



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

907 N. Main St
Property Address

41-C-43
Tax Map Parcel/ID

0.395
Total Land Area

acres or sq.ft.
(circle)

Existing Zoning District: B-2

Proposed Zoning District: R-5C

Existing Comprehensive Plan Designation: Mixed Use

PROPERTY OWNER INFORMATION

Farhad Koyee, Bahar Mikael, & Akarr Koyee
Property Owner Name

540-433-4911
Telephone

1951 Rhianon Lane
Street Address

FarhadKoyee11@yahoo.com
E-Mail

Harrisonburg VA 22801
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Farhad Koyeem
Owner's Representative

540-433-4911
Telephone

1951 Rhianon Lane
Street Address

FarhadKoyee11@yahoo.com
E-Mail

Harrisonburg VA 22801
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.

[Signature]
PROPERTY OWNER

2/24/2021
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

2/25/2021
Date Application and Fee Received

[Signature]
Received By

Total Fees Due: \$ 580⁰⁰ ✓
Application Fee: \$550.00 + \$30.00 per acre



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Special Use Permit Application
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

907 N. Main St
Property Address

41-C-43
Tax Map

0.395
Total Land Area

acres or sq.ft.
(circle)

Existing Zoning Classification: B-2

Special Use being requested: Retail stores, convenience shops, personal service establishments, restaurants (excluding those with drive-through facilities), and business and professional offices

PROPERTY OWNER INFORMATION

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Property Owner Name

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[Signature]
PROPERTY OWNER

2/24/2021
DATE

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

2-25-2021
Date Application and Fee Received

Total Fees Due: \$455.00 ✓
Application Fee: \$425.00 + \$30.00 per acre

[Signature]
Received By

July 1, 2020

Adam Fletcher
Director of Community Development
City of Harrisonburg
409 South Main Street
Harrisonburg, VA 22801

Mr. Fletcher,

The purpose of this letter is to seek the rezoning and a special use permit for the property located at 907 N Main St, currently zoned B-2 General Business District, to R-5C High Density Residential District conditional per the attached proffer letter.

The property is currently vacant, and we would like to develop it as a mixed-use development to include residential and commercial uses. While Business and Commercial uses are a permitted within the B-2 district, our interest is to combine high density residential uses with it. We believe that an R-5 zoning along with a Special Use Permit to allow for retail stores, convenience shops, personal service establishments, restaurants (excluding those with drive-through facilities), and business and professional offices, would provide the greatest flexibility for the use of the property. This would also align the proposed uses with the intent of the City's Comprehensive Plan and the Land Use Guide, which identifies this property and the adjacent ones along N Main St. as for Mixed Use.

In addition, we have included proffers to condition / reduce the occupancy within each dwelling unit, and have proffered that we would provide 1.5 parking spaces per townhouse or multi-family unit. See attached.

Thank you and staff for your consideration.

Representative
Farhad Koyee
1951 Rhianon La.
Harrisonburg, VA 22801

Statement of Proffers for Conditional Rezoning of 907 North Main Street

In connection with the rezoning request for the property located at 907 North Main Street (TM: 41-C-43) the following is hereby proffered.

1. Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.
2. Townhouses and multi-family dwelling units shall provide 1.5 parking spaces per unit.
3. All traffic generating uses from the site will be limited to a combined total of 100 vehicle trips in either the AM or PM peak hour based on the gross square footage, number of dwellings, or other unit of measure and as calculated using the latest edition of the Institute of Transportation Engineers' Trip Generation Manual.

Representative
Farhad Koyee
1951 Rhianon La.
Harrisonburg, VA 22801





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:	Colman Engineering			
Telephone:	540-246-3712			
E-mail:	contact@colmanengineering.com			
Owner Name:	Farhad Koyee, Bahar Mikael, & Sabir Haji			
Telephone:	540-433-4911			
E-mail:	FarhadKoyee11@yahoo.com			
Project Information				
Project Name:	North Main Commercial Center			
Project Address:	907 N. Main St, Harrisonburg, VA 22802			
TM #:	TM#: 41-C-43			
Existing Land Use(s):	Vacant Lot			
Proposed Land Use(s): (if applicable)	Apartments & Commercial Use Space			
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" type="radio"/>	Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Construction of apartment buildings with some commercial use space and parking. Use of commercial space may be limited by special use permit to restrict traffic generation.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	98			
PM Peak Hour Trips:	78			

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

This rezoning, with special use permit, contains proffers that preclude uses that would generate more than 100 trips in either peak hour.

Accepted by: Jakob zum Felde

Date: 7/6/20

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	Multi-Family Housing (Low-Rise)	220	DU	6	3	3
2	Proposed #2	Small Office Building	712	1000 s.f. GFA	0.6	1	1
3	Proposed #3	Convenience Market	851	1000 s.f. GFA	1.5	94	74
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					98	78
8	Existing #1	Vacant				0	0
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					0	0
15	Final Total (Total New – Total Existing)					98	78

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.