

CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

1311 PORT REPUBLIC RD, HARRISONBURG, VA 22801
Property Address
088-F-7; 088-F-8;
088-F-9 & 088-F-10
Tax Map Parcel/ID
+/- 19.66
Total Land Area
acres or sq.ft.
(circle)
Existing Zoning District: R-1 SINGLE FAMILY RESIDENTIAL
Proposed Zoning District: R-8 SMALL LOT RESIDENTIAL
Existing Comprehensive Plan Designation:

PROPERTY OWNER INFORMATION

PRR 1, LLC
Property Owner Name
20428 BOWFONDS ST
Street Address
ASHBURN VA 20147
City State Zip
571-271-9828
Telephone
micahcorder@gmail.com
E-Mail

OWNER'S REPRESENTATIVE INFORMATION

VALLEY ENGINEERING
Owner's Representative
4901 CROWE DRIVE
Street Address
MT. CRAWFORD VA 22841
City State Zip
(540) 434-6365
Telephone
cgeorge@valleyesp.com
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.

PRR 1, LLC by
Micah Corder
PROPERTY OWNER Manager

11/2/23
DATE

REQUIRED ATTACHMENTS

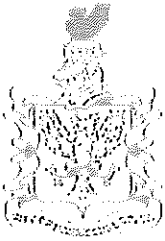
- ☒ Letter explaining proposed use & reasons for seeking change in zoning.
- ☒ Statement on proffers, if applying for conditional rezoning.
- ☒ Survey of property or site map.
- ☒ Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works 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

11/3/23
Date Application and Fee Received

Total Fees Due: \$ 1150
Application Fee: \$550.00 + \$30.00 per acre

Received By *[Signature]*



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

1311 PORT REPUBLIC RD, HARRISONBURG, VIRGINIA 22801

Property Address

088-F-7; 088-F-8;

088-F-9 & 088-F-10

Tax Map

+/- 19.66 ac

Total Land Area

(acres) or sq.ft.
(circle)

Existing Zoning Classification: R1 (R8 Proposed)

Special Use being requested: This request is in addition to an application for a rezoning to R-8 (Small Lot Residential), the special use permit is to allow attached townhomes of not more than eight units per section 10-3-59.4(1)

PROPERTY OWNER INFORMATION

PRR 1, LLC

Property Owner Name

20428 BOWFONDS ST

Street Address

ASHBURN

City

VA

State

20147

Zip

571-271-9828

Telephone

micahcorder@gmail.com

E-Mail

OWNER'S REPRESENTATIVE INFORMATION

VALLEY ENGINEERING

Owner's Representative

4901 CROWE DRIVE

Street Address

MT. CRAWFORD

City

VA

State

22841

Zip

540-434-6365

Telephone

cgeorge@valleyesp.com

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.

PRR 1, LLC by

2/1/23

PROPERTY OWNER

Micah Corder
Manager

11/2/23
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

11/13/23
Date Application and Fee Received

Total Fees Due: \$ *1025*
Application Fee: \$425.00 + \$30.00 per acre

Crjg
Received By

February 7, 2024

City of Harrisonburg
Community Development
Attn: Adam Fletcher, Director
409 South Main St.
Harrisonburg, VA 22801

Re: Change of Zoning District (Rezoning) Application
Tax Map Parcel: 008 F 7, 008 F 8, 008 F 9, 008 F 10
Owner PRR 1, LLC
Applicant: Evergreene Homes
Project Address: 1211, 1245, 1311 Port Republic Road

Dear Mr. Fletcher,

On behalf of the property owner and applicant, please find the following submittal documents including: Rezoning Application, Special Use Permit Application, Statement of Proffers, Concept Plan, and checks for \$2,175.00 (\$1,150.00 rezoning and \$1,025.00 for SUP). This application requests a rezoning to R-8 (Small Lot Residential) with a special use permit per section 10-3-59.4(1) to allow attached townhomes of not more than eight (8) units.

The parcels that are included in this rezoning are currently zoned R-1 and are identified as Low Density Mixed Residential and Limited Commercial in the 2018 Comprehensive Plan. The Property is bounded by single family residential/commercial uses to the south, single family residential to the west (Stonespring Village), and single family residential/vacant land to the north. Low Density Mixed Residential ("LDMR") is described in the 2018 Comprehensive Plan as having around 7 dwelling units per acre, this project proposes a maximum 6.51 dwelling units per acre with a mix of single family, duplex, and townhome units. The project does not propose commercial uses, primarily due to the presence of flood plain within the area identified in the Comprehensive Plan as limited commercial (Port Republic Road Frontage). While the unit mix and types are slightly inconsistent with the textual description of the LDMR designation in the Comprehensive Plan, the density target and neighborhood characteristics are squarely in line with the textual guidelines provided in the LDMR designation. The loss of significant dense development area designated as "Limited Commercial" along Port Republic Road due to floodway/floodplain impacts, the commitment to the neighboring communities to back similarly size detached-single family homes along contiguous boundaries, and the need to provide more affordable housing types within the target LDMR density range dictated the use of townhomes in the proposed Concept Plan and Proffers. The applicant has prepared and attached two exhibits to this letter, titled "Comprehensive Plan Designations and Weston Park Density Transition to visually demonstrate the overall consistency of the Concept Plan as submitted with the LDMR Comprehensive Plan designation and stepped-up pattern of denser development occurring to the west of the site.

As planned, this project will provide up to 128 units of single-family homes, duplex units, and townhomes. Units have been arranged so that single family detached lots are located adjacent to the existing single-family developments to the south and west, acting as a transition to the duplex and townhome sections of the development. Per the 2018 Comprehensive Plan, projects within the Low Density Mixed Residential areas shall have innovative residential building types that promote neighborhood cohesiveness, walkability, connected street grids, community green spaces, and the protection of environmentally sensitive areas. The proposed plan connects two existing subdivisions to each other and Port Republic Road and provides two public street stubs to the property to the north. In addition, a network of private streets has been provided in order to provide a variety

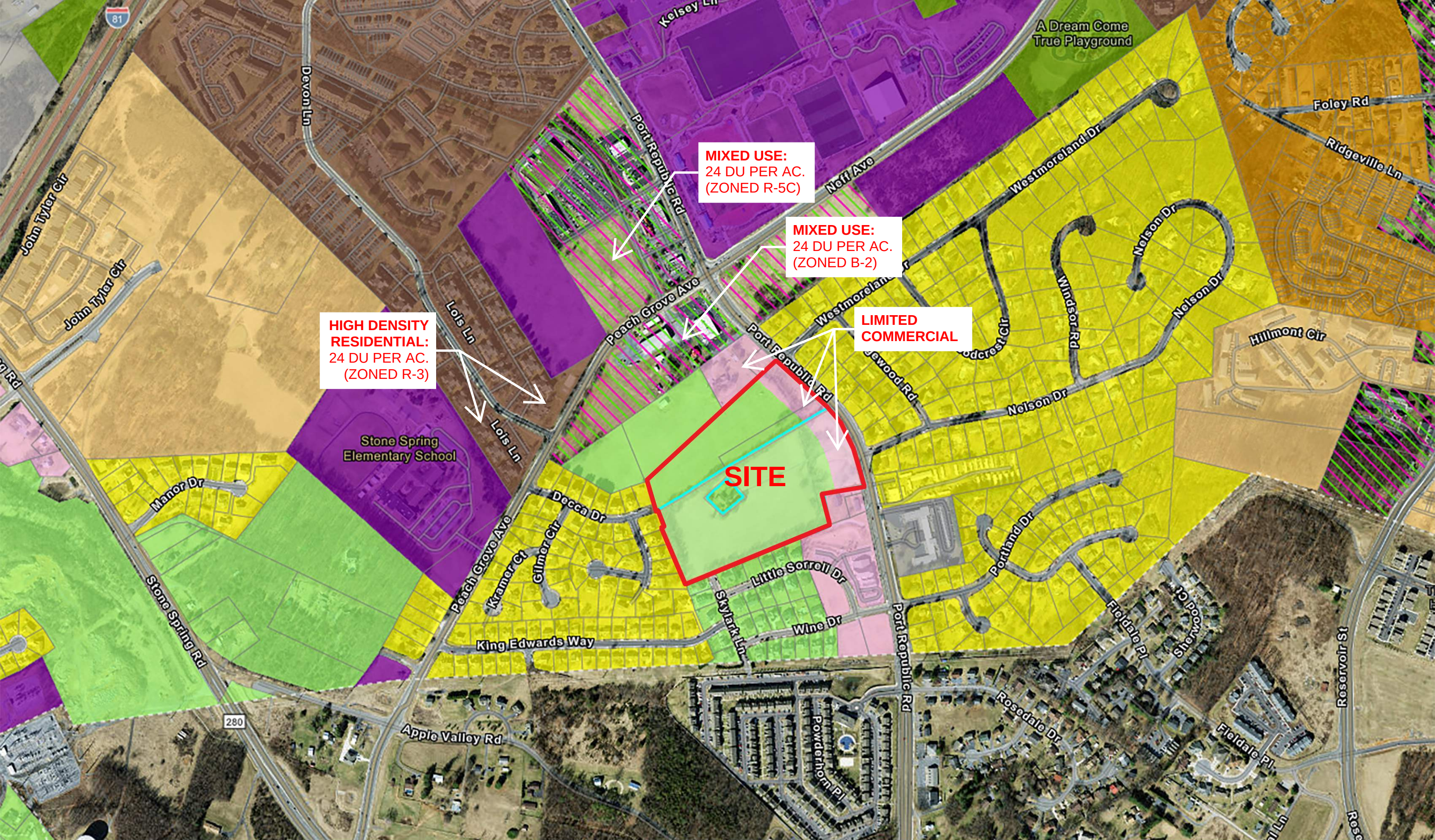


of attached units and to provide a community green space that is connected to all areas of the project with sidewalks and trails. The project also protects the existing floodway/floodplain located along the project frontage.

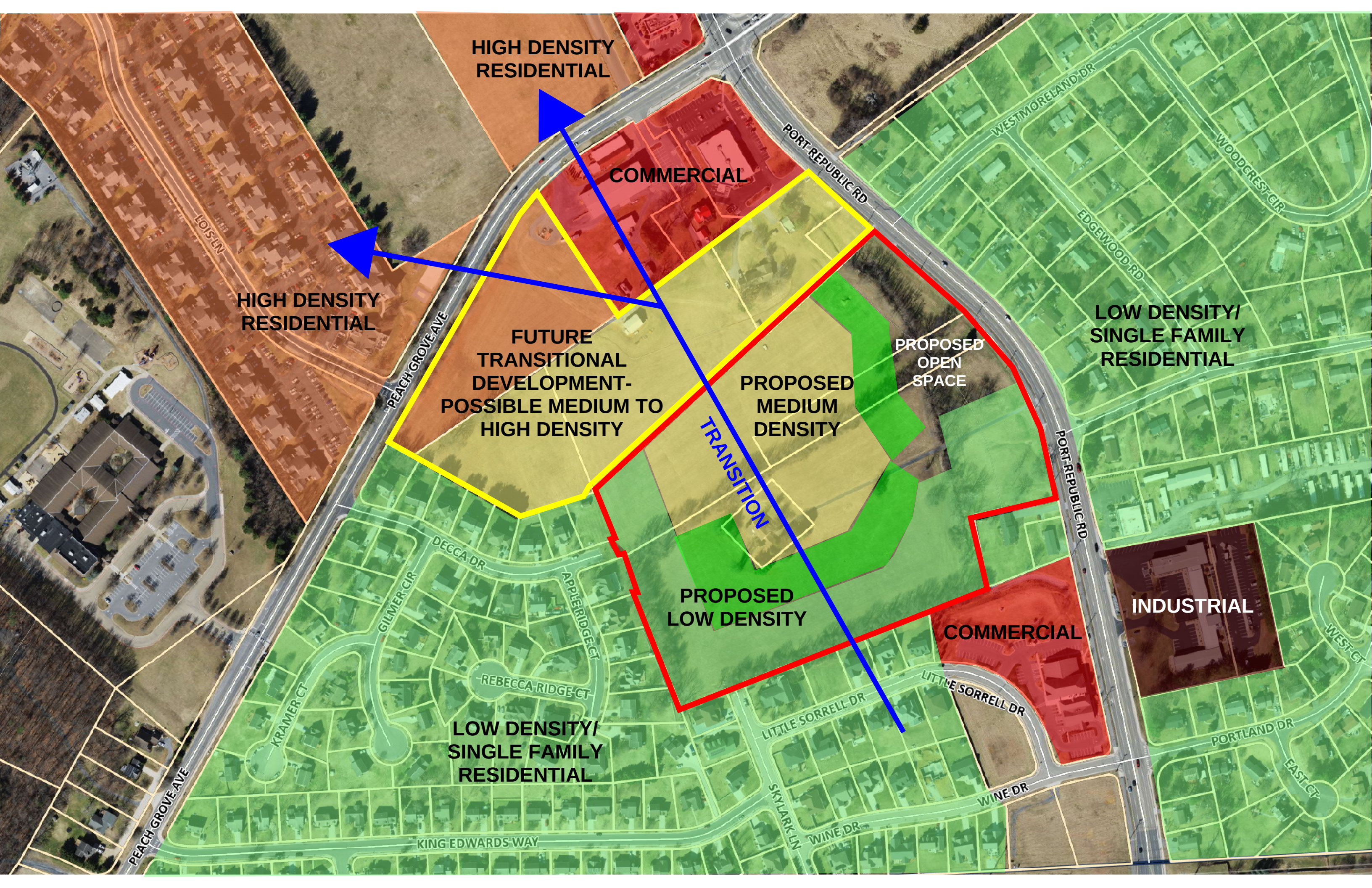
Thank you for your assistance and cooperation. If you have any questions, please do not hesitate to contact me.

Sincerely,

Mark Giganti
Chief Operating Officer
Evergreen Homes



COMPREHENSIVE PLAN DESIGNATIONS



**HIGH DENSITY
RESIDENTIAL**

COMMERCIAL

**HIGH DENSITY
RESIDENTIAL**

**FUTURE
TRANSITIONAL
DEVELOPMENT-
POSSIBLE MEDIUM TO
HIGH DENSITY**

**PROPOSED
MEDIUM
DENSITY**

**PROPOSED
OPEN
SPACE**

**LOW DENSITY/
SINGLE FAMILY
RESIDENTIAL**

**PROPOSED
LOW DENSITY**

**LOW DENSITY/
SINGLE FAMILY
RESIDENTIAL**

COMMERCIAL

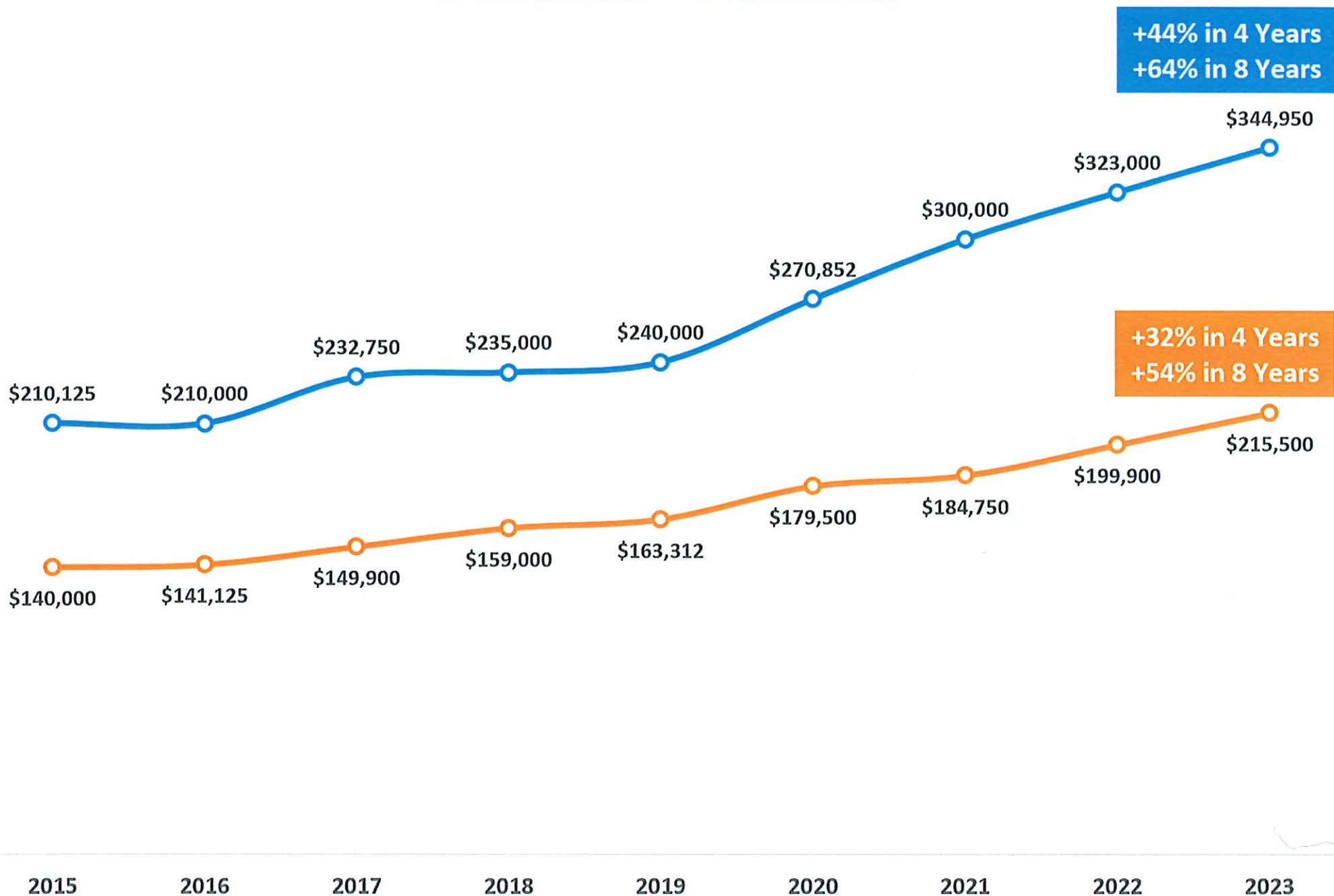
INDUSTRIAL

TRANSITION

LOIS LN
PEACH GROVE AVE
PORT REPUBLIC RD
WESTMORELAND DR
EDGEWOOD RD
WOODCREST DR
WEST CT
PORTLAND DR
EAST CT
WINE DR
LITTLE SORRELL DR
SKYLARK LN
KING EDWARDS WAY
REBECCA RIDGE CT
APPERIDGE CT
DECCA DR
GILMER CIR
KRAMER CT

Median Sales Price of Homes in the City of Harrisonburg

Detached Homes Attached Homes



WESTON PARK- ZONING AMENDMENT REQUEST (R-8)

PROFFER STATEMENT

DATE: 11/3/23 (Rev. 2- 6 -24) (Rev. 2-9-24)

RE: Weston Park Rezoning

Owner: PRR 1, LLC

Applicant: Evergreene Homes

Rezoning Case No:

Tax Map Numbers: 088 F 7, 088 F 8, 088 F 9, 088 F 10

Site Area: ±19.66 ac.

These Proffers shall be binding upon the Applicant, the Owners, and their legal successors or assigns (hereinafter referred to collectively as "Applicant"). The Applicant hereby agrees that the Proposed Rezoning itself gives rise to the need for these Proffers, that the Proffers have a reasonable relation to the Proposed Rezoning, and that the conditions are in conformity with the City's Comprehensive Plan. The Applicant has enclosed for reference a Concept Plan prepared by Valley Engineering ("Concept Plan") which is incorporated into this Proffer Statement by reference. The Applicant hereby proffer(s) that the use and development of this property shall be in strict accordance with the following conditions:

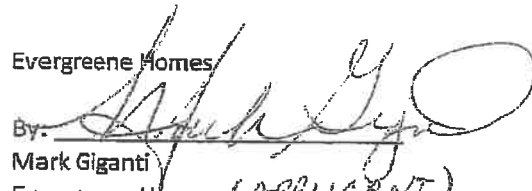
1. The development shall not exceed 128 dwelling units.
2. Units shall be a mixture of at least three (3) unit types (single-family detached, duplex, or townhomes). Only single-family detached units shall be located in Area 'A' as identified on the Concept Plan. Area 'B' shall be allowed to contain either single-family or duplex unit types and Area 'C' shall be allowed to contain any of the three proposed unit types. No more than 75 townhome dwellings shall be constructed on the property.
3. Applicant shall plant a 10' landscape buffer adjacent to the existing single-family development as depicted and described on the Concept Plan. The buffer shall be planted with a mixture of large maturing trees (1 tree per 60 LF, 1-1/2' caliper at planting) and medium maturing evergreen shrubs (1 shrub per 8 LF, 36" height at planting). Existing trees and shrubs that are saved during construction within the proposed landscape buffer shall be counted towards the proposed planting requirements. A landscape maintenance easement shall be established during final platting of the development, or during appropriate phases of final platting, and Applicant will establish the homeowners' association as responsible for maintaining the landscape buffer in perpetuity upon the end of the developer control period."
4. Applicant shall provide an easement for a bus shelter adjacent to Port Republic Road at a location acceptable to Harrisonburg Department of Public

Transportation (HDPT) and will construct a concrete pad to HDPT's bus shelter specifications.

5. Applicant shall provide a public street network that extends Decca Drive and Skylark Lane, connecting to the proposed project entrance at Port Republic Road as generally depicted on the Concept Plan. The public street system shall include a total of two connections/road stubs to parcel # 008 F 7A and 008 F 6 as generally depicted on the Concept Plan. Applicant shall also dedicate right of way to allow the future extension of Westmoreland Drive through the northern corner of the property. The dedication shall include 31 feet of ROW on each side of the center line depicted on the Concept Plan. In addition, a temporary construction easement shall be provided as depicted/dimensioned on the Concept Plan.
6. A full connection to Skylark Lane will be installed and open to traffic prior to the issuance of the fortieth (40th) Certificate of Occupancy for any dwelling constructed on the property. A full connection to Decca Drive will be installed and open to traffic prior to the eightieth (80th) Certificate of Occupancy for any dwelling constructed on the property.
7. The project shall include a contiguous common area/park located adjacent to Port Republic Road. The common area shall be maintained in perpetuity by the homeowners' association after the end of the developer control period.
8. No less than one (1) large deciduous tree shall be planted and maintained by Applicant for every sixty (60) linear feet of public street frontage. At the time of planting, tree sizes shall be a minimum of 1-1/2" caliper. Trees shall be planted on private property within 10 feet of the public right of way where overhead utilities permit. Large maturing trees shall be planted in a manner so as not to conflict with existing overhead power lines along Port Republic Road. In areas where trees must be planted near the power line right of way, small maturing trees shall be utilized. Applicant shall transfer maintenance of any common area amenities, including trees and landscaping to a homeowners' association upon the end of the developer control period.
9. Applicant shall construct off-site road extensions to connect Decca Drive and Skylark Lane to the proposed public streets within the development. The connections include both the roadway, curb and gutter, and sidewalk, assuming existing right of way is in place for construction of the improvements. If the existing right of way is not sufficient to construct the improvements described above, and Applicant is unable to obtain additional right of way cooperatively after reasonable effort, the City shall obtain the necessary right way prior to requiring completion of the proffered improvements. Applicant shall notify the City as soon

- as it is determined that additional right of way is needed and shall allow a minimum of four (4) months for the right of way acquisition process to occur.
10. Sidewalks shall be provided on a minimum of one (1) side of all private streets and on both sides of all public streets where existing sidewalks do not currently exist.
 11. During site development, construction access to the site shall be limited to Port Republic Road.
 12. A one hundred foot (100') right turn taper will be provided serving the primary project entrance as shown on the Concept Plan.
 13. Applicant shall either (a) construct speed tables near the connection points to both Decca Drive and Skylark Lane as generally depicted on the Concept Plan or (b) construct other intersection safety measures, such as raised intersections, traffic islands, painted stop bars, and/or other measures, at the intersection of Decca Drive and the extension of Skylark Lane and at the intersection of the extension of Skylark Lane and the new public street. The locations and designs of speed tables and/or intersection safety measures require approval by the Department of Public Works at engineered site plan approval stage.
 14. Applicant shall construct a five (5) foot wide pedestrian connection that connects the existing shared use trail along Port Republic Road to the sidewalk system internal to the site. The location of the connection shall be as generally depicted on the Concept Plan. The pedestrian connection shall be compacted gravel or other hard surface material. If required, a bridge across the existing drainage shall be designed for pedestrian use only (no motorized vehicles, bicycles, etc.). The pedestrian connection shall be maintained by the homeowners' association and shall contain an access easement to allow use by the public.
 15. Applicant will reserve necessary temporary construction easements so that future development to the north can connect into the public street stubs shown on the Concept Plan as determined by Applicant's engineer for future connection.
 16. Applicant shall install and maintain a posted speed limit signage not to exceed 15 miles per hour to serve as a traffic calming measure in at least three locations on private streets to be determined at site plan review stage.
 17. Applicant shall provide public access easements across as-built private sidewalks installed along private streets within the development.

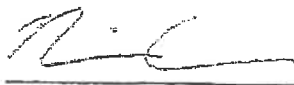
Evergreene Homes

By: 

Mark Giganti

Evergreene Homes (APPLICANT)

Title: Chief Operating Officer

By: 

Micah Corder

PRR 1, LLC

Title: Manager



AREA CALCULATIONS		
AREA	ACREAGE	% OF SITE
AREA A/ SINGLE FAMILY	± 5.17 AC.	± 26.30 %
AREA B/ DUPLEX	± 2.74 AC.	± 13.94 %
AREA C/ TOWNHOMES	± 5.63 AC.	± 28.64 %
OPEN SPACE	± 3.24 AC.	± 16.48 %
PUBLIC ROAD ROW	± 2.71 AC.	± 13.78 %
FUTURE ROW DEDICATION	± 0.17 AC.	± 0.86 %
TOTAL	19.66 AC.	100.00 %

* CALCULATIONS ARE CONCEPTUAL AND SUBJECT TO MODIFICATION DURING DETAILED DESIGN PHASE

WESTON PARK

HARRISONBURG, VA



VALLEY
ENGINEERING

4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841
(540) 434-6365
www.valleyesp.com

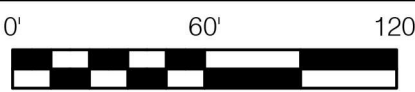
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THESE DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT
WRITTEN CONSENT FROM VALLEY ENGINEERING, PC.

REVISIONS:
12-15-23 PER STAFF COMMENTS
01-06-24 PER STAFF COMMENTS

DATE: 11/3/2023

PROJECT No.: 12983-9

EXP./CLIENT No.: 3965-1



SCALE: 1" = 60'

CONCEPT
PLAN

SHEET NO.:
C-1

Weston Park

Community Meeting

Documentation



Photo of Meeting (11-27-23)



November 6, 2023

**RE: NEW CONSTRUCTION RESIDENTIAL COMMUNITY
1261 PORT REPUBLIC ROAD
HARRISONBURG, VA 22801**

Dear Neighbor,

My name is Jason Moss and I am with Evergreene Homes. We are a local developer and home builder. We want to inform you about a new project we are pursuing on an adjacent property that would connect to your neighborhood, as encouraged by City Planning documents for neighborhood interconnectivity.

We will be hosting an informal Information Session on **Monday, November 27, 2023 from 6:30pm to 7:30pm at nearby Eagle Carpet (Community Room Upstairs/1352 Peach Grove Ave)**. We look forward to meeting our new neighbors, sharing our design concept and obtaining feedback from you.

Our application has been submitted to the City and we anticipate it being reviewed at the December Planning Commission Public Hearing. The application would then be scheduled to advance to City Council for Public Hearing in January.

Evergreene Homes has been active in the Harrisonburg area for over 10 years and has built over 300 homes. We are proud to be the primary builder at Preston Lake and have several more future projects planned in the Shenandoah Valley. We welcome you to visit Preston Lake to get a sense of the type of quality communities we construct.

We look forward to sharing our vision of the project, answering questions, and receiving your feedback. Thank you for your time and hope to see you on the 27th.

Best regards,

Jason Moss
Land Acquisition Manager
The Evergreene Companies
3684 Centerview Drive, Suite 120, Chantilly, VA 20151
<http://myevergreenehome.com/>



Present at Meeting?	Address	Online Name Entered (Optional)	email
☐	1101 Decca Dr, Harrisonburg, VA 22801		
☐	1111 Decca Dr, Harrisonburg, VA 22801	Bridget Manley	bbr.manley@gmail.com
☐	1100 Decca Dr, Harrisonburg, VA 22801		
☐	1110 Decca Dr, Harrisonburg, VA 22801		
☐	1120 Decca Dr, Harrisonburg, VA 22801		
☐	1130 Decca Dr, Harrisonburg, VA 22801	MARLOW LOPEZANO	mlopezand2@msn.com
☐	1140 Decca Dr, Harrisonburg, VA 22801	Scott Miller	RAMBLIN@SR21@GMAIL.COM
☐	1150 Decca Dr, Harrisonburg, VA 22801		
☐	1160 Decca Dr, Harrisonburg, VA 22801	DD Dawson	dddawson63@gmail.com
☐	1161 Decca Dr, Harrisonburg, VA 22801		
☐	1151 Decca Dr, Harrisonburg, VA 22801		
☐	1141 Decca Dr, Harrisonburg, VA 22801		
☐	1131 Decca Dr, Harrisonburg, VA 22801		
☐	1511 Gilmer Cir, Harrisonburg, VA 22801		
☐	1521 Gilmer Cir, Harrisonburg, VA 22801		
☐	1510 Gilmer Cir, Harrisonburg, VA 22801		
☐	1520 Gilmer Cir, Harrisonburg, VA 22801		
☐	1530 Gilmer Cir, Harrisonburg, VA 22801		
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☐	1561 Gilmer Cir, Harrisonburg, VA 22801		
☐	1551 Gilmer Cir, Harrisonburg, VA 22801		
☐	1550 Kramer Ct, Harrisonburg, VA 22801		
☐	1571 Kramer Ct, Harrisonburg, VA 22801		
☐	1580 Kramer Ct, Harrisonburg, VA 22801		
☐	1590 Kramer Ct, Harrisonburg, VA 22801		
☐	1591 Kramer Ct, Harrisonburg, VA 22801		
☐	1581 Kramer Ct, Harrisonburg, VA 22801		
☐	1500 Apple Ridge Ct, Harrisonburg, VA 22801	Rodney & Sylvia Eagle	eagleinc@comcast.net
☐	1510 Apple Ridge Ct, Harrisonburg, VA 22801		
☐	1520 Apple Ridge Ct, Harrisonburg, VA 22801		
☐	1530 Apple Ridge Ct, Harrisonburg, VA 22801	Steve Kopp	stevenk.kopp@gmail.com
☐	1540 Apple Ridge Ct, Harrisonburg, VA 22801		
☐	1544 Apple Ridge Ct, Harrisonburg, VA 22801		
☐	1550 Apple Ridge Ct, Harrisonburg, VA 22801		
☐	1554 Apple Ridge Ct, Harrisonburg, VA 22801	KALIN Tashev	KALIN@TASHEV.INFO
☐	1511 Apple Ridge Ct, Harrisonburg, VA 22801	Jeff Pierson	JPIERSON@BRIDGEWATER.EDU
☐	1150 Rebecca Ridge Ct, Harrisonburg, VA 22801		
☐	1140 Rebecca Ridge Ct, Harrisonburg, VA 22801		
☐	1130 Rebecca Ridge Ct, Harrisonburg, VA 22801		
☐	1120 Rebecca Ridge Ct, Harrisonburg, VA 22801		
☐	1121 Rebecca Ridge Ct, Harrisonburg, VA 22801		
☐	1131 Rebecca Ridge Ct, Harrisonburg, VA 22801		
☐	1141 Rebecca Ridge Ct, Harrisonburg, VA 22801		
☐	1151 Rebecca Ridge Ct, Harrisonburg, VA 22801		
☐	1100 King Edwards Wy, Harrisonburg, VA 22801		
☐	1110 King Edwards Wy, Harrisonburg, VA 22801		
☐	1120 King Edwards Wy, Harrisonburg, VA 22801		
☐	1130 King Edwards Wy, Harrisonburg, VA 22801		
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☐	1170 King Edwards Wy, Harrisonburg, VA 22801		
☐	1180 King Edwards Wy, Harrisonburg, VA 22801		
☐	1190 King Edwards Wy, Harrisonburg, VA 22801		
☐	1200 King Edwards Wy, Harrisonburg, VA 22801		
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☐	1260 King Edwards Wy, Harrisonburg, VA 22801		
☐	1101 King Edwards Wy, Harrisonburg, VA 22801		
☐	1111 King Edwards Wy, Harrisonburg, VA 22801		
☐	1121 King Edwards Wy, Harrisonburg, VA 22801		
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☐	1151 King Edwards Wy, Harrisonburg, VA 22801		
☐	1161 King Edwards Wy, Harrisonburg, VA 22801		
☐	1171 King Edwards Wy, Harrisonburg, VA 22801		
☐	1181 King Edwards Wy, Harrisonburg, VA 22801		
☐	1191 King Edwards Wy, Harrisonburg, VA 22801		
☐	1201 King Edwards Wy, Harrisonburg, VA 22801		

Email Address			
Present at Meeting?	Address	Owner Name Printed (Optional)	Owner Name Printed (Optional)
☐	1211 King Edwards Wy, Harrisonburg, VA 22801		
☐	1221 King Edwards Wy, Harrisonburg, VA 22801		
☐	1231 King Edwards Wy, Harrisonburg, VA 22801		
☐	1241 King Edwards Wy, Harrisonburg, VA 22801		
☐	1251 King Edwards Wy, Harrisonburg, VA 22801		
☐	1261 King Edwards Wy, Harrisonburg, VA 22801	MARK WHALEN	VANWHALEN13@GMAIL.COM
☐	1271 King Edwards Wy, Harrisonburg, VA 22801		
☐	1621 Skylark Ln, Harrisonburg, VA 22801		
☐	1611 Skylark Ln, Harrisonburg, VA 22801		
☐	1604 Skylark Ln, Harrisonburg, VA 22801		
☐	1581 Skylark Ln, Harrisonburg, VA 22801		
☐	1571 Skylark Ln, Harrisonburg, VA 22801		
☐	1311 Little Sorrell Dr, Harrisonburg, VA 22801		
☒	1310 Little Sorrell Dr, Harrisonburg, VA 22801	JM + Lori Snell	valerijn@valeriorsline.com
☐	1321 Little Sorrell Dr, Harrisonburg, VA 22801		loriksnell@gmail.com
☐	1331 Little Sorrell Dr, Harrisonburg, VA 22801		
☐	1341 Little Sorrell Dr, Harrisonburg, VA 22801		
☐	1351 Little Sorrell Dr, Harrisonburg, VA 22801		
☐	1361 Little Sorrell Dr, Harrisonburg, VA 22801		
☐	1330 Little Sorrell Dr, Harrisonburg, VA 22801		
☐	1340 Little Sorrell Dr, Harrisonburg, VA 22801		
☐	1350 Little Sorrell Dr, Harrisonburg, VA 22801		
☐	1360 Little Sorrell Dr, Harrisonburg, VA 22801		
☐	1371 Little Sorrell Dr, Harrisonburg, VA 22801		
☐	1381 Little Sorrell Dr, Harrisonburg, VA 22801		
☐	1315 Wine Dr, Harrisonburg, VA 22801		
☐	1370 Wine Dr, Harrisonburg, VA 22801		
☐	1360 Wine Dr, Harrisonburg, VA 22801		
☐	1350 Wine Dr, Harrisonburg, VA 22801		
☐	1340 Wine Dr, Harrisonburg, VA 22801		
☐	1320 Wine Dr, Harrisonburg, VA 22801		
☐	1325 Wine Dr, Harrisonburg, VA 22801		
☐	1335 Wine Dr, Harrisonburg, VA 22801		
☐	1345 Wine Dr, Harrisonburg, VA 22801		
☐	1355 Wine Dr, Harrisonburg, VA 22801		
☐	1365 Wine Dr, Harrisonburg, VA 22801		



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: 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: _____

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.