



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

2210 East Market Street
Property Address

074 A 1
Tax Map Parcel/ID

6.61
Total Land Area (circle) acres or sq.ft.

Existing Zoning District: R1 (Low Density Residential)

Proposed Zoning District: R8 (Small Lot Residential)

Existing Comprehensive Plan Designation: Commercial

PROPERTY OWNER INFORMATION

WFS Hanson LLC (Contract Purchaser = Providence Acquisition Partners, LLC)
Property Owner Name

Telephone

Street Address

E-Mail

City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Westwood Professional Services
Owner's Representative

Telephone

Street Address

E-Mail

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.

Signed by: Susan S. Hanson, Manager 5/1/2026 | 10:59:42 AM EDT

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

5/7/26
Date Application and Fee Received

Meg Rupkey
Received By

Total Fees Due: \$ 760
Application Fee: \$550.00 + \$30.00 per acre



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

2210 East Market Street, Harrisonburg
 Property Address

074 A 1
 Tax Map

6.608
 Total Land Area

acres or sq.ft.
 (circle)

Existing Zoning Classification: R-1

Special Use being requested: Development of a for-sale residential community consisting of 49 residences, with no individual building containing more than eight attached dwelling units.

PROPERTY OWNER INFORMATION

WFS Hanson, LLC
 Property Owner Name

Street Address

City State Zip

Telephone

E-Mail

OWNER'S REPRESENTATIVE INFORMATION

Susan S. Hanson, Manager
 Owner's Representative

Street Address

City State Zip

Telephone

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.

Signed by:
Susan S. Hanson, Manager 6/1/2026 | 12:36:08 PM EDT

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

6/1/26
 Date Application and Fee Received

Total Fees Due: \$ 635 (Paid 5/19)
 Application Fee: \$425.00 + \$30.00 per acre

Received By [Signature]

May 6, 2026

City of Harrisonburg, Planning & Zoning Division
Attn: Meghan Rupkey, CZO
409 S. Main Street
Harrisonburg, VA 22801

Re: Parcel ID 074 A 1 – Project Narrative, Community Engagement, and Rezoning Justification

This letter is being provided to supplement the rezoning application for parcel number 074 A 1 located at 2210 East Market Street, Harrisonburg, Virginia. We are requesting rezoning of the parcel from R-1 (Low Density Residential) to R-8 (Small Lot Residential) to allow the development of a thoughtfully designed, for-sale townhome community. The present R-1 zoning does not permit attached townhome development, and the existing topography, roadway frontage, and site geometry create design constraints under the current zoning. The requested R-8 rezoning will allow a more efficient and context-sensitive site design while providing a compatible residential transition with surrounding development. The proposed density reflects a deliberate balance between housing opportunity, site constraints, neighborhood compatibility, and long-term design quality, while incorporating enhanced buffering, meaningful open space, and a site layout responsive to both the property's physical characteristics and community input. All proposed conditions utilize larger lot sizes, enhanced parking, expanded buffering, and a density below what would otherwise be permitted under R-8 zoning.

The proposed community is also intended to support the City's goals of expanding housing choice, encouraging attainable homeownership opportunities, and promoting compatible infill development within areas already served by public infrastructure.

In preparation for this application, the development team met with City staff in pre-application meetings on October 9, 2025, and January 22, 2026, to review the evolving concept plan and receive guidance regarding site design, neighborhood compatibility, pedestrian connectivity, and applicable development standards. Between these meetings, the concept plan was refined to address staff input, evaluate opportunities for future extension of the mixed-use path along East Market Street, and further develop a housing product intended to complement both the site and surrounding community.

Following City staff's recommendations, the development team initiated direct outreach with adjacent neighborhoods and has met with neighboring residents on four occasions. These discussions generated valuable feedback regarding site access, neighborhood connectivity, guest parking, buffering, and overall project design. In response, the concept plan has been revised multiple times to incorporate enhanced buffering and privacy screening, additional guest parking, improved pedestrian connections, and refinements to the overall site layout. Updated plans have been shared with neighboring property owners throughout this process to demonstrate that community input has been heard and meaningfully incorporated into the proposal.

After more than a year of planning, multiple meetings with City staff, ongoing engagement with neighboring property owners, and several iterations of design refinement, we respectfully submit this application for consideration by the Planning Commission and City Council.

We believe the proposed development represents a thoughtful, context-sensitive residential community that aligns with the City's housing goals, expands homeownership opportunities, and responds meaningfully to surrounding neighborhood input. We respectfully request your favorable consideration of this rezoning application.

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

William H. Gielen
Assistant Service Lead

Proffer Statement
In Connection with Rezoning _____

THIS PROFFER STATEMENT is made as of _____ (date), by Providence Acquisition Partners, LLC, Virginia limited liability company (the "Proffesor"), as contract purchaser of that certain property owned by WFS Hanson, LLC ("Owner") located at 2210 East Market Street (Route 33), City of Harrisonburg, Virginia, and identified as City of Harrisonburg tax map identification number 074-A-1 (the "Property").

WHEREAS, Proffesor has filed an application with the City of Harrisonburg to rezone the Property; and

WHEREAS, pursuant to §15.2-2298 of the Code of Virginia, the Proffesor voluntarily offers the following proffers, which are intended to be reasonable, related to the rezoning, and in conformity with the Comprehensive Plan of the City of Harrisonburg.

NOW, THEREFORE, Proffesor hereby voluntarily proffers that the use and development of the Property shall be in strict accordance with the following conditions (the "Proffers"):

1. Public Right-of-Way Dedication. Prior to the City's issuance of the first building permit, the Owner of the Property shall dedicate to the City of Harrisonburg a strip of land twenty (20) feet in width along the frontage of East Market Street (Route 33) for public right-of-way purposes in which dedication area the City may construct a shared use path. In addition to this dedication, Owner will provide a temporary construction easement of 20-ft adjacent to the newly dedicated right-of-way with an expiration of 10 years after site plan approval.
2. Maximum Residential Density. Development of the Property shall be limited to a maximum of forty-nine (49) dwelling units.
3. Buffer and Screening. Prior to issuance of the final certificate of occupancy, a landscape buffer that is twenty (20) feet in width and shall consist of a double-staggered row of evergreen trees, with a minimum height of four (4) feet at the time of planting will be installed adjacent to six (6) existing single-family residences on Fairway Drive identified by the following addresses and City of Harrisonburg tax map identification numbers:

105 Fairway Drive 074 D 31
109 Fairway Drive 074 D 30
115 Fairway Drive 074 D 29
121 Fairway Drive 074 D 28
127 Fairway Drive 074 D 27
133 Fairway Drive 074 D 26

The landscape buffer shall be as detailed on the associated illustrative plan. The buffer shall be maintained in good condition by the homeowners' association, including replacement of dead or damaged plant material.

4. Screening Fence. Prior to issuance of the final certificate of occupancy, a six-foot (6') high opaque, board-on-board fence shall be installed in the approximate location illustrated on the illustrative plan. For the sake of clarity, the screening fence will be installed along the Property boundary with vacant land identified as City of Harrisonburg tax map identification number 74-A-3, and along the Property boundary with the six (6) existing single-family residences located on Fairway Drive, identified by the following addresses and City of Harrisonburg tax map identification numbers:

105 Fairway Drive 074 D 31

109 Fairway Drive 074 D 30

115 Fairway Drive 074 D 29

121 Fairway Drive 074 D 28

127 Fairway Drive 074 D 27

133 Fairway Drive 074 D 26

5. Effective Date. These Proffers shall become effective only upon approval of the rezoning of the Property by the Harrisonburg City Council.
6. Tot Lot. Prior to issuance of the final certificate of occupancy, the Property shall contain a playground for use by residents. The playground shall be a minimum of 1,000 square feet and shall include typical age-appropriate playground equipment and play features customarily found at childcare, preschool, daycare, and early childhood education facilities.
7. Guest Parking. Prior to issuance of the final certificate of occupancy, the Property shall contain overflow/Guest Parking of at least ten (10) parking spaces in the area generally shown on the illustrative plan.
8. Sidewalk on Betts. Prior to issuance of the final certificate of occupancy, the developer will build and dedicate a public sidewalk to the City of Harrisonburg along the frontage of Betts Road as generally shown on the illustrative plan.

SIGNATURES FOLLOW ON NEXT PAGE

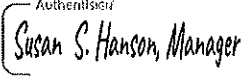
IN WITNESS WHEREOF, the Profferor and Owner have executed this Proffer Statement as of the date first written above.

Providence Acquisition Partners, LLC, Profferor

By: _____
Robert B. Seidel
Managing Member

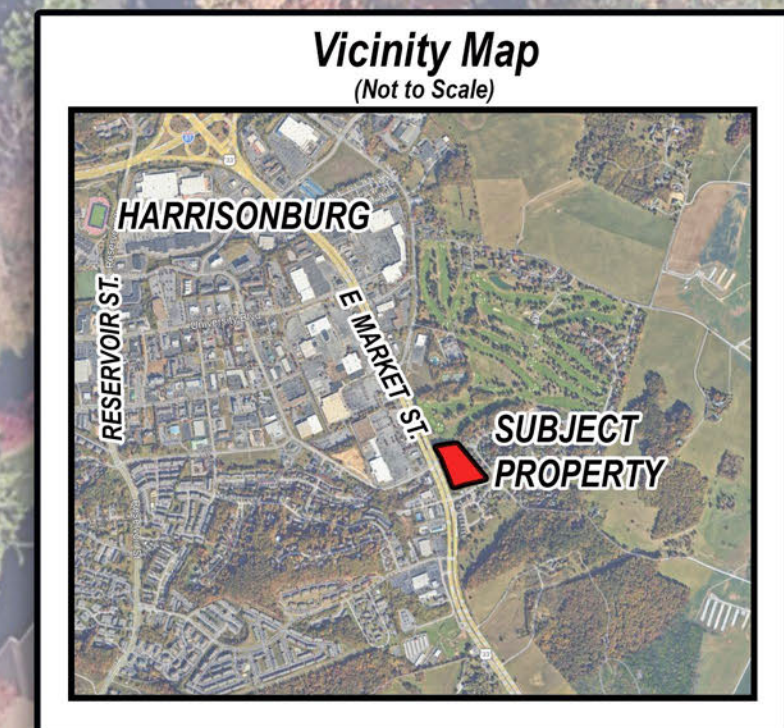
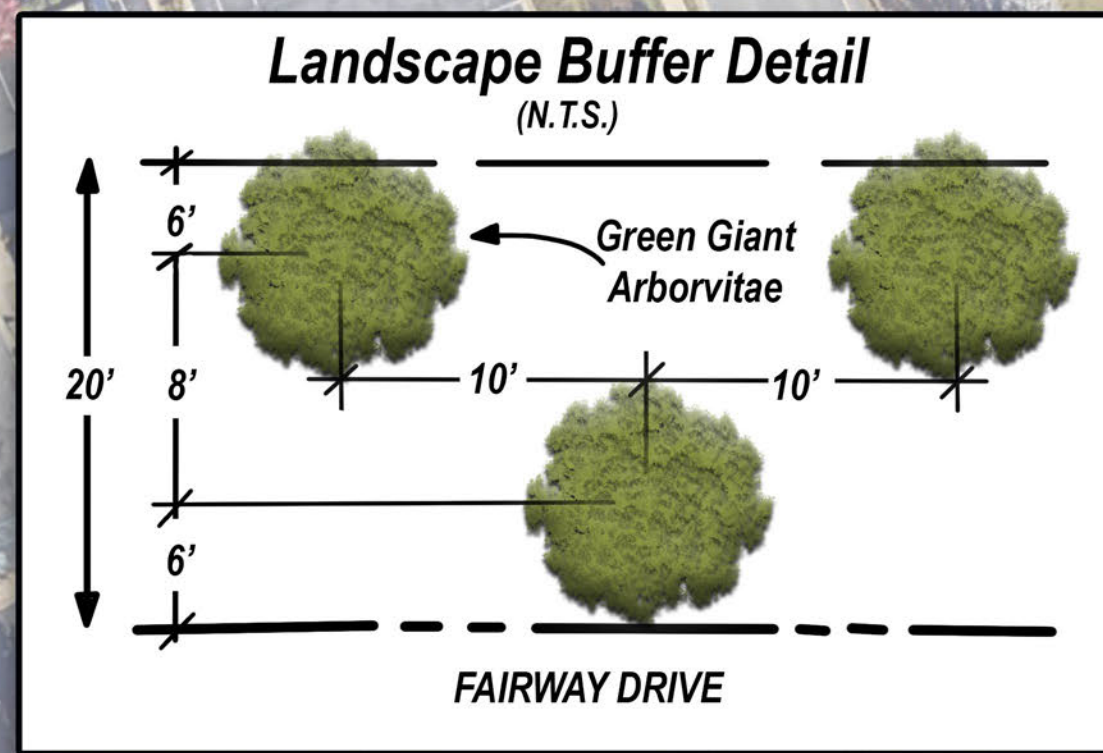
Date

WFS Hanson, LLC, Owner

By: _____

Susan S Hanson, Manager

06/04/26

Date



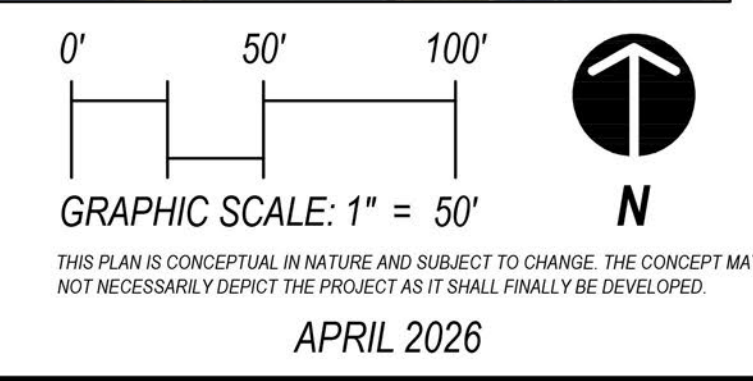
Site Summary

Owner	WFS Hanson LLC			
Locality	Harrisonburg, VA			
Tax Map # / Parcel ID #	074 A 1			
Instrument #	DB 3013 PG 776			
Address	2210 East Market Street			
Acreage	6.61			
Flood Zone?	No			
Wetlands?	None, Per National Wetland Service			
Existing Zoning	R1 (Low Density Residential)			
Proposed Zoning	R8 (Small Lot Residential District)			
Ex. Comp. Plan Use	Limited Commercial			
Max. Density	1,800 Sf./ Townhome			
Setbacks	Zone	Front	Side*	Rear
	R8	10'	0/10/15'	20'
Min. Lot Depth	60'			
Min. Lot Width	18'			
Max. Building Height	3 Stories, 40'			
Proposed Units	49 Units (8 Units/ Acre)			
Required Parking	1 Space/Unit = 49 Parking Spaces			
	1 Garage & 2 Driveway Spaces per unit			
Proposed Parking	23 Parking lot Guest Spaces			
	Total Proposed = 170 Parking Spaces			
Supplemental Requirements	* 10' Side setback for 4 or less units. 15' for over 4 units			
	Rezoning Required to R8 with a Special Use Permit to allow townhomes			
	Separate Special Use Permit required to allow 10' side yard setbacks on buildings with over 4 units.			
Proffered Conditions	20' R.O.W. along East Market deeded to the city for future multi-use path			
	20' Landscaped buffer with over 4 units.			

Westwood
Westwood Professional Services, Inc.

Phone: (540) 248-3220 104 Industrial Way
Suite 102
westwoodps.com Staunton, VA 24401

2210 EAST MARKET STREET
ILLUSTRATIVE PLAN
HARRISONBURG, VIRGINIA



N:\BAL\Projects\25\30\34\068303.00 2210 EAST MARKET ST\CIVIL\dwg\2026-02-27 68303 2210 EAST MARKET ALTA BOUNDARY.dwg



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:	Westwood Professional Services, Inc.			
Telephone:	540-248-3220			
E-mail:	Bill.Moore@WestwoodPS.com			
Owner Name:	WFS Hanson, LLC (Contract Purchaser = Rob Seidel)			
Telephone:	(703) 946-4984 (Contract Purchaser)			
E-mail:	robert.seidel@svn.com			
Project Information				
Project Name:	2210 East Market Street			
Project Address:	2210 East Market Street			
TM #:	074-A-1			
Existing Land Use(s):	Low Density Residential (R-1), vacant			
Proposed Land Use(s): (if applicable)	Small Lot Residential (R-8) with Special Use Permit for Townhomes			
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 residential development consisting of up to 55 townhome units. Single access to Betts Road. See attached concept plan.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	26			
PM Peak Hour Trips:	28			

(reserved for City staff)

TIA required? Yes _____ No

Comments:

Accepted by: *Zerethy Mason*

Date: 03/13/2026

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	Townhomes (Single-Family Attached)	215	Dwelling Units	55	26	28
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					26	28
8	Existing #1	Vacant	NA			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)					26	28

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.