

Dear City Planning Commission,

My wife and I have acquired 2 acre of land on Suter Street. We desire to develop this land into an attractive family oriented neighborhood that enhances and extends the Suter Street community. We anticipate building primarily duplexes with one triplex. To this end we request a rezoning of the property on the east end of Suter Street to R-8, and we seek a variance to allow for a permanent cul-de-sac.

There is a lack of "affordable housing" in Harrisonburg. We want to address that issue. By affordable I mean entry level family homes between \$200,000 and \$270,000. With interest rates continuing at historic lows and rents continuing to rise, families with annual incomes from \$40,000 to \$60,000 have a unique opportunity to purchase a home without substantially increasing their total expenses for housing. In fact they may even be able to lower their monthly expenses for housing! The inventory of homes in this price range is low.

While planning the development of the Suter Street property, several of our values and goals have become clear.

- We want to build family housing accessible to working families. We want people to be proud of their neighborhood and city.
- We want to avoid high HOA fees. We want families to have as much control of their property as possible.
- We want to provide financial education and orientation for immigrant families about home ownership.
- We want to provide options solutions such as lease to own to enable more families to overcome obstacles and work toward home ownership.

With all of these goals, it must remain clear that this project has to be financially viable and must produce a profit for our company. The current zoning for this land (R-2) is actually blocking it's development. The zoning change to R-8 allows for more homes to be built and having a permanent cul-de-sac reduces development costs and maximizes the land usage. These factors make our plans and the development of the land economically feasible.

My wife and I are very invested in the Harrisonburg community and strive to make our city even better. I am a Spanish and Social Studies teacher at Harrisonburg High School and have taught in Harrisonburg for nearly 30 years. My wife worked for 17 years as a bilingual nurse practitioner in the Harrisonburg Free Clinic. Because we are bilingual and work directly with people, we have developed deep friendships with many immigrant families. We believe that our plan will benefit Harrisonburg families, the City of Harrisonburg and our business.

Sincerely,

Philip Yutzy





CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

Change of Zoning District  
(Rezoning) Application  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

Terminus of Suter Street  
Property Address 41-C-41 Tax Map Parcel/ID 2.03 Total Land Area acres or sq.ft. (circle)

Existing Zoning District: R-2 Proposed Zoning District: R-8

Existing Comprehensive Plan Designation: Medium Density Mixed Residential

**PROPERTY OWNER INFORMATION**

PDY LLC  
Property Owner Name 540-271-1604 Telephone  
3055 Harpine Highway pyutzy@verizon.net E-Mail  
Street Address  
Rockingham VA 22802  
City State Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Phil Yutzy  
Owner's Representative 540-271-1604 Telephone  
3055 Harpine Highway pyutzy@verizon.net E-Mail  
Street Address  
Rockingham VA 22802  
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] 7/8/2021  
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](http://www.harrisonburgva.gov/traffic-impact-analysis).

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

7-9-2021 Date Application and Fee Received  
[Signature] Received By

Total Fees Due: \$ 14750 (after tabling)  
Application Fee: \$550.00 + \$30.00 per acre



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

PROPERTY INFORMATION			
Terminus of Suter Street	41-C-41	2.03	acres or sq.ft.
Property Address	Tax Map	Total Land Area	(circle)
Existing Zoning Classification: <u>R-2 to R-8</u>			
Special Use being requested: <u>To allow for attached townhouses of not more than eight (8) units.</u>			

PROPERTY OWNER INFORMATION			
PDY LLC	540-271-1604		
Property Owner Name	Telephone		
3055 Harpine Highway	pyutzy@verizon.net		
Street Address	E-Mail		
Rockingham	VA	22802	
City	State	Zip	

OWNER'S REPRESENTATIVE INFORMATION			
Phillip Yutzy	540-271-1604		
Owner's Representative	Telephone		
3055 Harpine Highway	pyutzy@verizon.net		
Street Address	E-Mail		
Rockingham	VA	22802	
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]* 12/3/2020  
**PROPERTY OWNER** **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](http://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	
Date Application and Fee Received	Total Fees Due: \$ Application Fee: \$425.00 + \$30.00 per acre
Received By	

July 9, 2021

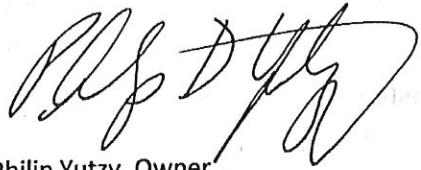
Adam Fletcher  
Director of Community Development  
City of Harrisonburg  
409 South Main Street  
Harrisonburg, VA 22801

Mr. Fletcher,

The purpose of this letter is to seek the rezoning and a special use permit for the unaddressed property located at the terminus of Suter Street (TM# 41-C-41). The property is currently zoned R-2 Residential District and would be rezoned to R-8 Small Lot Residential District. The special use permit is to allow for townhomes on an R-8 property.

The property is currently vacant, and we would like to develop it as a medium density mixed residential development to include duplex and triplex/townhome dwelling units. While duplex units are permitted within the R-2 district, our interest is to develop this property to provide affordable housing options that are also in harmony with the surrounding neighborhood. The area and dimensional regulations for duplexes in the R-2 district restrict the number of units that could be built on this property, increasing the price of each lot and unit making the project not feasible. Additionally, townhomes are not a permitted use in the R-2 district, whether by right or special use permit. We believe that an R-8 zoning, which allows for smaller duplex lots and townhomes by Special Use Permit, would provide the flexibility needed to allow for a development that provides affordable housing options in the character of the existing neighborhood. This would also align with the intent of the City's Comprehensive Plan and the Land Use Guide, which designates this property and the adjacent ones along Suter Street for Medium Density Mixed Residential.

Thank you and staff for your consideration.



Philip Yutzy, Owner  
PDY, LLC  
3055 Harpine Highway  
Rockingham, VA 22802

July 30, 2020

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

RE: Suter Street Development

Mr. Fletcher,

As part of our rezoning request for the Suter Street Property TM# 41-C-41, PDY, LLC offers the following proffers:

1. Construct an asphalt surface 8 ft wide shared-use path, to connect the proposed Suter St. cul-de-sac and Clinton St. through the existing Madison St right-of-way.
2. Duplex structures on lots numbered 11-22 on the 'Preliminary Plat-Site Layout' drawing, dated 7-9-2021 and prepared by Colman Engineer, PLC, shall have a minimum 23-ft front setback.
3. Provide a 20-ft wide Public Shared Use Path Easement on lots 9 and 10 depicted on the 'Preliminary Plat – Easements and Typical Section' drawing dated 7/30/2021, and prepared by Colman Engineering, PLC.

Regards,

A handwritten signature in black ink, appearing to read 'Philip Yutzy', with a stylized flourish at the end.

Philip Yutzy, Owner  
PDY, LLC  
3055 Harpine Highway  
Rockingham, VA 22802



CITY OF HARRISONBURG  
**COMMUNITY  
 DEVELOPMENT**

Preliminary Subdivision  
 Plat Application

[www.harrisonburgva.gov/subdividing-property](http://www.harrisonburgva.gov/subdividing-property)

<b>PROPERTY INFORMATION</b>		
Title of Subdivision: <u>Suter Street Development</u>		
Terminus of Suter Street	<u>41-C-41</u>	
Property Address(es)	Tax Map Parcel(s)/ID(s)	
<u>2.03</u>	<u>23</u>	<u>R-8</u>
Total Acreage	Number of Lots Proposed	Zoning Classifications
<b>PROPERTY OWNER INFORMATION</b>		
PDY LLC		
Property Owner Name	<u>540-271-1604</u>	
<u>3055 Harpine Highway</u>	Telephone	
Street Address	<u>pyutzy@verizon.net</u>	
<u>Rockingham</u>	<u>VA</u>	<u>22802</u>
City	State	Zip
<b>OWNER'S REPRESENTATIVE INFORMATION (if applicable)</b>		
PDY, LLC		
Owner's Representative	<u>540-271-1604</u>	
<u>3055 Harpine Highway</u>	Telephone	
Street Address	<u>pyutzy@verizon.net</u>	
<u>Rockingham</u>	<u>VA</u>	<u>22802</u>
City	State	Zip
<b>SURVEYOR INFORMATION</b>		
Jerry L. Brunk, Brunk & Hylton (latest plat)		
Name	<u>540-234-9112</u>	
<u>3263 Lee Highway</u>	Telephone	
Street Address	<u>BHengineeringinc@gmail.com</u>	
<u>Weyers Cave</u>	<u>VA</u>	<u>24486</u>
City	State	Zip

VARIANCES

- No variances requested. (Continue to next section.)
- Variance requested. **If a variance is requested, please provide the following information:**

I (we) hereby apply for a variance from:

The Harrisonburg Subdivision Ordinance section(s): 10-2-41 (a), 10-2-41(e), & 10-2-66

The Harrisonburg Design and Construction Standards Manual section(s): 3.1.10.2 & 3.3.3.1

which requires:

10-2-41 (a) & 10-2-66 for sidewalks: DCSM (3.3.3.1): Sidewalks required on both sides of all new public streets. Sidewalk will only be on one side of the proposed street.

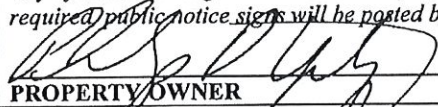
10-2-41(e) & 10-2-66 for proposed cul-de-sac: DCSM 3.1.10.2 requires a cul-de-sac serving a residential development carry 250 vehicles max and have 800 ft max length. The cul-de-sac will be longer and carry more vehicles per day.

The attached letter shall describe why the applicant believes a variance should be granted based on the following "unnecessary hardship" which is peculiar to the property in question. (See Section 10-2-2 of the Subdivision Ordinance.)

CERTIFICATION

The City of Harrisonburg's preliminary plat and subdivision requirements are in the code of the City of Harrisonburg, Subdivision Ordinance Sections 10-2-1 through 10-2-86. Please read these requirements carefully.

*I have read the ordinance requirements. I certify that the information supplied on this application and on the attachments provided (plats 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.*

  
PROPERTY OWNER

7/8/2021  
DATE

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking Preliminary Subdivision Plat Approval.
- Plat of properties meeting requirement of Subdivision Ordinance Section 10-2-23 – see checklist.
- 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](http://www.harrisonburgva.gov/traffic-impact-analysis).

TO BE COMPLETED BY PLANNING & ZONING DIVISION

7-9-2021  
Date Form Received  
Banka  
Form Received By

Total Fees Due: \$ \_\_\_\_\_  
Application Fee: \_\_\_\_\_  
w/o Variance Request \$175.00 plus \$20.00 per lot  
with Variance Request \$200.00 plus \$20.00 per lot

July 9, 2021

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

Mr. Fletcher,

Along with the associated rezoning request for the unaddressed property located at the terminus of Suter St (TM# 41-C-41), we are requesting a preliminary plat to: create 21 residential dwelling lots and 2 common area parcels, dedicate public street right-of-way, and delineate required easements. We are requesting variances to the Subdivision Ordinance and the DCSM for this preliminary plat.

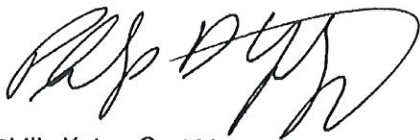
We are requesting variances to the Subdivision Ordinance Sections 10-2-41 (a), 10-2-41(e), and 10-2-66 and DCSM sections 3.1.10.2 and 3.3.3.1.

Subdivision Ordinance Sections 10-2-41 (a) and 10-2-66 require conformance to the DCSM for new public streets. DCSM 3.3.3.1 requires that sidewalk be provided on both sides of new streets. We request a variance to only provide sidewalk on one side of the proposed street. The sidewalk proposed will connect to a proposed shared use path connecting Clinton St and Suter St.

Subdivision Ordinance Sections 10-2-41 (e) and 10-2-66 require conformance to the DCSM for new cul-de-sacs. DCSM 3.2.10.2 specifies a maximum length of 800 ft and maximum traffic load of 250 vehicle trips per day for cul-de-sacs. We propose the extension of Suter St end on a cul-de-sac, which would result in a cul-de-sac approximately 1100 ft long with approximately 442 vehicle trips per day (per city staff estimates). We will provide a shared-use path from the proposed cul-de-sac to Clinton St to accommodate emergency vehicle access and pedestrian and bicycle traffic.

Granting these variances will allow the property to be developed as presented on the rezoning request, making the project feasible and providing for affordable housing options in the character of the existing neighborhood.

Thank you and staff for your consideration.



Philip Yutzy, Owner  
3055 Harpine Highway  
Rockingham, VA 22802





City of Harrisonburg, VA  
Department of Public Works

Determination of Need for a  
Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

<b>Contact Information</b>	
Consultant Name: Telephone: E-mail:	Colman Engineering (540) 246-3712 contact@colmanengineering.com
Owner Name: Telephone: E-mail:	PDY LLC 540-271-1604 Phil Yutzky
<b>Project Information</b>	
Project Name:	Suter Street Development
Project Address: TM #:	Terminus of Suter Street; TM# 41-C-41
Existing Land Use(s):	Vacant
Proposed Land Use(s): (if applicable)	Duplex and Townhome Single Family Residences
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)	Proposed rezoning from R-2 to R-8. 22 new dwelling units in 8 duplexes (16 units) and 2 triplex townhomes (6 units) on an extension of Suter Street terminating in a cul-de-sac. The project would include stormwater management, water main extension and water services, and sanitary sewer line and services.
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>	
AM Peak Hour Trips:	10
PM Peak Hour Trips:	12

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No X

Comments:



Accepted by: Jacob G. Felder

Date: 12/4/20

### 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	22	10	12
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					10	12
8	Existing #1	Vacant	-	-	0	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)					10	12

#### 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.