

June 29, 2026

Nyrma C Soffel
Planner, City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, VA 22801

RE: Rezoning and SUP Request for 704 N Liberty St.

Nyrma,

The purpose of this letter is to seek rezoning for the property located at 704 N Liberty St, identified as TM# 040-N-1-2, to be rezoned from R-2 to R-8.

This property has an area of approximately 0.31 acres and is occupied by one single-family home.

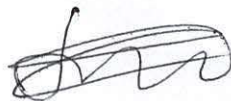
By rezoning the property to R-8, we can increase its usability and density, to help provide much-needed homes for Harrisonburg families. By rezoning to R-8, we can subdivide the property to create four total properties and accommodate four total homes (one existing single-family, one proposed single-family, and one proposed duplex).

We are also requesting a Special Use Permit in accordance with **Sec. 10-3-59.4(11) Reduced required side yard setbacks**, to reduce the side setbacks on all four properties from 7 ft to 5 ft, allowing sufficient area for building separation.

We are also including several proffers, which are detailed in the attached Proffer Statement.

Thank you and the staff for your consideration.

Best Regards,



Jose Lopez
Property Owner

June 29, 2026

Nyrma C Soffel
Planner, City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, VA 22801

RE: Proffer Statement

Nyrma,

As part of our rezoning request for 704 N Liberty St, identified as TM# 040-N-1-2, we offer the following proffers:

1. We proffer a right-of-way along the front of the three properties facing North Liberty Street, for the City to construct a sidewalk in the future. The right-of-way will extend 7.5 ft from the existing back of curb into the properties, as shown on the Rezoning Exhibit, and will be dedicated at minor subdivision. In addition, a 4 ft temporary grading easement beyond the proposed right-of-way will be provided for the City to have sufficient space to install the proposed sidewalk.
2. We proffer a portion of the property to be dedicated as right-of-way along West Washington Street to accommodate the existing City-built sidewalk, as shown on the Rezoning Exhibit.
3. We proffer to provide one shared entrance with a maximum total width of 24 feet to serve the duplex along North Liberty Street.

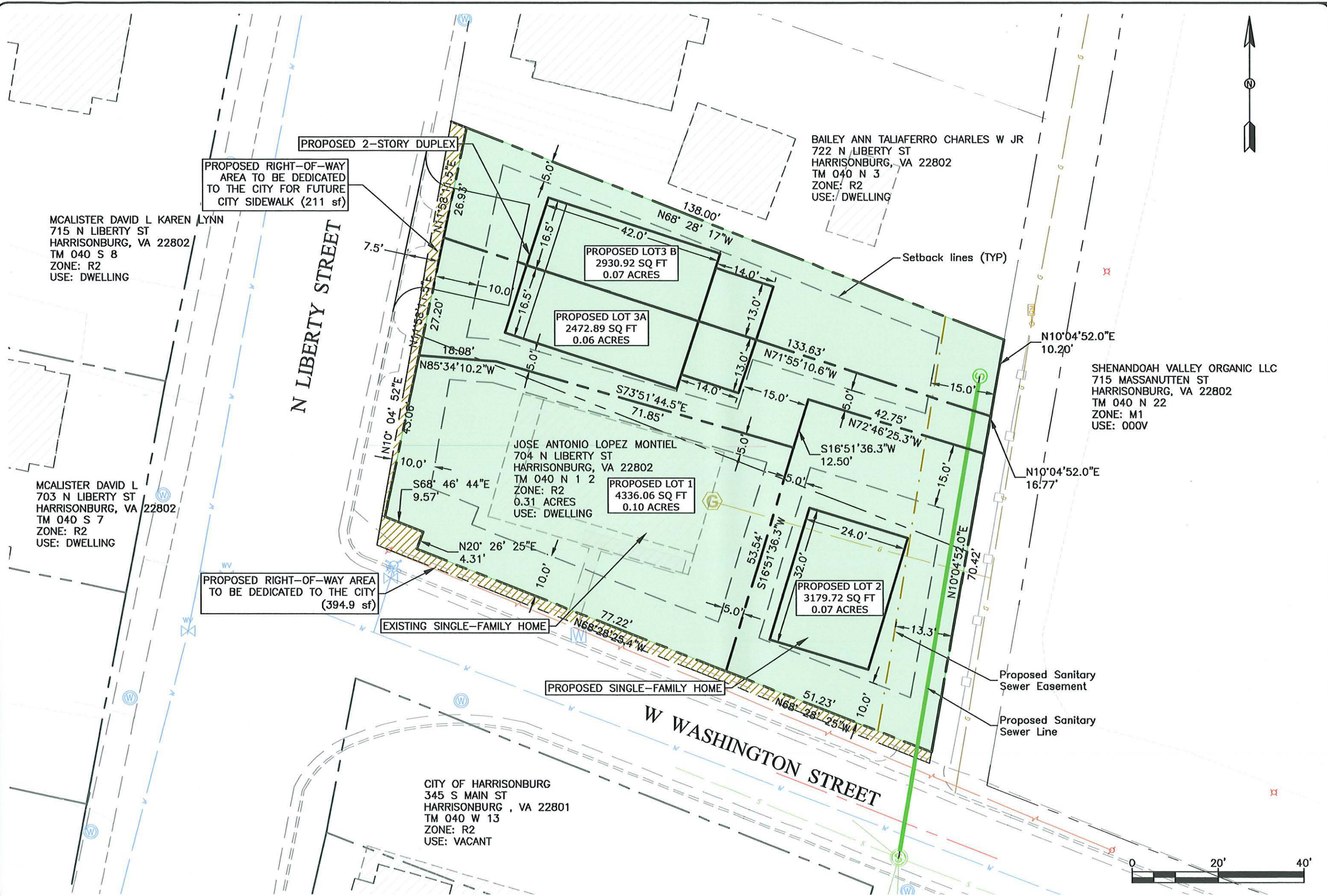
Thank you and the staff for your consideration.

Best Regards,



Jose Lopez
Property Owner

WORKING DRAWING.dwg Plotted: 6/29/2026 By: Gil Colman



Project:
CE202631

Sheet:
1
of 1

Revisions

.....

Date: 06/29/2026

Scale: 1" = 20'

Designer: GLC, PE

Drafter: ---

Reviewer: GLC, PE

REZONING EXHIBIT

704 N. Liberty St Property

3 Brothers Construction

704 Liberty Street

Harrisonburg, VA 22802

REZONING

COLMAN

ENGINEERING

1123 South High Street | Harrisonburg, VA 22801 | Ph: [redacted]
Email: [redacted] www.colmanengineering.com



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:	Jose A Lopez			
Telephone:				
E-mail:				
Project Information				
Project Name:				
Project Address:	704 N Liberty Street			
TM #:	40-N-2			
Existing Land Use(s):	Single Family Housing			
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:	2			
PM Peak Hour Trips:	2			

(reserved for City staff)

TIA required?

Yes _____

No



Comments:

Accepted by: _____

Date: Zachary Mason

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	Single Family Housing (attached)	215	Dwelling Unit	2	1	1
2	Proposed #2	Single Family Housing (detached)	210	Dwelling Unit	2	2	2
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					3	3
8	Existing #1	Single Family Housing (Detached)	210	Dwelling Unit	1	1	1
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					1	1
15	Final Total (Total New – Total Existing)					2	2

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

- 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.
- Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- 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.
- Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- 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.