



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

137 and 107 Vine Street 42 D 21 & 22 2.25+/- acres or sq.ft.
Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: B-2-C

Special Use being requested: It is requested to rezone these parcels to R-8
SUP for townhomes

PROPERTY OWNER INFORMATION

James Strawderman (Estate) (540) 246-5959
Property Owner Name Telephone
4010 Traveler Road butch.strawderman@cottonwood.com
Street Address E-Mail
Rockingham VA 22801
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Ed Blackwell (540) 432-9555
Owner's Representative Telephone
566 E. Market Street ed@blackwellengineering.com
Street Address 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.

JAMES STRAWDERMAN TRUST 3/31/21
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. 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

3-8-21
Date Application and Fee Received

Total Fees Due: \$ 515
Application Fee: \$425.00 + \$30.00 per acre

JHD
Received By

Total Fees Due: \$ _____

Application Fee:

w/o Variance Request \$170.00 plus \$20.00 per lot

Variance Request \$200 plus \$20 per lot

Date Application & Fee Received: 3/5/21

Received by: JHD

Application for Preliminary Subdivision Plat Approval City of Harrisonburg, Virginia

www.harrisonburgva.gov/subdividing-property

Section 1. Description of Property

Title of Subdivision: Vine Street Townhomes

Location (Street Address): 137 and 107 Vine Street Sheet: 4 Block: D Lot: 21 & 22

Total Acreage: 2.25+/- Number of Lots Proposed: 30 Zoning Classification: R-8 - Proposed

Section 2. Property Owner Information

Name: James Strawderman Estate

Street Address: 4010 Traveler Road Email: butch.strawderman@cottonwood.com

City: Rockingham State: VA Zip: 22801

Telephone: Work (540)246-5959 Fax _____ Mobile _____

Section 3. Property Owner Representative Information (if applicable)

Name: Ed Blackwell

Street Address: 566 East Market Street Email: ed@blackwellengineering.com

City: Harrisonburg State: VA Zip: 22801

Telephone: Work (540)432-9555 Fax _____ Mobile _____

Section 4. Surveyor Information

This person prepared the plat.

Name: Benner & Associates

Street Address: 8 Pleasant Hill Road Email: halbenner@comcast.net

City: Harrisonburg State: VA Zip: 22801

Telephone: Work (540)434-0267 Fax _____ Mobile _____

Section 5. Variances

No variances requested (continue to section 6)

Variance requested. **If variance is requested, please provide the following information:**

I (we) hereby apply for a variance from Section(s) 10-2-42(C) & 10-2-43 of the City of Harrisonburg Subdivision Ordinance and or Section(s) _____ of the City of Harrisonburg Design and Construction Standards Manual, which require(s):
Frontage. All lots shall front on a public street and no lot shall embrace any portion of a street or alley.

A 10-ft wide utility easement shall be provided along front lot lines or any lot line adjacent to public right-of-way, and easements of at least 10-ft wide, centered on the side or rear lot lines for utilities and drainage.

I (we) believe 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):

The configuration of the properties is such that frontage of the buildings onto Vine Street would severely limit the number of townhouse units. In addition, existing developments adjacent to this property have their buildings facing a private parking unit, as is being proposed for this development. The preliminary plat illustrates, 5-ft and 10-ft public general utility easements are provided to serve each new lot. This variance is requested so that additional easements that would otherwise restrict use or conflict with other easements (i.e. public water, public sanitary sewer, and BMP maintenance areas) are not required along the frontage and side or rear lot lines for each newly created lot.

Section 6. 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 also certify that the information supplied on this application and on the attachments provided (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: JAMES STRAWDERMAN Trusty
Property Owner

Section 7: Required Attachments

- Letter explaining Proposed Use & Reasons for Seeking Preliminary Subdivision Plat Approval.
- Plat of properties meeting requirements 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 Department prior to submitting the Preliminary Subdivision Plat application. More information at www.harrisonburgva.gov/traffic-impact-analysis.



Blackwell Engineering, PLC

566 East Market St. - Harrisonburg, Virginia 22801 - (540) 432-9555 - www.BlackwellEngineering.com

March 29, 2021

Thanh Dang, Assistant Director
Harrisonburg Planning & Zoning
409 South Main Street
Harrisonburg, VA 22801

Subject: Rezoning Request - Revised

Ms. Dang

This letter accompanies Rezoning, Special Use applications and Pre-Plat drawings for parcels 42-D-21 and 42-D-22 at 137 and 107 Vine Street. Our client wishes to develop these parcels, constructing 29 townhouse units. The existing property line between the two existing parcels shall be vacated.

The current zoning is B-2C, which does not allow by-right development of townhouses. This request is to rezone the unified parcel as R-8 – Small Lot Residential.

The Special Use Permit is required for constructing townhouses of not more than eight (8) units in R-8.

The Pre-Plat is being submitted to assist in expediting the planning/approval process.

Cordially,

Edmond H. Blackwell, P.E.

Civil Engineer

VA PE License #0402023831

PROFFER STATEMENT

Owner: James Strawderman Trust Estate

Date : April 1, 2021

Rezoning Case Number: TBD

Tax Map Numbers: 42-D-21 & 42-D-22

James Strawderman Trust Estate hereby proffers that the use and development of this property shall be in strict accordance with the following condition:

1. When constructed, there shall be only one entrance onto Vine Street.

"I hereby proffer that the use and development of this property shall be in strict accordance with the ~~proffered~~ condition set forth herein and/or depicted thereon."


Butch Strawderman

Butch Strawderman

On behalf of James K. Strawderman Estate



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: | Ed Blackwell | | | |
| Telephone: | (540) 432-9555 | | | |
| E-mail: | ed@blackwellengineering.com | | | |
| Owner Name: | James Strawderman | | | |
| Telephone: | (540) 246-5959 | | | |
| E-mail: | butch.strawderman@cottonwood.com | | | |
| Project Information | | | | |
| Project Name: | Vine Street Townhomes | | | |
| Project Address: TM #: | 137 and 107 Vine St 42 D 21 and 42 D 22 | | | |
| Existing Land Use(s): | Vacant | | | |
| Proposed Land Use(s): (if applicable) | Residential | | | |
| 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 to R-3. Proposed construction of 29 townhomes. | | | |
| Peak Hour Trip Generation (from row 15 on the second page) | | | | |
| AM Peak Hour Trips: | 13 | | | |
| PM Peak Hour Trips: | 16 | | | |

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Jakob van Felde

Date: 2/11/21

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 | Multifamily Housing (Low-Rise) | 220 | Dwelling Units | 29 | 13 | 16 |
| 2 | Proposed #2 | | | | | | |
| 3 | Proposed #3 | | | | | | |
| 4 | Proposed #4 | | | | | | |
| 5 | Proposed #5 | | | | | | |
| 6 | Proposed #6 | | | | | | |
| 7 | Total New Trips | | | | | 13 | 16 |
| 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) | | | | | 13 | 16 |

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.

Revised Date: December 2019