

Rezoning – 797 Chicago Avenue R-5C and B-2C to R-5C and B-2



Rezoning – 797 Chicago Avenue R-5C and B-2C to R-5C and B-2



Rezoning – 797 Chicago Avenue R-5C and B-2C to R-5C and B-2



May 1995
M-1 to B-2C

April 2022
Portion of B-2C
to R-5C

June 2025
Work without
permits at La
Morena



NEW VENTURE PARTNERS LLC
820 WATERMAN DR
TM# 039 E 7
ZONE: M-1
USE: COMMERCIAL/MINI STORAGE

PROPOSED PEDESTRIAN
CONNECTION TO SHARED USE
PATH ON ROCKINGHAM DRIVE

PROPOSED LANDSCAPE
BORDER ALONG SHARED
USE PATH, (1) 6' TALL
TREE EVERY 10' ON CENTER

PROPOSED 6' OPAQUE FENCE
ALONG PROPERTY LINE

ANTONIO P FLOWE;
RACHEL E FLOWE
580 THIRD ST
TM# 039 P 6
ZONE: R-1
USE: RESIDENTIAL -
SINGLE FAMILY DETACHED

PEDRO CASTILLO DEL
CID; ROSIBEL MARTINEZ
560 THIRD ST
TM# 039 P 7
ZONE: R-1
USE: RESIDENTIAL -
SINGLE FAMILY DETACHED

VIRGINIA AYALA JOSE
AYALA; DORILA AYALA
540 THIRD ST
TM# 039 P 8
ZONE: R-1
USE: RESIDENTIAL -
SINGLE FAMILY
DETACHED

FOSTER MARLON
A CHERYL L
520 THIRD ST
TM# 039 P 9
ZONE: R-1
USE: RESIDENTIAL -
SINGLE FAMILY
DETACHED

PIZANO ENTERPRISE LLC
700 N WILLOW ST
TM# 039 Q 9 THRU 14
ZONE: B-2
USE: COMMERCIAL -
RETAIL SERVICE

3RD STREET



MDC COAST 12 LLC; C/O REALTY
INCOME CORPORATION
813 CHICAGO AVE
TM# 039 F 1
ZONE: B-2C
USE: COMMERCIAL-RETAIL SERVICE

L=8.82' (CHORD: 8.82')
R=548.65' Δ= 0°55'16.0" PROPERTY LINE (TYP)
10' SIDE SETBACK (TYP)

PROPOSED PLAYGROUND
AREA=1,400 SF±

PROFFERS IN THE R-5C
ZONE TO BE AMENDED

AREA TO BE
REZONED FROM
B-2C TO R-5C
(AREA=7,177± SF)

PROPOSED PROPERTY
& ZONING LINE

TURKEY PROPERTIES LLC
751 CHICAGO AVE
TM# 039 Q 5 THRU 8
ZONE: B-2
USE: COMMERCIAL -
RETAIL SERVICE

AREA TO BE REZONED
FROM B-2C TO B-2
(AREA=3,235± SF)

CFW COMMUNICATIONS
SERVICES
771 CHICAGO AVE
TM# 039 P 1-A
ZONE: B-2
USE:
COMMERCIAL-OFFICE

COLMAN
ENGINEERING
1129 South High Street | Harrisonburg, VA 22801 | Ph: (540) 246-3712
Email: contact@colmanengineering.com | www.colmanengineering.com

REZONING

REZONING EXHIBIT
Sunshine Apartments / La Morena
Javier Rodriguez
797 Chicago Ave.
Harrisonburg, VA 22802

Date: 11/25/2025
Scale: 1" = 50'
Designer: GLC, PE
Drafter: JDY, PE
Reviewer: GLC, PE

Project:
CE202349
Sheet:
N
of 1

R-5C Proffer Amendments

Proffers

The applicant has offered the following proffers for the R-5C portion of the site.

1. Dwelling units may be occupied by a single family or no more than three (3) unrelated persons.
2. A sidewalk connection between the apartment development and Chicago Avenue to connect the apartment project with direct access to the city's sidewalk system.
3. The owner will design and construct a 5' wide sidewalk or a 10' wide shared use path connection from the rear of the property to the city's public trail/shared use path to connect the apartment project with direct access to the City's public trail/shared use path.
4. A 6' tall opaque fence, the full length of the property line separating the apartment development from the properties identified as tax map parcels 39-P-6, 7, 8, & 9 to the south of the property, including along the east side of TM 39-P-9.
5. Exterior site lighting shall be designed so that the light is not directed off the site and the light source is shielded from direct offsite viewing. Light fixtures in the parking areas shall not exceed 15' in height.
6. The development will contain one area, totaling 500 sf. of recreational area for use by the residents that will include features such as a picnic table or tables, play areas or play structures, ~~and gazebo~~, and exercise area.
7. The existing vegetation (trees & shrubbery) on the western end of the property, within a minimum of ~~10-ft.~~ 10' of the property line shared with the City's public street right-of-way in which the public trail/shared use path is located, shall be undisturbed to maintain the vegetated buffer, or an evergreen and deciduous vegetative buffer shall be created within a minimum of ~~10-ft.~~ 10' of the same property line, where such evergreen and deciduous trees shall be planted and maintained at no less than ~~5-ft.~~ 5' on center and ~~6-ft.~~ 6' in height at the time of planting to fill in and reestablish a vegetative buffer within the area. This evergreen and deciduous tree vegetative buffer shall not be required in the areas of the proffered connection to the public trail/shared use path or any required stormwater management areas.
8. The strip of land along the southern boundary connecting to 3rd Street shall not be used for vehicular access, except that limited vehicular access may be allowed for maintenance, utility work, municipal service, or temporary construction purposes.

NEW VENTURE PARTNERS LLC
820 WATERMAN DR
TM# 039 E 7
ZONE: M-1
USE: COMMERCIAL/MINI STORAGE

PROPOSED PEDESTRIAN
CONNECTION TO SHARED USE
PATH ON ROCKINGHAM DRIVE

PROPOSED LANDSCAPE
BORDER ALONG SHARED
USE PATH, (1) 6' TALL
TREE EVERY 10' ON CENTER

PROPOSED 6' OPAQUE FENCE
ALONG PROPERTY LINE

ANTONIO P FLOWE;
RACHEL E FLOWE
580 THIRD ST
TM# 039 P 6
ZONE: R-1
USE: RESIDENTIAL -
SINGLE FAMILY DETACHED

PEDRO CASTILLO DEL
CID; ROSIBEL MARTINEZ
560 THIRD ST
TM# 039 P 7
ZONE: R-1
USE: RESIDENTIAL -
SINGLE FAMILY DETACHED

VIRGINIA AYALA JOSE
AYALA; DORILA AYALA
540 THIRD ST
TM# 039 P 8
ZONE: R-1
USE: RESIDENTIAL -
SINGLE FAMILY
DETACHED

FOSTER MARLON
A CHERYL L
520 THIRD ST
TM# 039 P 9
ZONE: R-1
USE: RESIDENTIAL -
SINGLE FAMILY
DETACHED

PIZANO ENTERPRISE LLC
700 N WILLOW ST
TM# 039 Q 9 THRU 14
ZONE: B-2
USE: COMMERCIAL -
RETAIL SERVICE

3RD STREET



MDC COAST 12 LLC; C/O REALTY
INCOME CORPORATION
813 CHICAGO AVE
TM# 039 F 1
ZONE: B-2C
USE: COMMERCIAL-RETAIL SERVICE

L=8.82' (CHORD: 8.82')
R=548.65' Δ= 0°55'16.0" PROPERTY LINE (TYP)
10' SIDE SETBACK (TYP)

PROPOSED PLAYGROUND
AREA=1,400 SF±

PROFFERS IN THE R-5C
ZONE TO BE AMENDED

AREA TO BE
REZONED FROM
B-2C TO R-5C
(AREA=7,177± SF)

PROPOSED PROPERTY
& ZONING LINE

AREA TO BE REZONED
FROM B-2C TO B-2
(AREA=3,235± SF)

CFW COMMUNICATIONS
SERVICES
771 CHICAGO AVE
TM# 039 P 1-A
ZONE: B-2
USE:
COMMERCIAL-OFFICE

TURKEY PROPERTIES LLC
751 CHICAGO AVE
TM# 039 Q 5 THRU 8
ZONE: B-2
USE: COMMERCIAL -
RETAIL SERVICE

COLMAN
ENGINEERING
1129 South High Street | Harrisonburg, VA 22801 | Ph: (540) 246-3712
Email: contact@colmanengineering.com | www.colmanengineering.com

REZONING

REZONING EXHIBIT
Sunshine Apartments / La Morena
Javier Rodriguez
797 Chicago Ave.
Harrisonburg, VA 22802

Date: 11/25/2025
Scale: 1" = 50'
Designer: GLC, PE
Drafter: JDY, PE
Reviewer: GLC, PE

Project:
CE202349
Sheet:
N
of 1

Recommendation

Staff and Planning Commission (6-0) recommends approval of the rezoning request.