



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

715 N. Dogwood Dr
Property Address

039 0 2
Tax Map Parcel/ID

0.99
Total Land Area

acres or sq. ft.
(circle)

Existing Zoning District: R-1

Proposed Zoning District: R-5

Existing Comprehensive Plan Designation: R-1

PROPERTY OWNER INFORMATION

New Venture Partners, LLC (Gary Myers)
Property Owner Name

(540)810-5840
Telephone

P.O. Box 1215
Street Address

myersbc@comcast.net
E-Mail

Harrisonburg VA 22803
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Gil Colman, PE - Colman Engineering
Owner's Representative

(540) 246-3712
Telephone

1123 S High Street
Street Address

gil@colmanengineering.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.

Gary J. Myers 8-9-24
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

8/9/24
Date Application and Fee Received

Total Fees Due: \$ 580 paid
Application Fee: \$550.00 + \$30.00 per acre

[Signature]
Received By



1123 S. High Street
Harrisonburg, VA 22801
540-246-3712
contact@colmanengineering.com

August 6, 2024

Thanh Dang, AICP
Deputy Director of Community Development
Department of Community Development
409 South Main Street
Harrisonburg, VA 22801

RE: North Dogwood Apartments Rezoning Request

Dear Thanh,

The purpose of this letter is to seek rezoning for the property located at 715 N. Dogwood Dr., identified as TM# 039 O 2, to be rezoned from R-1 to R-5.

This property currently has an area of approximately 43,470.55 sf (0.99 ac) and is vacant.

We would like to rezone this property to R-5 in order to create a new residential community. Each of the 8 multi-family buildings will include two apartments (a two-levels upstairs apartment, and a one-level downstairs apartment), for a total of 16 dwelling units. There will be an entrance to 3rd Street. The internal drive will accommodate a fire truck.

The proposed residential community aligns with the Comprehensive Plan and the Land Use Guide, as it integrates with existing mixed-use character of the neighborhood where single-family homes are flanked by multi-family apartment buildings to the south west, and to the north (future Sunshine Apartments), and commercial and industrial buildings to the north, northeast, and northwest.

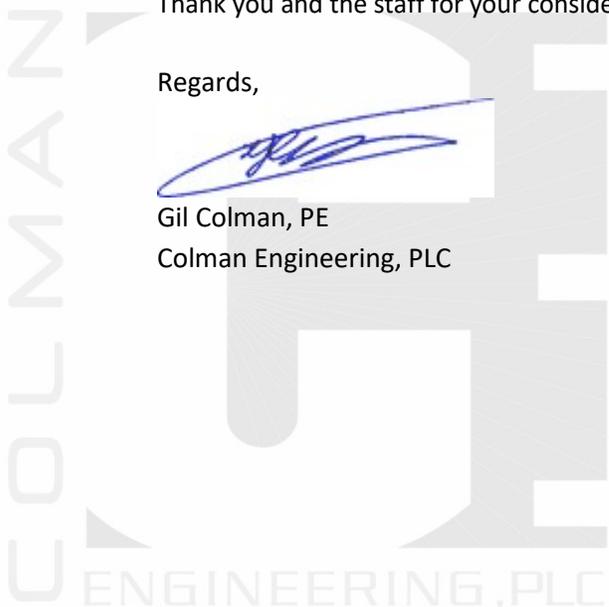
The proposed development is adjacent to industrial and commercial properties and will serve as a transition to the single-family properties.

Thank you and the staff for your consideration.

Regards,

A handwritten signature in blue ink, appearing to read 'Gil Colman', is written over a large, faint, grey watermark of the Colman Engineering, PLC logo.

Gil Colman, PE
Colman Engineering, PLC





1123 S. High Street
Harrisonburg, VA 22801
540-246-3712
contact@colmanengineering.com

August 6, 2024

Thanh Dang, AICP
Deputy Director of Community Development
Department of Community Development
409 South Main Street
Harrisonburg, VA 22801

RE: North Dogwood Apartments Proposed Proffers

Dear Thanh,

As part of our rezoning request for the property located at 715 N. Dogwood Dr., identified as TM# 039 O 2, to be rezoned from R-1 to R-5, New Venture Partners, LLC offers the following proffers:

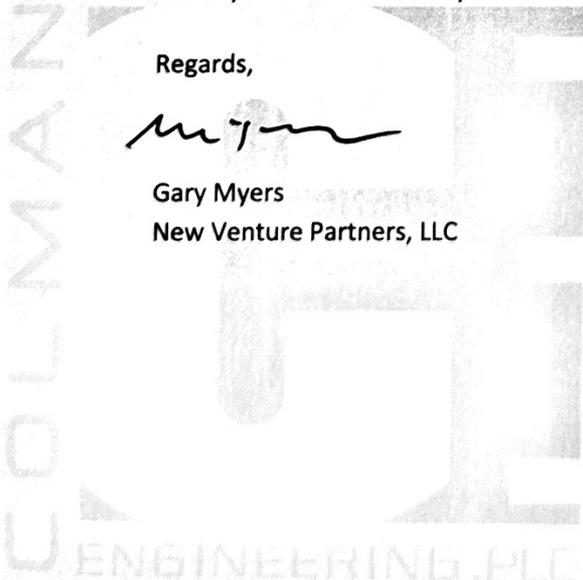
1. Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.
2. Townhouses or multi-family dwelling units shall provide 1.5 parking spaces per unit.
3. Create and maintain a landscape buffer with trees planted within 20-feet of the eastern property boundary (adjacent to North Dogwood Drive and Rockingham Drive). The buffer shall include no less than one (1) small deciduous tree, as defined in the Zoning Ordinance, planted for every 35 linear feet of the eastern property boundary excluding the width of entrance.
4. At the time of development, a 20-ft wide shared-use path easement and 5-ft temporary construction easement will be dedicated to the City. The easement will extend from Rockingham Drive / North Dogwood Drive public Right-of-Way to the northwestern corner of the property as illustrated on the rezoning exhibit.
5. The entrance serving the development shall be located at the intersection of North Dogwood Drive and Third Street. Additionally, the developer shall design and construct necessary intersection improvements to ensure safe intersection operations as deemed necessary and as approved by the Department of Public Works.

Thank you and the staff for your consideration.

Regards,

A handwritten signature in black ink, appearing to read 'Gary Myers'.

Gary Myers
New Venture Partners, LLC





VICINITY MAP
1" = 2000'

TURKEY PROPERTIES, LLC
3762 TRAVELERS RD
HARRISONBURG, VA 22801
TAX MAP 39-P-1
ZONE: B-2C
USE: VACANT

BRAUVIN NET INVESTMENTS LLC
500 VOLVO PARKWAY
CHESAPEAKE, VA 23320
TAX MAP 39-F-1
ZONE: B-2C
USE: COMMERCIAL - RETAIL
SERVISE

NEW VENTURE PARTNERS, LLC
P.O. BOX 1215
HARRISONBURG, VA 22802

2.271 ACRES
D.B. 2782, PG. 210
TRACT FOUR
TAX MAP 39-(E)-7
ZONE: M-1
USE: COMMERCIAL

ANTONIO P & RACHEL E FLOWE
580 3RD ST
HARRISONBURG, VA 22802
TAX MAP 39-P-6
ZONE: R-1
USE: RESIDENTIAL - SINGLE
FAMILY DETACHED

PROPOSED 20' DRIVE
& 5' SIDEWALK

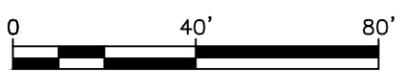
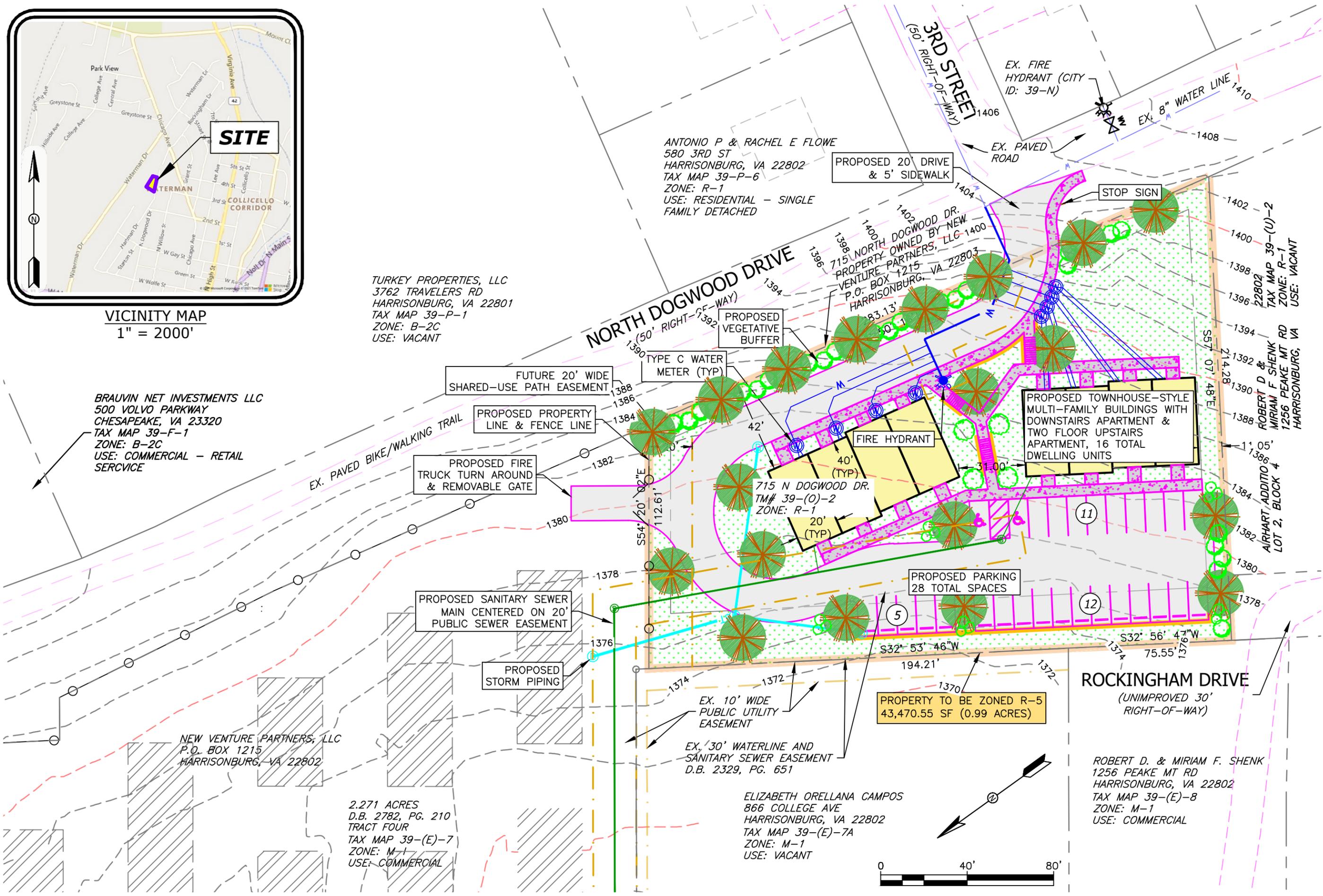
715 NORTH DOGWOOD DR.
PROPERTY OWNED BY NEW
VENTURE PARTNERS, LLC-1400
P.O. BOX 1215
HARRISONBURG, VA 22803

715 N DOGWOOD DR.
TM# 39-(O)-2
ZONE: R-1

PROPERTY TO BE ZONED R-5
43,470.55 SF (0.99 ACRES)

ELIZABETH ORELLANA CAMPOS
866 COLLEGE AVE
HARRISONBURG, VA 22802
TAX MAP 39-(E)-7A
ZONE: M-1
USE: VACANT

ROBERT D. & MIRIAM F. SHENK
1256 PEAKE MT RD
HARRISONBURG, VA 22802
TAX MAP 39-(E)-8
ZONE: M-1
USE: COMMERCIAL



Project: CE202370
Sheet: C of 1

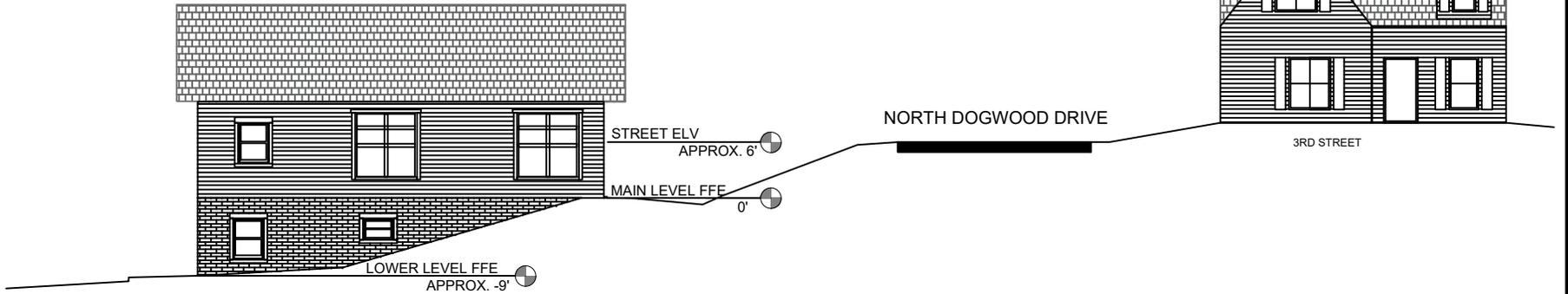
Revisions: _____

Date: 7/5/2024
Scale: 1" = 40'
Designer: GLC, PE
Draftsman: JDY
Reviewer: GLC, PE

REZONING EXHIBIT
North Dogwood Apartments
New Venture Partners, LLC
P.O. BOX 1215
HARRISONBURG, VA 22803

COLMAN ENGINEERING .PLC
1123 South High Street | Harrisonburg, VA 22801 | Ph: (540) 246-3712
Email: contact@colmanengineering.com | www.colmanengineering.com

PROPOSED MULTI-FAMILY BUILDINGS WILL BE LOCATED BETWEEN 6' AND 8' BELOW STREET LEVEL



CONCEPT ELEVATION DRAWING
(NOT TO SCALE)



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: Telephone: E-mail:				
Owner Name: Telephone: E-mail:				
Project Information				
Project Name:				
Project Address: TM #:				
Existing Land Use(s):				
Proposed Land Use(s): (if applicable)				
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)				
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:				
PM Peak Hour Trips:				

(reserved for City staff)

TIA required? Yes _____ No TM
Comments:

Accepted by: Zenith Mason Date: 8/8/2024

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					
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1					
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips					
15	Final Total (Total New – Total Existing)					

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.