



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

Preliminary Subdivision

Plat Application

www.harrisonburgva.gov/subdividing-property

PROPERTY INFORMATION

Title of Subdivision: The Edge

630 FRANKLIN ST & 625 FRANKLIN ST

028 K 1 & 028 J 13

Property Address(es)

Tax Map Parcel(s)/ID(s)

6.52

N/A

R1 R-5C

Total Acreage

Number of Lots Proposed

Zoning Classifications

PROPERTY OWNER INFORMATION

THE EDGE REALTY PARTNERS LLC

Property Owner Name

Telephone

Street Address

E-Mail

City

State

Zip

OWNER'S REPRESENTATIVE INFORMATION (if applicable)

N/A

N/A

Owner's Representative

Telephone

N/A

N/A

Street Address

E-Mail

N/A

N/A

N/A

City

State

Zip

SURVEYOR INFORMATION

N/A

N/A

Name

Telephone

N/A

N/A

Street Address

E-Mail

N/A

N/A

N/A

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): SEE ATTACHED NARRATIVE OF REQUESTED VARIANCES

☒ The Harrisonburg Design and Construction Standards Manual section(s): SEE ATTACHED NARRATIVE OF REQUESTED VARIANCES

which requires:

SEE ATTACHED NARRATIVE OF REQUESTED VARIANCES

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.

1/5/2026

PROPERTY OWNER

DATE

REQUIRED ATTACHMENTS

- ☒ Letter explaining proposed use & reasons for seeking Preliminary Subdivision Plat Approval.
- N/A ☐ Plat of properties meeting requirement of Subdivision Ordinance Section 10-2-23 – see checklist.
- N/A ☐ 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

1/9/2026

Date Form Received

Meghan Rupkey

Form Received By

Total Fees Due: \$ 200

Application Fee:

w/o Variance Request \$175.00 plus \$20.00 per lot

with Variance Request \$200.00 plus \$20.00 per lot



February 4, 2026

Thanh Dang, Assistant Director
City of Harrisonburg
Department of Community Development
409 South Main Street
Harrisonburg, VA 22801

Subject: The Edge Variance Request – Street Section

Dear Ms. Dang,

This letter accompanies the site plan application for parcel(s) 028-K-1 & 028-J-13 located Franklin Street. The subject parcel was previously rezoned to R-5C.

The below variances are requested in accordance with the basis set forth in Subdivision Ordinance Section 10-2-41(a) – Streets and the Design and Construction Standards Manual (DCSM). Collectively, the referenced code sections below hinder road design on the subject site due to the agreed upon and approved layout of Franklin Street during the rezoning process.

A overall view of the proposed street is shown in Exhibit 1.

By agent of our client, for the public street extension of Franklin Street, we request variance from:

Subdivision Ordinance Section 10-2-61(a) – Streets.

Defined as:

(a) The subdivider is required to make all such improvements to streets, including grading, subgrade, surface, and curbs and gutters, in accord with the requirements of the city's DCSM.

We are requesting to deviate from the DCSM requirements for local street design in favor of VDOT requirements for local street design (GS-8).

Note that this variance aligns with what was presented and agreed to during the rezoning process.

Subdivision Ordinance Section 10-2-66 – Compliance with City Standards.

Defined as: *All utility, street and alley improvements shall be provided in each new subdivision lying wholly or partly within the corporate limits of the city in accordance with standards and specifications of the city.*

We are requesting to deviate from the city standards required for public street improvements in favor of VDOT standards required for public street improvements.

Note that this variance aligns with what was presented and agreed to during the rezoning process.

February 4, 2026

The Edge

Page 2 of 2

DCSM Section 3.6.2.4 - Curves

Defined as: *"Minimum length of crest and sag vertical curves shall be computed by multiplying the algebraic differences (A.D.) of the tangent grades by the appropriate K value. The absolute minimum length of vertical curve shall be 50 feet. K values for various applications are as follows: "*

	<i>Sag Curve</i>	<i>Crest Curve</i>	<i>Crest curve at landing*</i>
<i>Local Street</i>	20	20	20
<i>Collector/Industrial</i>	50	50	44
<i>Minor Arterial</i>	90	90	90
<i>Major Arterial</i>	90	90	90

We are requesting to deviate from DCSM section 3.6.2.4 which requires minimum sag curve K values of 20'. The existing Franklin Street has an existing slope of 9.82%. In order to maintain accessible slope throughout the property, we must flatten this slope as quickly as possible, which creates a sag curve K value of less than 20. This request is for a minimum K value of 15 and an example is shown in Exhibit 2.

DCSM Section 3.6.4.1

Defined as: *"Typical street sections are included in Appendix F for various street classifications and types."*

We are requesting to deviate from DCSM section 3.6.4.1 which references typical street sections found in Appendix F of the DCSM. The required typical section for the local street exceeds the pavement widths associated with the typical street section for the VDOT GS-8 standard. Utilizing the VDOT standards as opposed to the DCSM standards provides for streets with a more neighborhood-like feel and helps to provide traffic calming (narrower streets). These proposed cross sections are shown in Exhibit 3.

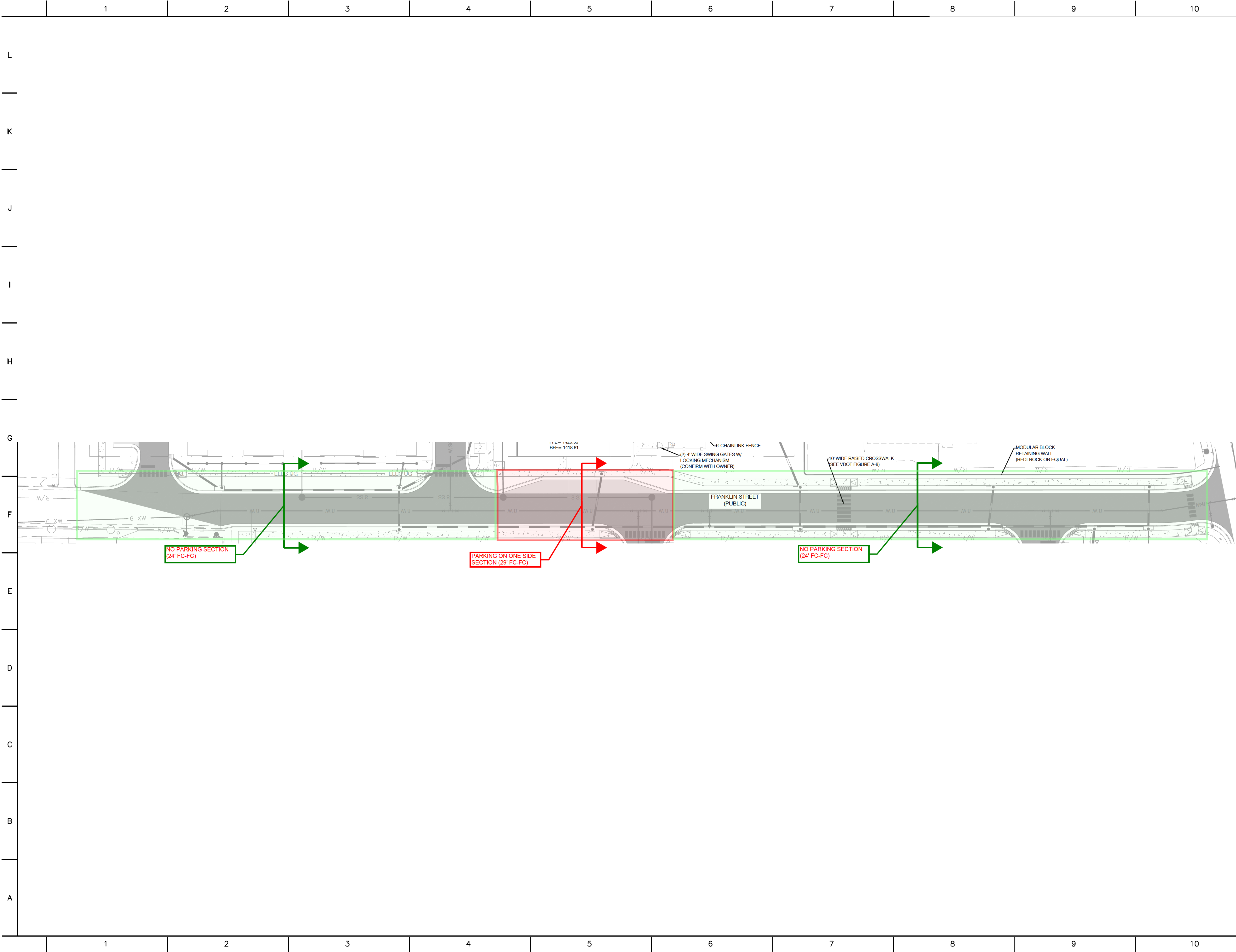
Note that this variance aligns with what was presented and agreed to during the rezoning process.

Regards,
Valley Engineering, PC



Ryan Boshart, P.E.
Partner | Civil





THE EDGE
CITY OF HARRISONBURG, VIRGINIA



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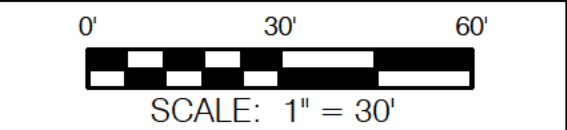
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REVISIONS:

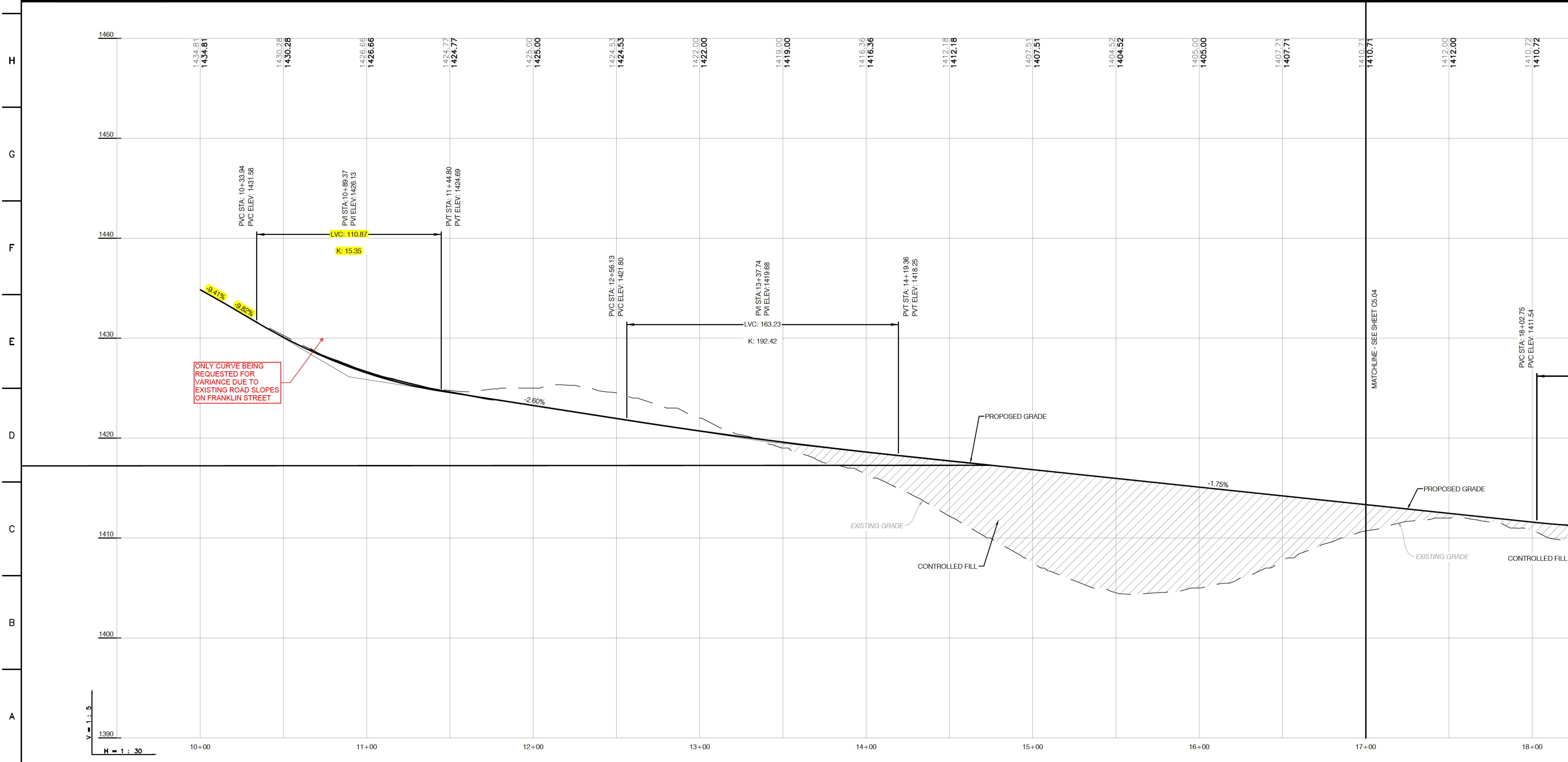
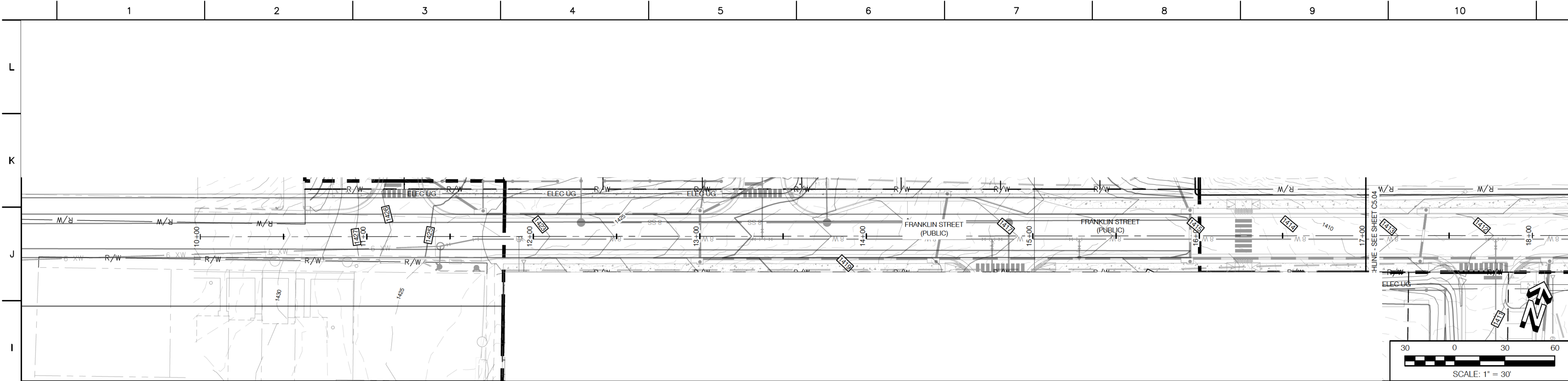
DATE:

PROJECT No.: 12528-5

EXP./CLIENT No.: 12528-5



SHEET NO.:
EXHIBIT 1



THE EDGE

HARRISONBURG, VIRGINIA

VALLEY
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REVISIONS:

DATE:

PROJECT No.: 12528-5

EXP./CLIENT No.: 12528-5

0' 30' 60'
SCALE: 1" = 30'

SHEET NO.:

EXHIBIT 2