courtyards, terraces, porches and other similar features may have zero setbacks along all property lines.
 - Section 10-3-111 Height shall be applicable.
 - Accessory buildings shall be held to the same setbacks required of principal buildings and as afforded by the provisions of the H.O.A.
2. Walls and fences, beams and similar items which may restrict passage or vision or simply enhance private property shall not exceed 8', and may be located with a zero setback as afforded by the provisions of the H.O.A. except as restricted by needed sight lines for traffic.
3. In the event that residential dwellings utilize garage space to meet minimum required parking requirements, such space shall not be converted to livable space.

¹ A prior version of this Master Plan included specific building types. With this revision to the Master Plan, there is no inclusion of specific building types. However, the dimensions for these lot types as shown on this table still apply.

4. Any community building (i.e. pavilion) and any future amenities for the green/open space can be constructed in common areas with zero setbacks and as afforded by the provisions of the H.O.A.
5. A mixed-use area has been designated at the corner of 5th and Collicello Streets (See the Master Plan Layout in Appendix A). This area will include any of the following uses: Non-Residential as permitted by the district, Multi-Family Units, and/or any of the residential unit types listed in Table A or the existing single family detached structure. The existing structure will be maintained as is or either renovated with new construction added or will be demolished and new building(s) constructed. Lot and dimensional requirements for such uses is governed by Table A.
6. A property owners association (“HOA”) will be created to own and maintain common areas, easements, and improvements thereon. A Declaration of Covenants, Conditions, and Restrictions (the “Declaration”) will be recorded that will serve as the governing document for the HOA. The terms of the actual Declaration may be amended from time to time during the existence of the Project, provided that the public and private easements shall not be materially altered except upon permission in writing from the City Zoning Administrator.
7. Each home will be constructed to be solar-ready, including reserved breaker space in the main panel, conduit run from attic to electrical room, conduit stubbed toward the meter location, roof structural consideration for future attachment, and wall space allocated for inverter or battery.

Streets and Parking

The location of streets, access to parking areas, and sidewalks shall be constructed in the areas generally shown on the Master Plan Layout. The private road entrance for Collicello North off of Edom Road may be shared with tax map 40-I-6.

A variance to the Subdivision Ordinance for the design of streets, alleys, blocks, easements, sidewalks, and all such related features along with allowing lots to not have public street frontage shall be applied for during the preliminary platting of this development.

The variance is needed so the preliminary plat and final plat can be adopted in accordance to the Master Plan Layout.

Landscaping within the public and private street rights-of-ways will be maintained by the Collicello North Home Owners Association.

Bicycle and Pedestrian Path

As indicated on the Master Plan Layout, a bicycle and pedestrian path will be constructed in the general located shown along the west end of the Lower Green and Type D² lots and will continue north between the Type F & E lots. If this path cannot be accommodated in this general location, a different location may be provided within the development to provide the same connection intent as described in the Vision.

² See footnote 1.

Table B - Landscape

QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
TREES			
1	Gingo Biloba	GINKGO	2-2.5"
1	Acer Sacchanum	SUGAR MAPLE	2-2.5"
1	Cercis Cauadences	EASTERN REDBUD	6-8'
1	Thuja occidentalis 'Nigra'	BLACK CEDAR	6-7'
PROJECTED PLANT TYPES			
N/A	Buxus microphylla japonica 'Justin Brouwer'	JUSTIN BROUWER BOXWOOD	15-18", #3
N/A	Buxus sempervirens 'fastigiata'	FASTIGIATA BOXWOOD	30-36", #7
N/A	Ilex glabra 'Compacta'	COMPACT INKBERRY HOLLY	15-18", #3
N/A	Ilex x 'Christmas Jewel'	CHRISTMAS JEWEL HOLLY	36-42", #7
PROJECTED PERENNIALS AND ANNUALS			
N/A	Liriope muscari 'Variagata'	VARIEGATED LILYTURF	#1

* Similar plant materials may be substituted if suitable

Once plans are finalized we will develop a more formal landscape plan.

Appendix A

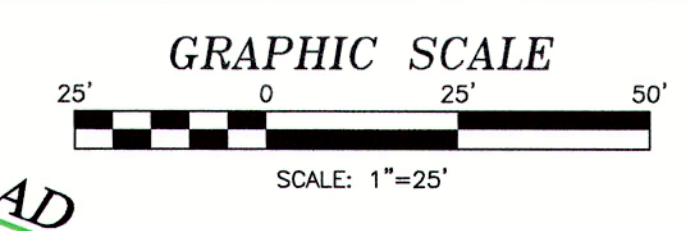
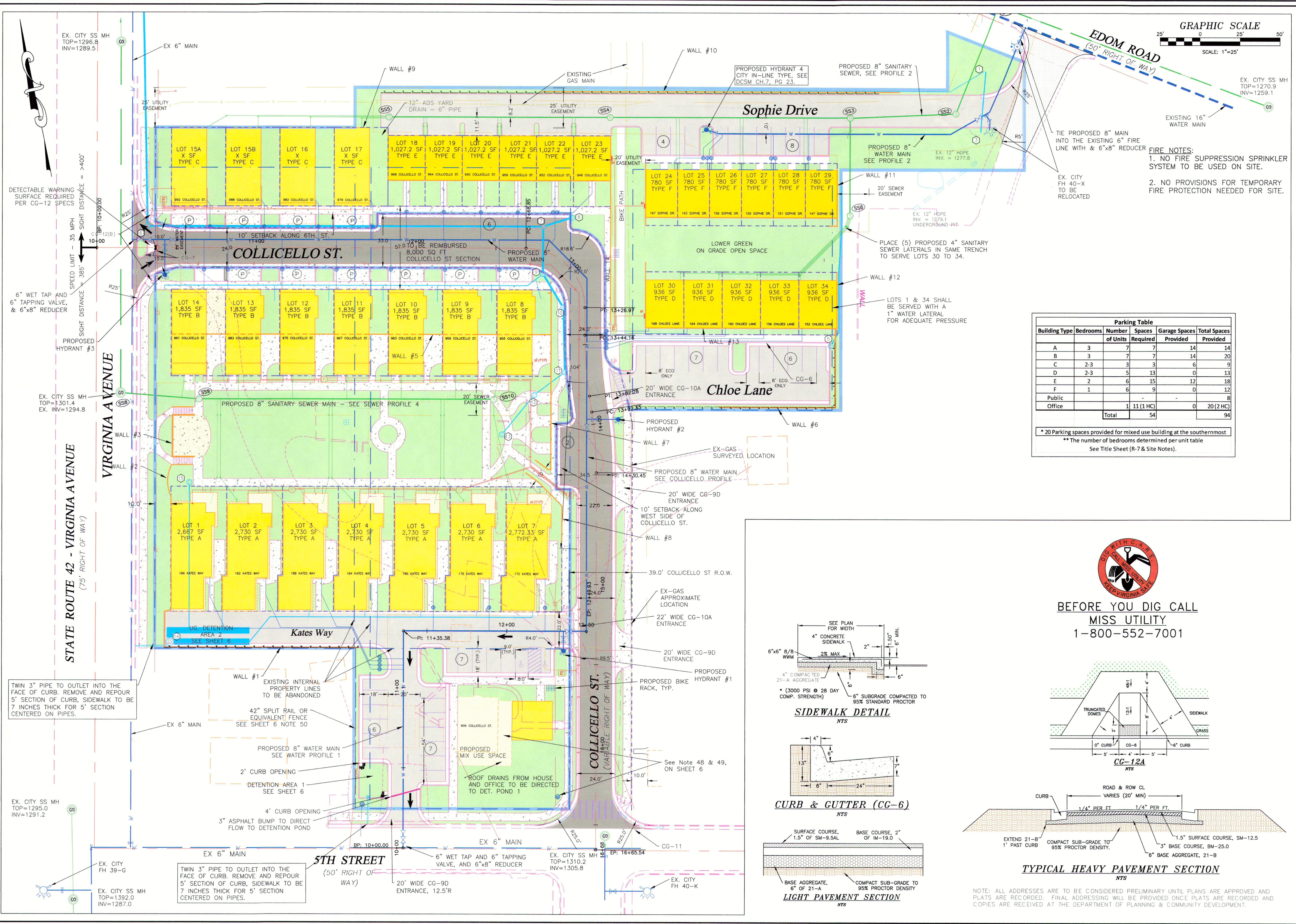
Master Plan Layout

Sec. 10-3-111. - Height.

The height regulations heretofore established will be adjusted in the following cases:

- (1) The height limitations of this chapter shall not apply to the architectural features such as chimneys, spires, etc., and necessary accessory structures such as water towers, smoke-stacks and conveyors which are incidental to uses permitted in nonresidential districts.
- (2) The limitations on the number of stories shall not comply to buildings and structures not intended for human occupancy, but heights shall be governed by technical and environmental standards.

(Ord. of 4-23-96)



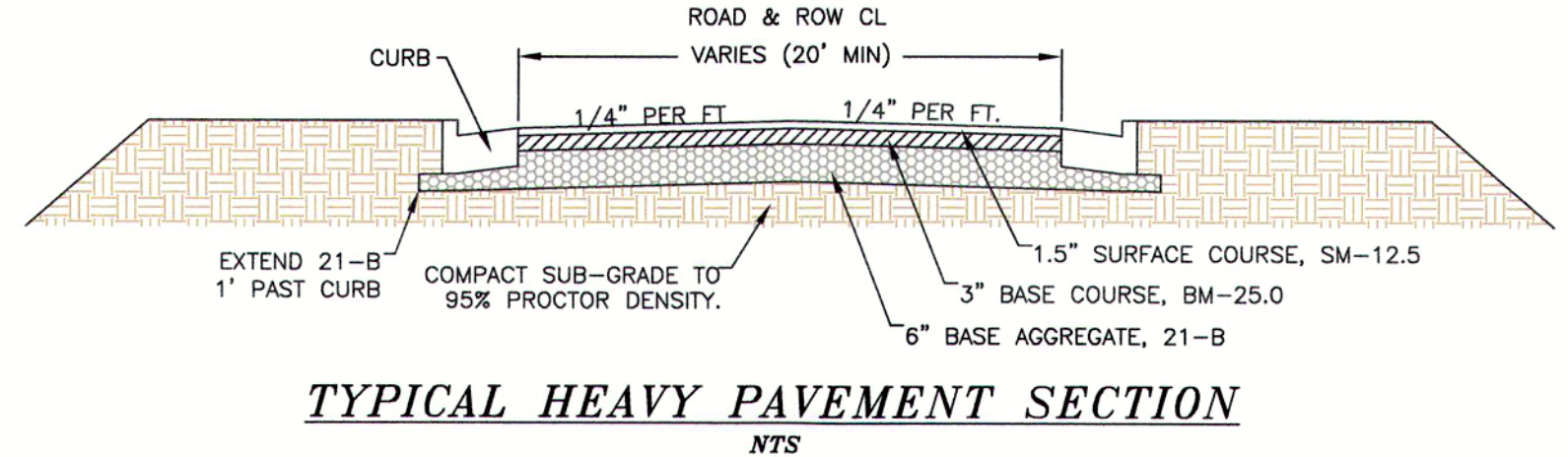
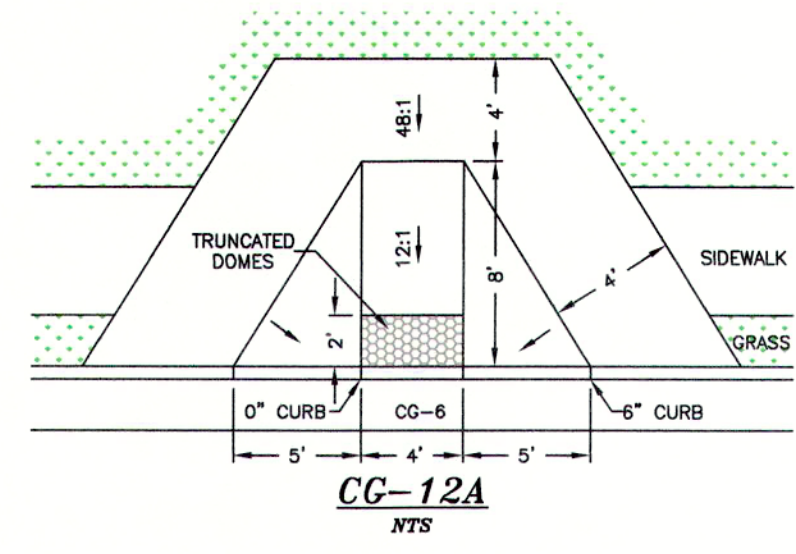
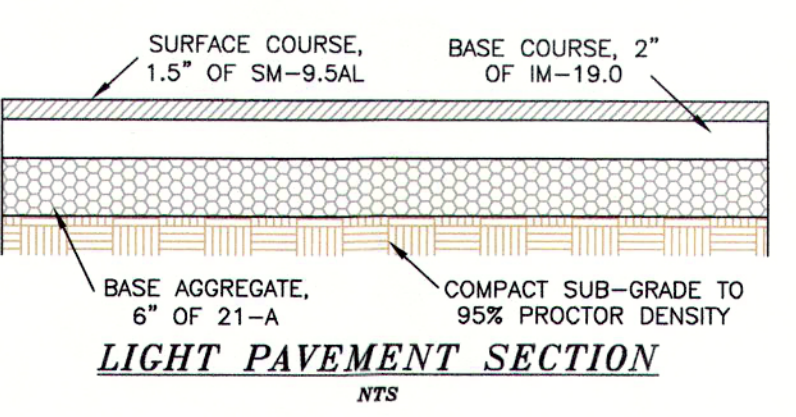
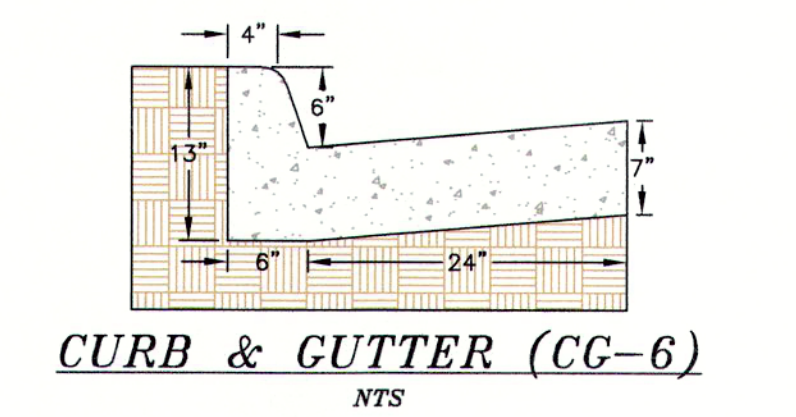
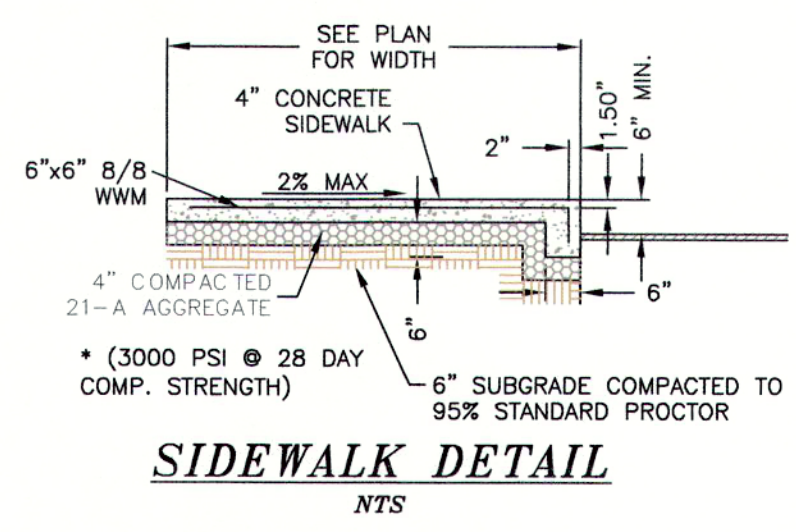
FIRE NOTES:
1. NO FIRE SUPPRESSION SPRINKLER SYSTEM TO BE USED ON SITE.
2. NO PROVISIONS FOR TEMPORARY FIRE PROTECTION NEEDED FOR SITE.

Parking Table					
Building Type	Bedrooms	Number of Units	Spaces Required	Garage Spaces Provided	Total Spaces Provided
A	3	7	7	14	14
B	3	7	7	14	20
C	2-3	3	3	6	9
D	2-3	5	13	0	13
E	2	6	15	12	18
F	1	6	9	0	12
Public Office		1	11 (1 HC)	0	20 (2 HC)
Total			54		94

* 20 Parking spaces provided for mixed use building at the southernmost
** The number of bedrooms determined per unit table
See Title Sheet (R-7 & Site Notes).



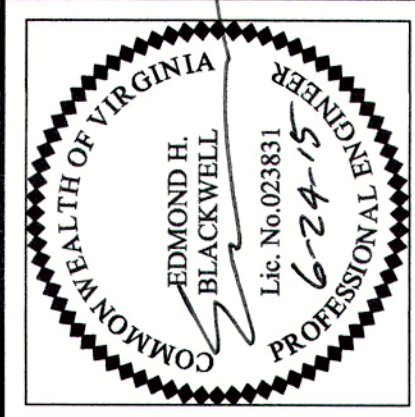
**BEFORE YOU DIG CALL
MISS UTILITY
1-800-552-7001**



NOTE: ALL ADDRESSES ARE TO BE CONSIDERED PRELIMINARY UNTIL PLANS ARE APPROVED AND PLATS ARE RECORDED. FINAL ADDRESSING WILL BE PROVIDED ONCE PLATS ARE RECORDED AND COPIES ARE RECEIVED AT THE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT.

Date: NOV 2013
Scale: AS SHOWN
Designed by: EHB
Drawn by: JRC/PBR
Checked by: EHB

BLACKWELL ENGINEERING, PLC
566 East Market Street
Harrisonburg, Virginia 22801
PHONE: (540)432-9555 FAX: (540)434-7804
E-Mail: BE@BlackwellEngineering.com



Revision Dates	
3	07/22/14 CITY COMMENTS
4	08/28/14 CITY COMMENTS
5	10/22/14 CITY COMMENTS
6	04/29/15 ADDENDUM #1

MASTER PLAN
COLLICELLO NORTH
KIN GROUP, LLC
5782 GREENHILL ROAD
LINVILLE, VA 22834

Drawing No.
2
of 8 Sheets
Job No. 2266

collicello NORTH

MASTER PLAN

[Kin Group, LLC](#)
[6322 Acker Lane](#)
[Linville, VA 22834](#)

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~~II. Vision~~

~~III. Zoning Regulations~~

Tables

Table A - Types, quantities, setbacks, etc. (included within the text of the Zoning Regulations)

Table B - General Landscape Plan

Appendices

~~Appendix A - Conceptual elevations and renderings~~

Appendix ~~AB - Phasing, Proposed Public Street Right Of Way, Parking and Common areas~~Master Plan Layout

~~Appendix C - Property Owners' Association Covenants, Conditions, and Rights~~

Collicello North

I. Introduction

The following information comprises the Vision for Collicello North and the zoning regulations for development.

Vision

The Vision conveys the philosophy behind the conception and intent of Collicello North.

Zoning Regulations

The zoning regulations as identified in this section and Master Plan layout (described below) define the myriad of regulations necessary to bring the Collicello North Vision to fruition.

Master Plan Layout

The Master Plan layout is a graphic depiction of the Zoning Regulation sections, but the layout is a governing detail of the Collicello North development generally depicting where roads, buildings, sidewalks, landscaping, grading, and utilities will be provided.

II. Vision

Collicello North is designed to be a NetZero Ready Community aligned with the purpose of the R-7 district and based on the 7 New Urbanism Principles:

- 1) The basic building block of a community is the neighborhood.
- 2) The neighborhood is limited in physical size, with well defined edges and center.
- 3) Corridors form the boundaries between neighborhoods, both connecting and defining the neighborhoods.
- 4) Human scale sets the standard for proportion for buildings. Buildings must be disciplined in how they relate to their lots if public space is to be successfully demarcated.
- 5) Treating a range of transportation options as important is fundamental.
- 6) The street pattern is conceived as a network to create the greatest number of alternative routes from one part of the neighborhood to another.
- 7) Civic buildings belong on preferred sites such as squares and neighborhood centers.

Every detail of Collicello North is designed to facilitate the manifestation of these principles and concepts into the fabric of a vibrant traditional neighborhood that is connected to greater Harrisonburg. Collicello North does not wish to define itself as its own community, but rather as a neighborhood among neighborhoods within the Harrisonburg community.

General Intentions of Housing and Neighborhood

The houses of Collicello North are intended to be NetZero Ready. This means that at the core of each house will be the principles of design that are the most sustainable and the most efficient in practice. First, and most importantly, the houses are not oversized, averaging around 1300 sf. Secondly, the downsized houses are oriented to welcome the southern exposure, providing protection from the north while providing sufficiently sized and oriented roof space for solar and photo voltaic arrays. Thirdly, each home is constructed with an exceptionally tight and efficient shell. These three concepts combined with the use of quality products, excellent craftsmanship and a "house as a system" approach to design, allow the houses of Collicello North to achieve a NetZero capability, producing as much energy as they use.

Weaving private areas and public areas into useable and inviting space is a challenge within urban planning. The R-7 asks for clustered groupings of living units to allow for open space. This is much easier to do when using a multi-family housing concept but is more difficult within a single-family model. Adding to the design challenges is the need to account for the demands of sustainable living. Through quality design, Collicello North has incorporated a zero-lot-line setback concept to create private outdoor living area, which also serves as the spacing between buildings to allow for access to the southern sky. Appendix A illustrates elevation conceptual renderings of the single-family buildings. Although no renderings have been sketched, the master plan will allow for multi-family development within the area delineated for mixed use. If such units are developed, these units will be integrated and made compatible with Collicello North's other residential units through the use of good site planning, common architectural themes and landscaping.

Collicello North will also try to incorporate a bicycle and pedestrian path. The purpose of this approximately 150' long and six (6) feet wide paved strip is to connect the upper streets with the lower access private road that leads to Edom Road. This connector has further significance as the developers of Collicello North would like to help connect this neighborhood to the planned Northend Greenway. Increasing the accessibility to the greater community while minimizing residence reliance on automobiles by creating and encouraging alternative transportation options, is a major component in Collicello North's New Urban Principles and emphases on sustainability.

The vision is for Collicello North to uniquely apply the attributes of the R-7 zoning in such a way that allows for the principles of New Urbanism, traditional neighborhood and sustainable design, to serve our community long into the future.

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III.I. Zoning Regulations for Collicello North

Lot area, width, and depth, and setbacks for all buildings are stated in Table A.

TABLE A

BUILDING LOT TYPE ¹	#of units	LOT SIZE (MIN.SF)	LOT DEPTH (MIN)	LOT WIDTH (MIN)	SETBACK
A- single family	7	2000'	70'	30'	0'
B - single family	7	1600'	50'	30'	0'
C -single family	3	1600'	45'	30'	0'
D -town home	6	700'	35'	19'	0'
E-town home	6	900'	40'	19'	0'
F-town home	6	700'	35'	19'	0'
Multi-Family	as permitted by density	no minimum	no minimum	no minimum	0'
Non-Residential	N/A	No minimum or maximum other than as required by the R-7 zoning regulations.	no minimum	no minimum	0'

• Any residential building type may be developed in conjunction with the mixed-use area or areas later added to the Master Plan
^{**}One duplex on lot 13 & 14 (Type B units)
^{***}If the existing single family structure within the mixed-use area is used as a detached single family home there shall be no minimum lot size, lot depth or lot width requirements and it shall have zero setbacks.

The Master Plan Layout illustrates the general arrangement and location of buildings and where residential unit types will be located. The application of typical requirements of the City's Zoning Ordinance Article T and other regulations for this development are specified below.

- No provisions of the City's Zoning Ordinance Article T shall apply, however matters normally regulated by Article T are otherwise regulated as indicated below.
 - Patios, courtyards, terraces, porches and other similar features may have zero setbacks along all property lines.
 - Section 10-3-111 Height shall be applicable.
 - Accessory buildings shall be held to the same setbacks required of principal buildings and as afforded by the provisions of the H.O.A.
- Walls and fences, beams and similar items which may restrict passage or vision or simply enhance private property shall not exceed 8', and may be located with a zero setback as afforded by the provisions of the H.O.A. except as restricted by needed sight lines for traffic.
- In the event that residential dwellings utilize garage space to meet minimum required parking requirements, such space shall not be converted to livable space.

¹ A prior version of this Master Plan included specific building types. With this revision to the Master Plan, there is no inclusion of specific building types. However, the dimensions for these lot types as shown on this table still apply.

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4. Any community building (i.e. pavilion) and any future amenities for the green/open space can be constructed in common areas with zero setbacks and as afforded by the provisions of the H.O.A.
 5. A mixed-use area has been designated at the corner of 5th and Collicello Streets (See [the Master Plan Layout](#) in Appendix B.A). This area will include any of the following uses: Non-Residential as permitted by the district, Multi-Family Units, and/or any of the residential unit types listed in Table A or the existing single family detached structure. The existing structure will be maintained as is or either renovated with new construction added or will be demolished and new building(s) constructed. Lot and dimensional requirements for such uses is governed by Table A.
 6. ~~Although the master plan layout illustrates 35 residential units, given the intent of #5 as noted above, the total number and type of dwelling units will ultimately be determined by the finalized total square footage of the master planned R-7-A property owners association ("HOA") will be created to own and maintain common areas, easements, and improvements thereon. A Declaration of Covenants, Conditions, and Restrictions (the "Declaration") will be recorded that will serve as the governing document for the HOA. The terms of the actual Declaration may be amended from time to time during the existence of the Project, provided that the public and private easements shall not be materially altered except upon permission in writing from the City Zoning Administrator.~~
 7. Each home will be constructed to be solar-ready, including reserved breaker space in the main panel, conduit run from attic to electrical room, conduit stubbed toward the meter location, roof structural consideration for future attachment, and wall space allocated for inverter or battery.
6. —
7. —

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Streets and Parking

The location of streets, access to parking areas, and sidewalks shall be constructed in the areas generally shown on the Master Plan [Layout](#) and as shown in the layout in Appendix B. The private road entrance for Collicello North off of Edom Road may be shared with tax map 40-I-6.

A variance to the Subdivision Ordinance for the design of streets, alleys, blocks, easements, sidewalks, and all such related features along with allowing lots to not have public street frontage shall be applied for during the preliminary platting of this development.

The variance is needed so the preliminary plat and final plat can be adopted in accordance to the Master Plan [and Appendix B Layout](#). ~~Note that Appendix B provides proposed street widths, sidewalks, and indicates streets as public or private. Appendix B also delineates parking areas.~~

- Landscaping within the public and private street rights-of-ways will be maintained by the Collicello North Home Owners Association.

Bicycle and Pedestrian Path

As indicated on the Master Plan [Layout](#), a bicycle and pedestrian path ~~is~~ will be constructed in the generally located [shown](#) along the west end of the Lower Green and Type D² ~~units lots~~ and will continue north between the Type F & E ~~units lots~~. If this path cannot be accommodated in this general location, a different location may be provided within the development to provide the same connection intent as described in the Vision.

Transit

~~So long as the Harrisonburg Department of Public Transportation approves of a location, a bus stop will be provided near the intersection of 5th and Collicello Streets. Until such time that the mixed-use area is sufficiently developed, the existing bus stop location on the corner of Collicello and 3rd is acceptable.~~

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² See footnote 1.

~~However, when the mixed use area is substantially completed, which includes shelter for individuals waiting for the bus, it is the developers' extreme wish to have a bus stop located as proposed on the Master Plan.~~

Table B - Landscape

QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
TREES			
1	Gingo Biloba	GINKGO	2-2.5"
1	Acer Sacchanum	SUGAR MAPLE	2-2.5"
1	Cercis Cauadences	EASTERN REDBUD	6-8'
1	Thuja occidentalis 'Nigra'	BLACK CEDAR	6-7'
PROJECTED PLANT TYPES			
N/A	Buxus microphylla japonica 'Justin Brouwer'	JUSTIN BROUWER BOXWOOD	15-18", #3
N/A	Buxus sempervirens 'fastigiata'	FASTIGIATA BOXWOOD	30-36", #7
N/A	Ilex glabra 'Compacta'	COMPACT INKBERRY HOLLY	15-18", #3
N/A	Ilex x 'Christmas Jewel'	CHRISTMAS JEWEL HOLLY	36-42", #7
PROJECTED PERENNIALS AND ANNUALS			
N/A	Liriope muscari 'Variagata'	VARIEGATED LILYTURF	#1

* Similar plant materials may be substituted if suitable

Once plans are finalized we will develop a more formal landscape plan.

~~Appendix A~~

~~Illustrates conceptual renderings of the residential buildings.~~

~~Appendix B~~

~~Phasing, Proposed Public Street Right Of Way, Parking and Common areas~~ Master Plan Layout

~~Appendix C~~

~~Property Owners' Association Covenants, Conditions, and Rights~~

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City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information				
Consultant Name:	Jason Propst			
Telephone:	540-476-0454			
E-mail:	Jason@propstfamilydev.com			
Owner Name:	Al Thomas			
Telephone:	773-502-5024			
E-mail:	Almarkthomas@gmail.com			
Project Information				
Project Name:	Collicello North			
Project Address:	919 Collicello Street			
TM #:	40-H-1			
Existing Land Use(s):	Housing			
Proposed Land Use(s): (if applicable)	Vacant			
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)	2.96 AC, 36 lot subdivision including existing Home at 919 Collicello. Development is divided into 18 Single Family detached homes and 17 attached. Main Entrances from Collicello street at 919 and from the opposite corner from Virginia Avenue. +			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	20			
PM Peak Hour Trips:	26			

(reserved for City staff)

TIA required? Yes _____ No ☒

Comments:

Accepted by: Zenith Mason

Date: 03/06/2026

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	Single Family Detached	210	Dwelling Unit	19	13	18
2	Proposed #2	Single Family Attached	215	Dwelling Unit	17	8	9
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					21	27
8	Existing #1	Single Family Detached	210	Dwelling Unit	1	1	1
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					1	1
15	Final Total (Total New – Total Existing)					20	26

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.