



City of Harrisonburg, Virginia

Planning Commission Meeting

May 8, 2013

7:00 p.m.

Regular Meeting
409 South Main Street

1) Call to order, roll call, determination of quorum, and review/approval of minutes from the February 13, 2013 regular meeting.

2) New Business

Alley Closing – Ridgeway Mennonite Church (Adjacent to 27-L-8, 8A, and 16 Through 20)

Consider a request from Ridgeway Mennonite Church to close two portions of undeveloped public alleys totaling 4,670 +/- sq. ft. One section is located between and parallel to Franklin Street and Hawkins Street and is adjacent to tax maps 27-L-8 & 8A and 16 Through 20 and totals 2,897 +/- sq. ft. The second section is located off of and perpendicular to Hawkins Street and is adjacent to tax maps 27-L-16 & 17 and totals 1,773 sq. ft.

Preliminary Plat – The Village at Forest Hills

Consider a request to preliminarily subdivide one, 6.25 +/- acre parcel, which currently does not have public street frontage, into two parcels. The applicant is requesting a variance from the Subdivision Ordinance Section 10-2-42 (c) to allow the new lot to not have public street frontage. The property is located off of Village Lane (a private street) and is zoned R-4, Planned Unit Residential District and can be found on tax map 12-L-14.

Special Use Permit – Maryland Avenue (J.D. Land, LLC) 10-3-40 (7)

Public hearing to consider a request from J.D. Land, LLC for a special use permit per Section 10-3-40 (7) of the Zoning Ordinance, which allows up to four individuals per unit within the R-2, Residential District. The applicant is specifically requesting to allow up to three individuals per unit. The properties are located at 102, 104, 106, 108, 110, and 112 Maryland Avenue and can be found on tax maps 18-F-2, 2A, 2B, and 2C.

Rezoning – Whitesel Brothers, Inc. (Erickson Avenue) R-1 to B-2

Public hearing to consider a request from Whitesel Brothers, Inc. to rezone three parcels totaling 3.79 +/- acres from R-1, Single Family Residential District to B-2, General Business District. The properties are located at 1455 Erickson Avenue and 1311 & 1332 Garbers Church Road and can be found on tax maps 114-B-1, 3, & 4.

Rezoning – HRHA Commerce Village

Public hearing to consider a request from Harrisonburg Redevelopment and Housing Authority to rezone two parcels (and a small portion of a 3rd parcel) totaling 2.067 +/- acres of property from R-3C, Multiple Dwelling Residential District Conditional and a small portion of B-2C, General Business District Conditional to R-3, Medium Density Residential District. The properties are located at 181 and 241 Commerce Drive (portion of 298 East Washington Street) and can be found on tax maps 41-Q-6 & 7 (portion of 4).

Staff will be available Monday June 10, 2013 at 4:30 p.m. for those interested in going on a field trip to view the sites for the June 12, 2013 agenda.

Special Use Permit – HRHA Commerce Village Multi-Family Dwellings

Public hearing to consider a request from Harrisonburg Redevelopment and Housing Authority for a special use permit per Section 10-3-48.4 (6) of the Zoning Ordinance to allow multi-family dwellings of up to 12 units per building within the R-3, Medium Density Residential District. The property is currently zoned R-3C, Multiple Dwelling Residential District Conditional and a small portion is zoned B-2C, General Business District Conditional but the property is proposed to be rezoned to R-3, Medium Density Residential District. The properties are located at 181 and 241 Commerce Drive (portion of 298 East Washington Street) and can be found on tax maps 41-Q-6 & 7 (portion of 4).

Special Use Permit – HRHA Commerce Village Reduced Parking

Public hearing to consider a request from Harrisonburg Redevelopment and Housing Authority for a special use permit per Section 10-3-48.4 (3) of the Zoning Ordinance to allow for the reduction of required parking spaces within the R-3, Medium Density Residential District. Areas that would have been used for parking must remain as open space. The property is currently zoned R-3C, Multiple Dwelling Residential District Conditional and a small portion is zoned B-2C, General Business District Conditional but the property is proposed to be rezoned to R-3, Medium Density Residential District. The properties are located at 181 and 241 Commerce Drive (portion of 298 East Washington Street) and can be found on tax maps 41-Q-6 & 7 (portion of 4).

Rezoning – Collicello North R-7 Development

Public hearing to consider a request from Kin Group, LLC to rezone 17 parcels (and portions of undeveloped public street and alley right-of-way that will soon be in their ownership), totaling 127,195 +/- sq. ft., from R-2, Residential District and M-1 General Industrial District to R-7, Medium Density Mixed Residential Planned Community. A total of 30 dwelling units would be constructed. The properties are bounded by Virginia Avenue, 5th Street, portions of undeveloped Collicello Street, and Edom Road and can be found on tax maps 40-H-1 through 8 and 11 through 16, 40-I-14, 15, and 16, and portions of undeveloped 6th Street right-of-way and adjacent alleys and other public street right-of-way all illustrated on tax map sheet 40.

Tabled by the Applicant

- 3) Unfinished Business**
- 4) Public Input**
- 5) Report of secretary and committees**
Proactive Zoning
- 6) Other Matters**
- 7) Adjournment**

Staff will be available Monday June 10, 2013 at 4:30 p.m. for those interested in going on a field trip to view the sites for the June 12, 2013 agenda.

MINUTES OF HARRISONBURG PLANNING COMMISSION
February 13, 2013

The Harrisonburg Planning Commission held its regular meeting on Wednesday, February 13, 2013 at 7:00 p.m. in the City Council Chambers, 409 South Main Street.

Members present: Richard Baugh, Gil Colman, MuAwia Da'Mes, Judith Dilts, Deb Fitzgerald, Jefferson Heatwole, and Henry Way.

Members absent: None

Also present: Stacy Turner, Director of Planning and Community Development; Adam Fletcher, City Planner; Alison Banks, Senior Planner and Secretary.

Chair Fitzgerald called the meeting to order and determined there was a quorum with all members in attendance. She then asked if there were any corrections, comments or a motion regarding the minutes from the January 9, 2013 Planning Commission meeting.

Dr. Dilts moved to approve the minutes as presented from the January 9, 2013 regular Planning Commission meeting.

Mr. Colman seconded the motion.

All members voted in favor of approving the January 2013 minutes (7-0).

New Business

Street and Alley Closing – Kin Group, LLC (Collicello North Project)

Chair Fitzgerald read the request and asked staff to review.

Mr. Fletcher began by briefly reviewing the street and alley closing process for new members and for those who may be unfamiliar with the process. He also noted that the closure of a street and/or alley does not become effective until all interested parties have submitted their check to purchase the area, and have submitted a surveyed plat of the property as it is to be divided. Adjoining property owners have thirty days from the date of the City Council public hearing in which to submit their check and survey in order to acquire their requested portion of the right-of-way. (Please note staff was later advised by the City Attorney, and the adjoining property owners were notified, that any property owners interested in purchasing the area adjacent to their property will have ten (10) business days from the date of the hearing to notify the City Clerk of their interest.)

Mr. Fletcher continued saying the following land uses are adjacent to the undeveloped 6th Street right-of-way (descriptions in parentheses are land uses adjacent to the 1,000 sq. ft. portion of the undeveloped alley off of 5th Street):

Site: Undeveloped public street and alley right-of-ways adjacent to property zoned M-1 (Undeveloped alley right-of-way adjacent to property zoned R-2)

North: Business office fronting Virginia Avenue, zoned M-1, undeveloped lots fronting undeveloped Collicello Street, zoned M-1, and an automotive repair shop and a non-conforming single family home, zoned M-1 (Undeveloped extension of the subject alley that was previously approved for closure to be purchased by the applicant)

East: Undeveloped Jackson Street right-of-way, and across Edom Road, graveled lot, zoned M-1 (Single family home fronting Collicello Street, zoned R-2)

South: Vacant property and automotive repair shop, zoned M-1 and undeveloped portions of Collicello Street (Across 5th Street, single family homes, zoned R-2)

West: Across Virginia Avenue, undeveloped portion of 6th Street right-of-way, a duplex, zoned R-2, and a vacant parcel, zoned R-2 (Single family homes fronting Virginia Avenue, zoned R-2)

The applicant is requesting to close a total of 33,058 +/- square feet of multiple, undeveloped public right-of-ways, all of which are located on sheet 40 of the City's tax map records as described above. The applicant intends to acquire this area to then incorporate it among their adjoining properties to later submit a rezoning proposal for an R-7, Medium Density Mixed Residential Planned Community. If the City approves the request, all property owners adjacent to the requested areas for closure will have the opportunity to purchase up to 50 percent of the right-of-way width along the entire length adjoining their property.

The applicant is the same entity that, last year, requested to close a 3,000 square foot portion of the public alley off of 5th Street. That portion is adjacent to tax map parcels 40-H-3 through 16, which is the remaining portion of the public alley that connects 5th Street to undeveloped 6th Street. Staff and Planning Commission recommended approving that request and City Council approved the application in June 2012. To date, the applicant has not purchased that portion of the undeveloped alley.

There are no public water or sewer lines within the subject areas, the areas are not used for trash pick-up, and the City has no plans to improve the right-of-ways for public streets.

Harrisonburg Electric Commission (HEC) and Columbia Gas of Virginia (Columbia Gas) either have infrastructure located in parts of the right-of-way or utilize parts of the right-of-way to access nearby infrastructure. HEC has a guyed power pole at the intersection of Virginia Avenue and the undeveloped 6th Street right-of-way and a power pole near the undeveloped alley off of 5th Street. Columbia Gas has an eight inch and a six inch pipeline located in portions of the undeveloped 6th Street and in the undeveloped portion of Collicello Street. The two pipelines extend from Edom Road southward within the undeveloped Collicello Street right-of-way to the intersection with 6th Street, where the eight inch pipeline goes west in the undeveloped 6th Street, extending across Virginia Avenue, and the six inch line continues south within Collicello Street. The eight inch high pressure pipeline is one of the main feeds to the City and must maintain its service, along with the six inch pipeline. As noted by the letter submitted by the applicant, they are aware of this situation and are already communicating with Columbia Gas regarding this matter.

If the request is approved, it will be the responsibility of the applicant or other purchaser to correctly identify the locations of the infrastructure and to work with HEC and Columbia Gas to identify on a plat where access areas shall be established so appropriate easements can be retained before deeding the property to the new owner.

With easements as described, staff supports the application to close the public street and alley right-of-ways.

Chair Fitzgerald asked if there were any questions for staff.

Mr. Colman asked what is the purpose of purchasing that small section at the intersection of Collicello Street and 6th Street.

Mr. Fletcher said I think it has something to do with the development that the applicant has planned; but, I will let the applicant answer that question.

Chair Fitzgerald asked if there were any other questions for staff. Hearing none, she asked if the applicant would like to come forward and speak.

Dean Weaver said he is one of the operating partners of Kin Group, LLC, the applicants for this request. We would like to re-orient 6th Street a little further south for our plan of development. We hope to move the street up and connect it to Collicello Street. Collicello Street cannot move all the way through to Edom Road because of the elevation changes, so we are going to turn it ninety degrees and run it out to Virginia Avenue. This is a very challenging site.

What you see before you tonight does look rather fragmented; but, I want to assure you that we are running with Urban Principles. We want to tie these streets together and connect this community to the greater community. The streets are not going to be winding and turning; it will be a nice grid. Those are our intentions.

Mr. Da'Mes said I want to complement Dean on the plan that they have envisioned. I know this has been in the works for many years and I look forward to seeing more of this. I have spoken with Mr. Rasuol, an adjoining property owner, regarding the area at the retaining wall where he is considering purchasing some right-of-way. He may intend to purchase more than you have made note of in your letter.

Mr. Weaver said yes, we are trying to solve each other's problems in that area; he needs a little bit and I am willing to take the rest. The same thing at the entrance way; he has put a nice entrance in to his shop and we want to try and enable him to acquire that area while I am willing to take the rest.

I have also been informed by Lisa Shoemaker along the 6th Street right-of-way that she intends to purchase her portion of the right-of-way.

Mr. Da'Mes asked if there were any concerns with the connection of Edom Road to this. My assumption is that there would be an alleyway connecting this and not a public street.

Mr. Weaver said it would act basically how Mr. Rasuol is using it now to get to his business. That entry would only be for six to fifteen basic type homes.

Mr. Da'Mes asked what City Engineering thought of this because it is a somewhat odd connection at Edom Road.

Mr. Fletcher said staff has looked at concepts of the development; however there has not been an official submission of any plan of development for staff to make more formal comments on the design. The comments that we were able to make to Mr. Weaver have already been taken into consideration with his conceptual design.

Mr. Colman asked if the streets would be private or city owned streets.

Mr. Weaver replied that the lower road off of Edom Road would be private. The other two streets, Collicello and 6th Streets, we hope to have as public streets. It also solves some problems for property owners along Collicello Street who have not been able to develop because they cannot afford to build a public street. I have been in contact with everyone along Collicello Street, except for one owner, and they are all okay with this.

Mr. Fletcher said the development of this area, should it occur, also creates the opportunity for water and sewer to be looped in this area.

Mr. Weaver said we are looking very strongly at trying to create net-zero ready homes where we are building smaller homes, very tight standards, so that by the time you put your solar panels on, you can net-zero your energy use. We are working with Secure Futures, who also helped EMU with their solar projects.

Mr. Colman said on the water issue that was brought up, is there enough pressure at this location?

Mr. Weaver replied that he owns the residence at the corner of Collicello Street and 5th Street and can attest that the water pressure is quite adequate; however, I cannot speak directly as to what the numbers are.

Mrs. Turner said there will be a follow-up application with this for a rezoning and master plan or subdivision plat, so many of the concepts that Mr. Weaver has discussed tonight will be further explored at that time. At that point we will have much more information from his engineer regarding water and sewer and street intersections.

Chair Fitzgerald asked if there were any further questions. Hearing none, she asked if there was anyone else wishing to speak on this request. Hearing none, she asked for discussion or a motion for City Council.

Dr. Dilts moved to recommend approval of the street and alley closing for the Kin Group, LLC.

Mr. Da'Mes seconded the motion.

Chair Fitzgerald said we have a motion and a second, she then asked for a voice vote on the motion.

All voted in favor of the motion (7-0) to recommend approval of the street and alley closing.

Chair Fitzgerald said this will move forward to the City Council on March 12, 2013.

Rezoning – 126 and 128 West Bruce Street

Chair Fitzgerald read the request and asked staff to review.

Mrs. Banks said the Comprehensive Plan designates this area as Mixed Use Development. This designation includes both existing and proposed new mixed use areas. These areas are intended to combine residential and non-residential uses in planned neighborhoods where the different uses are finely mixed instead of separated. These areas are prime candidates for “live-work” and traditional neighborhood developments. Live-work developments combine residential and office/service uses allowing people to both live and work in the same area, which could be combined in the same building or on the same street. The gross residential density in areas outside downtown should not exceed an average of 15 units per acre, though all types of residential units are permitted: single family detached, single family attached and apartments. Apartments are permitted only if single family detached and/or attached units are also provided and together cover a greater percentage of the project site. Residential densities in downtown may be higher than an average of 15 units per acre, and commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way.

The following land uses are located on and adjacent to the property:

Site: Vacant building, zoned M-1

North: Office building, zoned B-1

East: Commercial building, zoned B-1

South: Across West Bruce Street, office building and vacant building, zoned B-1, B-1C and M-1

West: Across C&W railroad tracks, parking lot, zoned M-1

This is a request to rezone a 12,865 +/- square foot parcel from M-1, General Industrial to B-1, Central Business District. The applicant recently purchased the subject property with the intent to repurpose the existing structure for office and/or retail use. In earlier years the property had been used similarly; however, the building has been vacant for more than 24 consecutive months and any non-conformancy it had has since been lost. The site is located downtown, just west of the intersection of West Bruce Street and South Liberty Street. The building on the site basically covers every square inch of the property; thus making it a prime candidate to utilize the B-1 flexibility of no setbacks and no parking requirements.

Usually, when a property owner requests to rezone to the Central Business District classification staff would have some concern regarding parking for the site; especially if the property would be relying completely on public parking. It is apparent this site has mainly relied on public parking and staff has no concerns with continuing this practice for this property. Businesses that rely on on-site parking to operate typically are not attracted to sites with the characteristics of the subject property. There is on-street parking available in front of the building, as well as a public parking deck and a public parking lot within a short walking distance of the site. Staff believes that future tenants will know that no on-site parking exists and therefore, the location will continue to self-regulate what uses operate from the site.

Since 2004 the Comprehensive Plan has designated this entire area along West Bruce Street, east of the rail road tracks, as Mixed Use Development Area which most closely resembles the characteristics of the B-1 zoning district. The proposed redevelopment at this location is very encouraging for the downtown area and helps to provide an economic and social strength for the City's core.

Staff recommends in favor of the requested rezoning to B-1, Central Business District.

Chair Fitzgerald asked if there were any questions for staff.

Mr. Baugh said I was remembering with some of the B-1 rezonings we have asked about proffers for potential residential use. With this rezoning we are opening up the door that the owners could carve up the building for residential uses; have we given any thought to that or the limitation of that?

Mrs. Banks said we did have some conversations regarding occupancy at this location and staff did not have concerns with this building and area being converted to residential.

Mr. Fletcher added the proffer you are referring to is a recommendation that we usually put forward when we have very prominent, older historical structures downtown where we do not want to lose that characteristic by converting it to multiple residential units. This particular structure did not really meet that description.

Mr. Colman asked if it was just one building.

Mrs. Banks replied yes.

Chair Fitzgerald asked if there were any further questions for staff. Hearing none, she opened the public hearing and asked the applicant or their representative to speak.

Barry Kelley said he is the applicant for this request. I hope that Planning Commission supports this request. I think it is long overdue for this building and we will have to find new places for the vandalism. Hopefully, this will stimulate some activity along this area that will be good for the City and allow for some expansion of the downtown area.

Chair Fitzgerald asked if there were any questions for the applicant. Hearing none, she asked if there was anyone wishing to speak in favor of the request. Hearing none, she asked if there was anyone wishing to speak in opposition to the request. Hearing none, she closed the public hearing and asked Planning Commission for discussion or a motion.

Mr. Way said this makes a lot of sense to me in terms of location and what we are trying to see happen in this area of downtown. I make a motion to recommend approval.

Mr. Heatwole seconded the motion.

Chair Fitzgerald said the motion has been made and properly seconded. She then called for a voice vote on the motion.

All voted in favor of the motion (7-0) to recommend approval of the rezoning request to B-1.

Chair Fitzgerald said this item will move forward to City Council on March 12, 2013.

Ordinance Amendment – Business Garden Proposal

Chair Fitzgerald read the request and asked staff to review.

Mr. Fletcher said staff is proposing to modify the Zoning Ordinance Sections 10-3-24 and 10-3-84 and to add Article BB, Business Gardens, which would include multiple sections regulating horticulture-related businesses on residential property. Other than a minor addition to the proposed regulations, the amendments described herein are the same as those previewed by Planning Commission during their regular meeting in January.

The first change necessary within Section 10-3-24 Definitions includes adding and defining “business garden;” the proposed terminology for the horticulture-related business practice. In brief, the definition includes being classified as a home occupation and that only individuals residing on the property may operate the business. Among other defining details, the definition also contains a reference to a proposed new governing article for further regulations and requirements. Section 10-3-24 would be further modified by amending the existing “home occupation” definition by adding text that would allow business gardens to operate outside of a main or accessory building. As currently defined and regulated, all other home occupations must take place wholly within a main building or accessory building.

As mentioned above, the proposed business garden definition refers the reader to “see Article BB, Business Gardens for operating regulations.” The new article contains six new sections titled: Purpose, General Use Regulations and Requirements, Area and Yard Restrictions, Accessory Structures, Storage and Screening, and Abandonment.

The General Use Regulations and Requirements section mandates residents to apply for a home occupation permit prior to operating a business garden. This section also requires the residential character of all parcels involved to be maintained, that compost can only be used to support onsite operations and that onsite transactions, advertising signage, and apiculture and other animal

husbandry are prohibited. Furthermore, all business gardens must be maintained in a healthy growing condition, free of refuse, debris, overgrown weeds, and dead or spent plant materials. A statement is included clearly specifying that business gardens would be subject to the tall grass and weeds ordinance.

The Area and Yard Restrictions section specifies that individuals residing on the property may use as much as 50 percent of the total area of the parcel involved including the total area of all adjoining parcels under the same ownership. Cultivation in accessory structures such as hoopouses, green houses, cold frames, and related structures and areas used for exterior activities such as storage, compost and disposal areas must be included in the allowable area. On the other hand, activities on or within principal buildings including covered and uncovered porches and decks, enclosed accessory storage structures, upon rooftops, and vertical growth areas are exclusive of the allowable area. With regard to setback regulations, business garden operations must be setback at least five feet from all property lines unless the operations are enclosed with a wall or fence of at least three feet in height, which does not have to be opaque.

The proposed area and yard restrictions will affect properties differently based upon the characteristics of the parcels involved. For example, it would be possible to have business garden operations in every yard area of a property if such areas are fenced and the parcel is improved with a dwelling that occupies 50 percent or more of the lot area. Conversely, individuals residing on parcels improved with dwellings that consume much less than 50 percent of a parcel's lot area would still have what some consider a traditional yard. For consistency and to be able to equitably implement the 50 percent rule, once a property has an established business garden, staff would calculate all garden areas, whether for personal or business garden use, toward the parcel's allowable 50 percent business garden space.

The Accessory Structures section mandates that all accessory structures associated with business gardens would be governed by Section 10-3-114; the section of the Zoning Ordinance that provides the standard regulations for accessory buildings. Since last month, the Building Official has confirmed with Planning staff that building permits and sub-trade permits would not be required for work associated with business gardens because the State prohibits localities from requiring permits for farm buildings and structures. The Virginia Construction Code considers many activities within the definition of farm buildings and structures, and as proposed, buildings associated with business gardens would be included. With this in mind, staff has proposed an additional subsection within Accessory Structures that would simply require all structures to be securely affixed to the ground. Although there will be no inspection of these structures, it is hoped the regulation will be a reminder to those using these structures to secure them.

The Storage and Screening section specifies that equipment, materials, and compost and disposal areas shall be inside a principal or accessory building or screened from general public view and adjoining properties. For all intents and purposes, the screens referred to in this section shall be opaque and the areas shall not be generally seen by the public and shall not be seen from the ground level of adjacent properties.

The last section of the business garden regulations addresses abandonment of such areas and stipulates that if business gardens cease permanent operation, then the areas must be cleared, all structures removed, and the area re-vegetated in no less than 30 days or no less than 90 days if an extension is granted by the Zoning Administrator.

To be inclusive of all areas in the City where individuals can reside by-right, staff is also proposing to amend Section 10-3-84 Uses Permitted By-Right of the B-1, Central Business District by adding “home occupations” as a use permitted by-right. It may seem odd to add home occupations to a zoning district that allows many other businesses by-right, but because individuals can live in the B-1 district, and because business gardens would be defined as a home occupation, this amendment is necessary to allow those residents the ability to operate a business garden. If an individual or entity wanted to operate something like a business garden but wanted to be able to operate like other business in the B-1 district such as having on-site transactions, advertising signage, and employing individuals that do not reside on the parcel, then they would be desiring to operate something that is not currently defined or allowed by the Zoning Ordinance. As advised by Planning Commission in January, staff will soon be investigating allowing farming/horticulture-type businesses in the B-1, B-2, and M-1 zoning districts.

Staff supports approving the proposed amendments to Section 10-3-24 and 10-3-84 and creating Article BB. Business Gardens in the Zoning Ordinance.

Along with the Zoning Ordinance amendments, staff is also proposing to modify the City Code Title 16 Offenses, specifically Section 16-6-58 Weeds, etc. on Lots, commonly known as the tall grass and weeds ordinance. This modification would work in unison with the proposed business garden regulations to clarify that business gardens would be subject to the tall grass and weeds ordinance. Unlike amendments to the Zoning Ordinance, no public hearing is required by Planning Commission to amend Section 16-6-58. However, the Commission should offer a recommendation to City Council regarding this proposed modification.

Staff also supports the necessary changes to the tall grass and weeds ordinance Section 16-6-58 Weeds, etc. on Lots.

Chair Fitzgerald asked if there were any questions for staff.

Mr. Way said within Article BB, Section 10-3-190 (7), the compost information, does that capture what you mean when you say compost will be used only to support onsite operations. You do not want to say used and stored perhaps?

Mr. Fletcher said I believe it is implied. It really is to say if you are using it onsite, you are creating it onsite, and cannot be selling it or mass producing it. The compost is only to support that particular garden.

Mr. Way said we have a letter provided that because of an increase in mice, snakes, hawks, and a fox this individual is opposed to the business garden proposal. Have you seen any studies anywhere regarding the potential increase in this type of wildlife because of this type of gardening?

Mr. Fletcher replied no.

Mr. Colman said it seems to me that would be the case no matter who is gardening; the personal garden or the business garden.

Dr. Dilts said of course the larger garden would have more organisms. I assume that the City’s yard waste service would still be available for the business garden use.

Mr. Fletcher said yes, it is still a residence.

Mr. Da'Mes said for clarification on the tall grass and weed ordinance you are proposing an amendment. If Business Gardens were to go through and become more pervasive within the community, where would be the deciding factor in terms of tall grass and weeds violations?

Mr. Fletcher said if I understand your question correctly, that answer would be that our inspectors make their best judgments. We try not to be arbitrary or capricious on our determinations and do the best we can.

Mr. Da'Mes said if staff is advising a home business garden in terms of how to maintain it regarding tall grass and weeds; what is compliance for tall grass and weeds within a home business garden?

Mr. Fletcher said it would be the unkempt appearance of tall grass and weeds. Our inspectors would have to use their best judgment and say that is a garden or that is not a garden. If the garden is covered with overgrown weeds and grass; then yes we would consider it a violation. We would do the best we can.

Mr. Way said with the area restriction portion of the amendment you have fifty percent of the parcel or parcels involved; did staff consider varying that percentage for different zoning districts? I am thinking particularly of the UR district where the houses tend to take up more of the lot. Was this ever considered, or are we just trying to keep it simple.

Mr. Fletcher replied staff did not think about doing different proportions for different zoning classifications. It sounds like your question is would there be a larger impact on those types of lots because they are smaller lots with bigger homes; fifty percent could take up the entire yard. We did try to keep it simple and consistent across the board. It is not so much being proportionate to the zoning classification; but proportionate to the site characteristics.

Mr. Colman asked if the regulation allowed for rotation of the garden.

Mr. Fletcher said yes, we are not regulating the rotation of the garden area. As long as fifty percent of the lot area is not exceeded it is fine.

Dr. Dilts said I have a philosophical question. When does a garden become a farm? If I plant my entire fifty percent in all corn, is that a garden or a farm?

Mr. Fletcher said by our proposed definition it would be a business garden because it does not exceed fifty percent. This is very similar to the question asked last month about extending the percentage to seventy-five percent on larger lots. At that point you are at a much greater proportion of the property and it starts to edge into that farming agricultural type use. Fifty percent to staff is proportionate to the characteristics of the neighborhood. Neighborhoods generally do not all look alike and are not the same size. There are certain expectations of what that neighborhood is going to look like. Therefore, if you have fifty percent of a lot area on Smithland Road and fifty percent on Franklin Street, they are going to be two totally different operations. There are going to be expectations from the neighbors about how those business gardens are going to operate. Smithland Road already has non-conforming farming operations going on; whereas Franklin Street does not. This is an ordinance that is very self regulating, we are not out checking and inspecting for these; it is very much like most of our zoning regulations. If a complaint comes in and it appears you are not meeting the regulations for the business gardens, we will set up an appointment to meet with the individuals so that they can explain their business gardens operations.

I also want to clarify that if someone has a home occupation business garden that is what it is – a business garden. You cannot have a business garden and a separate personal garden; there is no way for us to be able to delineate what is the difference. You have one or the other, you do not have both.

Mrs. Turner said in response to the garden and farm question – we do not use the word farm in our zoning ordinance anywhere. Therefore, we do not need to have a distinction between when something is a business garden and when it is a farm. If someone wants to call their business garden a farm; that is their choice. Our choice of using the term business garden was really an arbitrary thing; we could have called it a residential lot farm. In our mind farm kind of denotes a bit more of an intense agricultural use; because many times it brings in the concept of having animals as well as plants.

Mr. Baugh said I want to make certain that I understand the existing draft correctly. If a homeowner is not selling the produce, they could convert all of their yard into a garden. The entire parcel could be covered in corn.

Mr. Fletcher said that is correct; and I am glad you pointed that out. I feel there is a misconception that we are trying to keep people from growing fruits and vegetables and having their own source of food; but that is not the case. This is about operating a business in a residential district.

Mr. Baugh agreed and said this amendment is about a commercial use within a residential area only.

Mr. Da'Mes said most of these situations are probably going to be for organic planting and fertilizer may not be much of an issue; but, did you run into any questions regarding a limit on fertilization, perhaps runoff and contamination of a neighbor's property because of fertilization.

Mr. Fletcher replied we are not experts in that area and I cannot recall specifically if any of the different ordinances we looked at even spoke to that issue. It is not something that we wanted to include within the zoning ordinance for the City.

Dr. Dilts said you have to remember many, many lawns are fertilized today; that is the same issue.

Mr. Colman asked about sediment runoff and is there a potential for sediment runoff.

Mrs. Turner said when we asked the City Engineer, who is also the Erosion and Sediment Control Administrator for the City, about runoff he replied that agricultural activities are currently exempt from the State Regulations regarding runoff. This could change. Staff discussed this and decided if you could have a large scale farming operation that is exempt; then we did not need to place any more stringent regulations on something smaller.

We will keep up with the State Regulations on this issue and if the regulation changes and could possibly affect this we will look in to it.

Dr. Dilts said when the plants are growing you should not have any problems because you have all of the roots to help hold the soil. It would only be when it is new or just planted. Also, it is not to their advantage to allow the soil to erode away.

Mr. Way said thank you to staff for putting together such a well balanced proposal between neighborhood interest and the desire to pursue this interest.

Chair Fitzgerald asked if there were any further questions for staff. Hearing none, she opened the public hearing and asked if there was anyone wishing to speak in favor of the amendment.

Alex Smith said he came this evening to support the business garden proposal as did many of the folks here tonight.

Sam Frere and Daniel Warren we would like to speak in support of this amendment. We would also like to thank the Planning staff for putting it together. Could you reiterate the last point made regarding how this amendment interacts with the B-1 and the Industrial zones.

Mr. Fletcher said the B-1, B-2, and M-1 zoning districts do not list home occupations as a permitted use. Because this proposal defines business gardens as being a home occupation, you could not legally operate a business garden from any of these districts. The proposal would add home occupations to the B-1 zoning district; therefore making it legal to have a business garden in the B-1 district.

Mr. Baugh said the whole idea of home occupations apply to residential zoning only. By adding it to B-1 we are covering all residential areas.

Mr. Fletcher agreed and said you cannot reside in a B-2 or M-1 zoning district. There are no such things as a home occupation outside of a residential district. This change will allow those folks residing in B-1 to apply for a business garden home occupation. Of course if we come back at a future date with a proposal that allows urban business garden type uses that are grander in scale where you could sell and advertise from the site, then you could do that in a B-1 zoning district as well.

Mr. Frere said my question was I just do not understand the relation of that to this amendment.

Mrs. Turner said to clarify if you live in an apartment, by right, in the downtown area which is the B-1 zoning district and you wanted to have a business garden you could not. You could have other type businesses because they are allowed; but a business garden is specifically defined as a home occupation and home occupations are not listed as a permitted use. This change would allow home occupations as a permitted use; therefore allowing business gardens in the B-1.

Mr. Warren said thank you that makes it clear. How are nurseries zoned in the City and how do they operate as businesses right now.

Mr. Fletcher said greenhouses and nurseries are allowed within the B-2 and the M-1 zoning districts. Often times you find nurseries that are associated with landscaping businesses located within the M-1 zoning district; but, you cannot live in the M-1 district.

Mr. Frere asked if there is a working definition for agricultural use, beyond the scope of this amendment.

Mr. Fletcher said there is not a definition for agriculture in the zoning regulations. If we need to define it at some time then we would do so.

Mr. Frere said would it not be clearer to define it now; because it is a restricted use within the City.

Mr. Fletcher said we would take that into consideration.

Mr. Warren said thank you again for all the hard work.

Mr. Way said does this amendment go somewhere towards what you were hoping to see happen.

Mr. Frere said it is as close as we need it to be.

Mr. Warren said it is broad enough; yet it has plenty of narrowing so that people would not get carried away with it. I do question the on-site compost; but we can live with it.

Chair Fitzgerald asked if anyone else would like to speak in favor of the amendment. Hearing none, she asked if there was anyone wishing to speak in opposition of the proposal.

Diane Gray said she is the person that wrote the letter with the concerns of the mice, the hawks, etc. Hearing you discuss this tonight, you say that it is going to be self regulating; that has been the issue in our neighborhood. We have already had commercial gardens in our neighborhood; in fact they were hiring people to work the garden. That finally got stopped. I do not have a study on this; but, I can tell you that I have seen the mice. I have seen snakes; I have lived there for 38 years and have never dealt with this number of snakes before. It is a constant reminder of the vegetation. The same thing with the hawks, they are attracted by the mice and whatever else is running around in these gardens. That does not strike me as a family neighborhood; it is a business.

These gentlemen at least checked into it first, because the other neighbors, quite frankly, did not. I appreciate this, but I have some real concerns about how it will be regulated. I do not want to be the person on the phone every week calling the City about weeds.

Mr. Way asked if there had been a noticeable increase in traffic as well.

Mrs. Gray said yes we did have an increase in traffic. We had people stopping in the neighborhood to purchase vegetation and to barter back and forth with the owners.

Dr. Dilts said are you talking about this particular operation (referring to Sam and Dan).

Mrs. Gray replied no, I am talking about a situation on the same street; but a different owner and property. The property I am referring to was probably using 95 percent of the property for garden. Much of it is still in vegetation, but the commercial part of the garden has stopped. All this has definitely increased the critters to the neighborhood and that is my concern.

Chair Fitzgerald asked if there was anyone else wishing to speak against the proposal.

Gareth Herman said he supports the gardens and asked everyone in support to please stand-up at this time. That is all, thank you very much.

Chair Fitzgerald asked if there was anyone else wanting to speak. Hearing none, she closed the public hearing and asked Planning Commission for a motion or discussion on the amendment.

Mr. Way said I move to recommend approval of this. I think this is a very good initiative that pushes the opportunities in Harrisonburg in a good direction, from an environmental standpoint and from a community standpoint. I think staff has balance neighborhood concerns with this action.

Dr. Dilts seconded the motion.

Chair Fitzgerald said I have had the experience over the last couple of weeks as this has been more publicized, of hearing some negative stuff about this; people who are not in favor of this amendment. It does concern me a little bit that the press that it has received has generally been very favorable; but I suspect that there are folks out there that this is flying completely below their radar. When it moves forward to City Council you may hear more people speaking out in opposition than we have at Planning Commission. I have received some emails and had some conversations about this, and to me the issues against it are critters, as Ms. Gray put it. There are questions about this increasing traffic, logistics, and a value aesthetic judgment that is underlying this whole issues; people being concerned with what they had expected their neighborhood to look like. When you

buy a property and you move there you think a neighborhood looks like this “thing”. This “thing” for many people does not include corn in your front yard. I just want to put out there as part of this discussion that there are folks out there who are not in favor of this at all and you may think that the value judgment that lawns are fine is something you disagree with; but, there are people out there that really bought into the idea of a neighborhood looking a particular way. I think as this amendment moves forward through the process we will hear more from those folks.

Dr. Dilts said I agree with you. I have not actually heard from anyone regarding the amendment; but, some may feel this effects property values when you plant right up to the property line with nothing more than a picket fence between. What we are really asking folks to do is rethink what it means to have a residential community; because, residential says one thing to some and something else to others. It makes me think of the change in what a lawn meant when I was growing up to what a lawn means today. It used to be clover and dandelions because that is what grew in your yard. Today it is grass, and it is usually a monoculture, and that is what everyone thinks is beautiful; it is manicured and controlled. What we are being asked to do is to re-imagine residential and we may not be at a place where we can do so.

Mr. Colman said my concern is more with failed gardens. A garden that was begun and now the owners cannot keep up with it or just do not care.

Mr. Baugh said as the one person who gets to vote on this issue twice, I think for now I am in support of this; however, I think some valid points have been raised regarding public input. This is an evolving area and this is true of every ordinance that you ever pass. While we put a lot of effort, study, and input into this and do the best we can to get it right, we are not carving out anything in stone here. As this moves forward I certainly intend to be open, and I would hope everyone else on Council would be, that looking six or eighteen months down the road and feel this needs to evolve further, then we go back and revisit it. I continue to be persuaded by the fact that under our existing regulations people can do this anyway. Maybe that is not what people think the existing rules are; but the fact is right now, unless you live in a neighborhood with restrictive covenants that would restrict such, your neighbors can already plant all the vegetables they want. This is solely the issue of selling the vegetables you grow.

Chair Fitzgerald said I am not so certain I agree. As an economist, we recognize that incentives matter and the incentive being able to earn from your residential property is very different than growing fruits, vegetables, flowers for your own consumption. Money changes everything.

At this time Chair Fitzgerald asked if there was any further discussion. Hearing none, she called for a roll call vote on the motion to recommend approval of the ordinance amendment.

Commissioner Way – yes.

Commissioner Da’Mes – yes.

Commissioner Dilts – yes.

Commissioner Jefferson – yes.

Commissioner Colman – yes.

Commissioner Baugh – yes.

Chair Fitzgerald – yes.

Chair Fitzgerald said the motion to recommend approval passed with a 7-0 vote and will move forward to City Council on March 12, 2013.

Unfinished Business

None.

Public Input

Kyle McCory said I have a question about how gardens are currently allowed; is there anything in the current regulations that could prevent someone from growing produce and selling it off site?

Mr. Baugh said that right now it is technically not allowed.

Mr. McCory asked is there a way that the City actually enforces that.

Mr. Fletcher replied we are not going to know unless someone makes a complaint to the City. What got this whole business issue started was that Mr. Frere and Mr. Warren tried to do the right thing by obtaining a business license and a home occupation permit. Because their business did not meet the definition of a home occupation, we could not give them a home occupation permit and they could not obtain a business license.

Chair Fitzgerald asked if there was any one else with public input.

Mr. Poti Giannakouros, 98 Emery Street, I think that the proposal that you have just forwarded is an excellent opportunity for learning within the community and for members of the community getting to know and understand different ways of life. A number of things have come up that I think are great opportunities for us to move forward on the basis of sound research, rather than just “going with our gut.” In particular I would say property values, as an economist I will warn you it is a very complicated issue and it is not automatic that property values will go down because somebody has a garden or is doing something on the cutting edge within their yard. It may actually cause your property values to go up. Property value is a loaded term and I hope we do some research on that as a community.

Second, with regard to “critters”, if somebody was raising chickens or livestock I could imagine that mice would be very interested in sharing their feed; but this proposal has taken great care to limit that type of activity. I think it would be good to look at some of the ecological research when we think about critters and how we want to relate with them.

Overall I think this is an excellent opportunity for us to learn to get to know each other and to learn some of the science behind some of the things we are discussing.

Chair Fitzgerald asked if there was anyone else wanting to speak. Hearing none, she asked for a report from the secretary.

Report of secretary and committees

Mrs. Banks said Zoning Inspectors visited the Spotswood Acres area of the City where eight violations were found. These violations consisted of inoperable vehicles and discarded materials. Next month our inspectors will be in the Jefferson Street area.

Mr. Baugh said at City Council last night everything was approved as recommended. I would like to bring up the conversation of large structures. You may be familiar with the media attention

regarding a large structure that has been constructed on Central Avenue. A three car garage, detached structure has been constructed; it is huge and as close to the property line as allowed. It is totally permitted by the regulations; the owners did everything they needed to do in order to construct this garage. It is my understanding that they have not just communicated with staff; but, they have thoroughly communicated with staff to make sure that they remained within the regulations regarding the structure.

It has been interesting to see how many people have contacted me regarding this. It is obvious that their being able to do this runs seriously counter to the neighbors expectations of what would be allowed within a neighborhood. This did come up and Council asked if I would bring this back for discussion at the Planning Commission level. I know that we have got a number of other issues on our to-do list at this time; but perhaps we could add this on.

I believe the size limitation on accessory structures currently is just based on footprint.

Mrs. Turner said the only real limitation on size is that it cannot take up more than 30% of your required rear yards.

Mr. Baugh said one of the things that has been suggested is whether the accessory structure could be limited to something more commensurate with the single-family homes in the neighborhood. Of course in this particular case they had a second lot where the structure was built. That is another issue that makes it an atypical situation. They could have built a house on the lot, presumably larger than the garage; but, they could not have built it as close to the property line. So there are some issues that maybe could be discussed.

Chair Fitzgerald asked staff what was at the top of the Planning Commissions to-do list. Is it telecommunications?

Mr. Fletcher replied it is a mix of items. There is telecommunications and the agricultural discussion we had last month. These are items we are able to focus on when we are not doing the monthly agenda items. Telecommunications does not necessarily have precedence over other items; it would be up to Planning Commission as to what we looked into next. Are there any suggestions?

Mr. Way asked if the accessory structure issue was more pressing than telecommunications.

Mr. Da'Mes suggested it may take less time to visit the accessory structure issue first, rather than telecommunications.

Mr. Baugh said it is really not as easy as perceived and I do not want for us to just put a band-aid over the issue. As I have discussed with Mrs. Turner, the City does not put a whole lot of restrictions on property owners and what they can do with their yards regarding how they park their vehicles. Someone could pave or gravel their entire front and side yard. That type of behavior is likely to elicit the same type of opposition from the neighborhood. So if we are going to go down the path of accessory structures; we need to be prepared to think through all the different angles.

Mrs. Turner said sometimes people may be building a large accessory building to house their boat, RV, or larger vehicles that otherwise may have been parked out in open view. Does the neighborhood prefer to have those things parked on the lot and in open view or do they prefer to have a large accessory structure? We get complaints about people parking their RV and campers on their lot.

Mr. Baugh said I am a neighbor that would probably prefer these things be in an accessory building. If this becomes anything other than a garage for personal vehicles, there is the potential that we could regulate it.

Mr. Colman said the question arises if a different type of screening or a buffer can be required.

Chair Fitzgerald asked Planning Commission as to what they would like to work on next.

Mr. Baugh said I happen to think that telecommunications is an important issue. I have actually been one of the advocates for saying we ought to look at this and see if we can come up with a better way of factoring in relevant things on telecommunications. I cannot say that everyone on Council feels the same.

Chair Fitzgerald said telecommunications does not generate a lot of complaints; it is not something that people notice in their neighborhoods.

Mr. Fletcher said probably what would come to Planning Commission regarding telecommunications would be more opportunities for the telecommunications businesses; not more regulations. There would be regulations regarding how they look, or where they could be, or how tall, etc.; but right now we only allow them in B-1, B-2, and M-1 zoning districts. Perhaps something by special use permit in residential districts would be appropriate.

Dr. Dilts said part of this conversation has to be how rapidly telecommunications is going to change. We may be talking about telecommunications poles now, and talking about little cylinders that mount on a rooftop in the future. I suggest telecommunications be looked at next.

There was a general consensus that Planning Commission would look into telecommunications next.

Other Matters

Mr. Fletcher said he apologizes for not getting the annual reports in the packets; however, they are in front of you now. The Planning Commission Annual Report is everything that you have done in 2012. It includes street and alley closings, rezonings, special use permits, preliminary plats, everything you have reviewed. I would hope that it is possible for us to take a quick look at this and make a recommendation on it in order to forward it on to City Council. If you do take the time after tonight to look over this and see some inaccuracy, please contact staff. Essentially, this is the recordings of our actions. The report has been completed for weeks and we simply forgot to include it within your packets.

The other annual report does not move forward to City Council, it is what staff has been doing; land use items that you do not necessarily hear about. It includes minor subdivision, final plats, violations, proactive zoning enforcement. Again, this report does not go on to Council.

Chair Fitzgerald asked if there was a motion regarding the Planning Commission Annual Report.

Dr. Dilts moved to forward the Planning Commission Annual Report on to the City Council.

Mr. Way seconded the motion.

Chair Fitzgerald called for a voice vote on the motion.

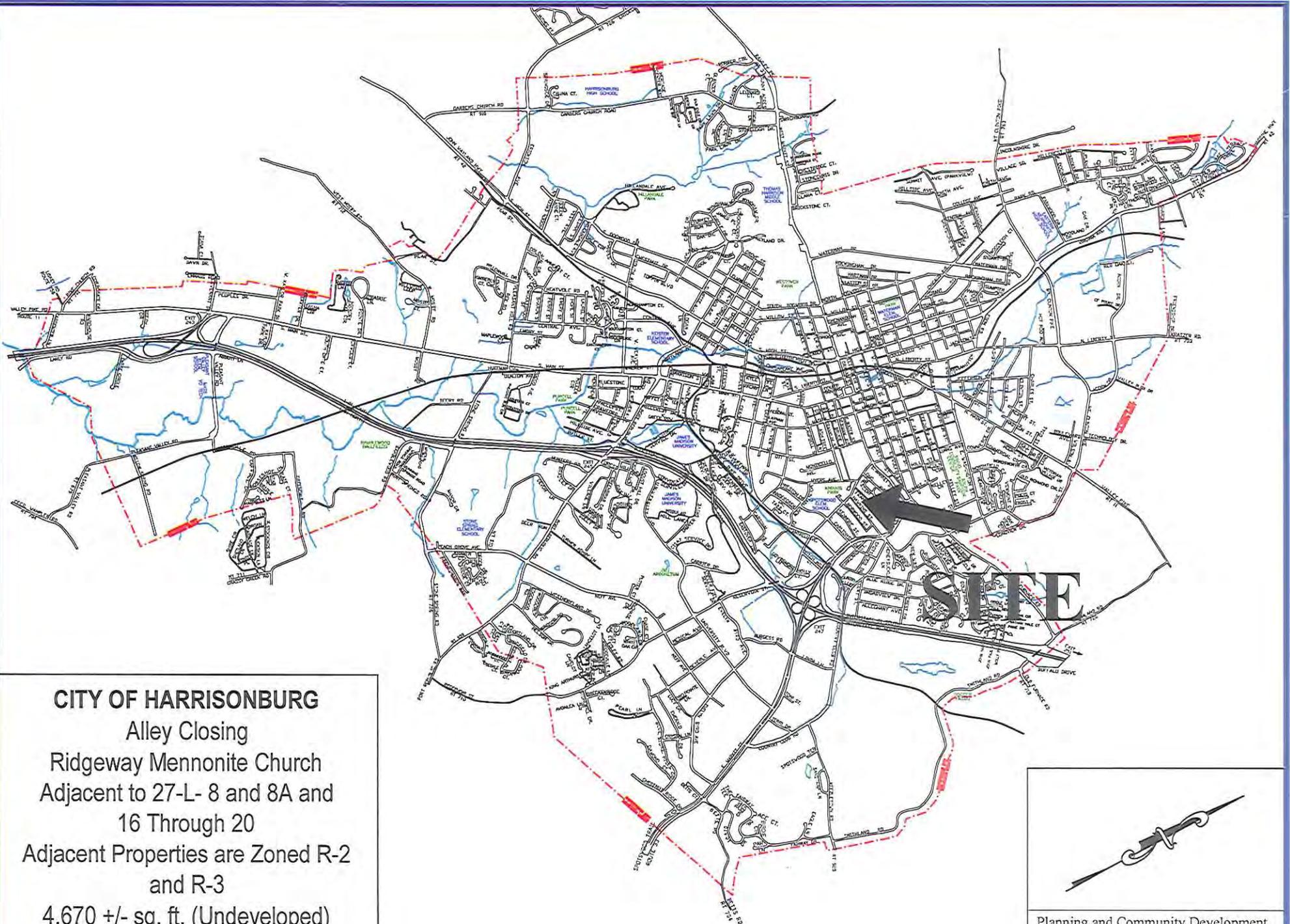
All voted in favor (7-0) of forwarding the 2012 Planning Commission Annual Report on to City Council.

Mr. Fletcher reminded the Commission about the joint public hearing with City Council on March 12th at 7 p.m. We will be reviewing the rezoning request for Cassco Ice property and an ordinance amendment which will effect this development; but is something staff has had on their radar for some time. It deals with small scale manufacturing in the B-1 and B-2 districts.

Adjournment

The meeting was adjourned at 9:00 p.m.

DRAFT



CITY OF HARRISONBURG

Alley Closing

Ridgeway Mennonite Church

Adjacent to 27-L- 8 and 8A and

16 Through 20

Adjacent Properties are Zoned R-2

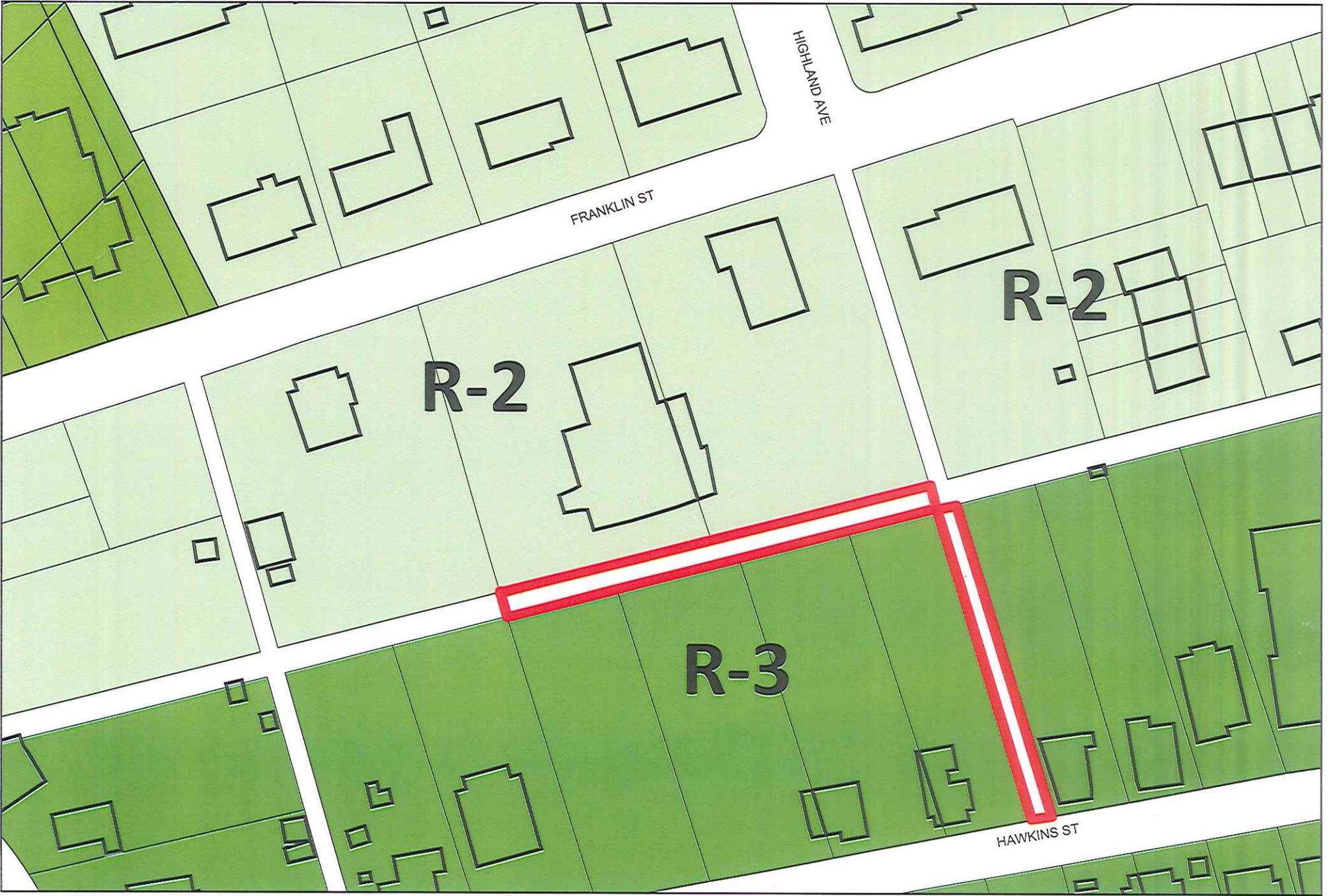
and R-3

4,670 +/- sq. ft. (Undeveloped)

LOCATION MAP



Planning and Community Development
City of Harrisonburg, Virginia



**Alley Closing - Ridgeway Mennonite Church
Adjacent to 27-L-8, 8A, and 16 thru 20**



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT May 8, 2013

ALLEY CLOSING - Adjacent to 27-L-8 & 8A and 16 Through 20 (Ridgeway Mennonite Church)

GENERAL INFORMATION

- Applicant:** Ridgeway Mennonite Church
- Tax Map:** Adjacent to 27-L-8 & 8A and 16 Through 20
- Acreage:** 4,670 +/- square feet
- Location:** Parallel and perpendicular to Franklin Street and Hawkins Street
- Request:** Consider a request to close two portions of undeveloped public alley right-of-ways.

The following land uses are located on and adjacent to the property:

- Site:** A 2,897 square foot portion of undeveloped public alley right-of-way adjacent to 27-L-8 & 8A (both zoned R-2) and 17 through 20 (all zoned R-3) and a 1,773 square foot portion of undeveloped public alley right-of-way adjacent to 27-L-16 & 17 (both zoned R-3)
- North:** Ridgeway Mennonite Church building and parking area and a single family dwelling unit, zoned R-2
- East:** Extension of undeveloped public alley right-of-way and single family dwelling, zoned R-3
- South:** Ridgeway Mennonite Church parking lot and single family dwelling unit, zoned R-3
- West:** Extension of undeveloped public alley right-of-way, single family dwelling unit fronting Franklin Street, zoned R-2, and multi-family unit fronting Hawkins Street, zoned R-3

EVALUATION

The applicant is requesting to close two portions of undeveloped public alley right-of-ways. The first area includes a 12-foot in width section totaling 2,897 square feet located parallel and between Franklin Street and Hawkins Street. The second area includes a 10-foot in width section totaling 1,773 square feet located off of and perpendicular to Hawkins Street. The applicant, Ridgeway Mennonite Church, is the owner of all properties adjacent to the areas requested for closure.

As noted, the alleys are undeveloped and therefore not maintained by the City. The areas are not used for trash pick-up nor are there any public or private utilities within the right-of-way, and thus no easements would be needed if the City chooses to approve the request.

As noted by a letter submitted by a trustee of the church, the church hopes to make future building and parking lot improvements to the site. The applicant should be aware their property has two separate

zoning classifications: R-2 and R-3. Any principal building built on the R-2 zoned area of their property must provide 50-foot setbacks from all property lines, while principal buildings built on the R-3 portion of their property must have 30-foot setbacks from public street right-of-way lines, 10-foot setbacks from side property lines, and 25-foot setbacks from rear property lines. Depending upon how the parking lot is improved, the church could be required to comply with parking lot landscaping requirements per Section 10-3-30.1 of the Zoning Ordinance.

The letter also requests the City consider waiving the requirement to purchase the public alleys. This decision is made by City Council.

Staff has no concerns with this request and recommends closing the paper alleys.

March 21, 2013

Dear City Council Members,

The trustees of Ridgeway Mennonite Church hereby respectfully request that the City of Harrisonburg consider closing portions of two alleyways adjacent to and adjoining six parcels presently owned by the church and located as shown on the attached plat by Hal T. Benner, Land Surveyor.

Ridgeway has been maintaining the property located within the boundaries of the requested closings for many years. They especially wish to acquire the portions of the 12' alleyway located along the southern most boundary of the 39,287 sq ft church site (see TM 27-L-8 & 8A on attached plat) for future improvement and securing of their church driveway and parking lot.

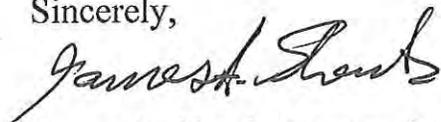
In addition they wish to acquire the portion of the 10' alleyway located between TM 27 L 16 and 27 L 17 so that they can request vacation of all property lines between said alleyway and the two adjoining parcels making one large parcel available to the church for future development of ancillary buildings that would enhance the churches mission within the community.

In consideration of this request it should be noted that both of these alleyways were marked *eligible for closing* on Map of Public Alleys that Could Be Closed in the City of Harrisonburg published in Oct last year.

Finally, we humbly request that due to this church's nonprofit/charitable status of long standing in the community, the City might consider waiving the requirement that the church purchase the square footage within the closed sections of alleyways and convey that square footage to them without charge for same.

Thank you for your attention to these requests.

Sincerely,



James A. Shenk, Trustee for
Ridgeway Mennonite Church

Date application received: _____

Application for Street or Alley Closing City of Harrisonburg, Virginia

Review fee: \$50.00 Board of Viewers appointment \$ _____ Total Paid: \$ _____

Applicant's Name: Ridgeway Mennonite Church
Street Address: 546 Franklin Street E-mail: ridgewaymenonitechurch@yahoo.com

City: Hasrrisonburg State: Virginia Zip: 22801

Telephone: Work (540) 434 3476 Fax _____ Mobile _____

Representative (if any): James A. Shenk, Trustee of Ridgeway Mennonite Church

Street Address: 941 Smith Street E-mail: jeshenk@boyersrd.com

City: Harrisonburg State: Virginia Zip: 22802

Telephone: Work Home (540) 434 8050 Fax _____ Mobile (540) 810 0334

Description of Request

Location Alleyways adjacent to 6 parcels owned by Ridgeway Mennonite Church (see attached plat)

Square footage of area to be closed: Three sections of alleyway totaling 4,670 sq ft. as shown on attached plat

Cost per square foot: \$ unknown Total cost: \$ _____

Please provide a detailed description of the proposed closure (additional pages attached):
See attached plat showing areas of alleyways that Ridgeway Mennonite Church proposes be closed for reasons as stated in the attached letter from James A. Shenk, Trustee.

Name and addresses of adjacent property owners (Additional names listed on separate sheet)

North: Ridgeway Mennonite Church

South: Ridgeway Mennonite Church

East: Ridgeway Mennonite Church

West: Ridgeway Mennonite Church

I hereby certify that it is my intention to have the above described Street(s) or Alley(s) closed and that the information contained herein is true and accurate. In addition, I understand that all required advertising and associated costs will be at the expense of the applicant.

Signature: James A. Shenk
Applicant

Date: 3-21-13

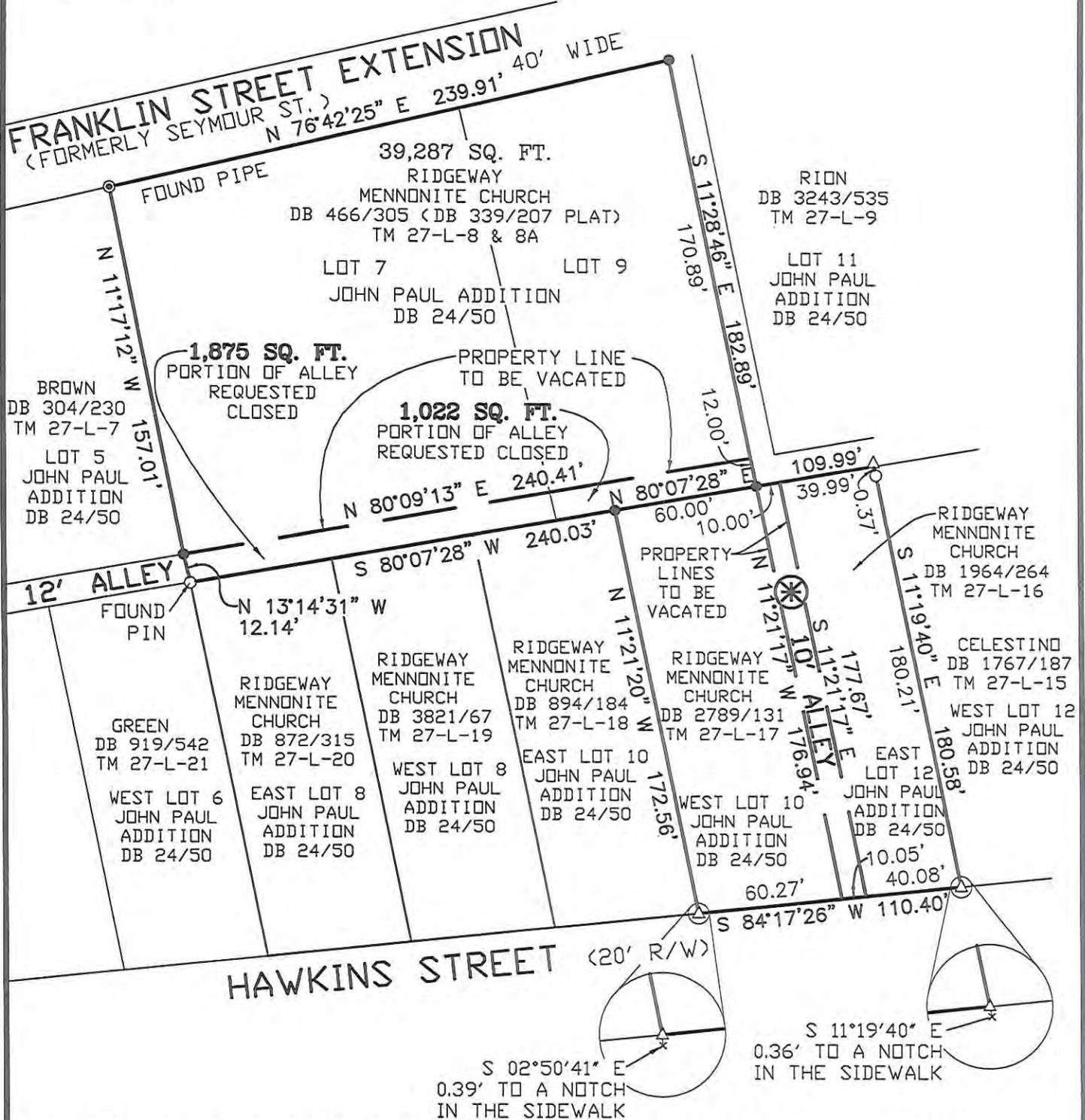
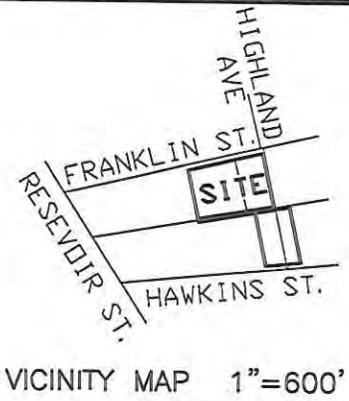
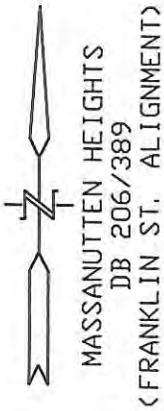
ITEMS REQUIRED FOR SUBMISSION

- | | |
|--|--|
| <input checked="" type="checkbox"/> Completed application | <input type="checkbox"/> Value per square foot of cost to purchase |
| <input checked="" type="checkbox"/> Letter described proposed use | <input checked="" type="checkbox"/> Fees paid |
| <input checked="" type="checkbox"/> Adjacent property owners | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Survey & metes and bounds description (prepared by a surveyor, engineer, or other person duly authorized by the State) | |

Please be advised, adjoining property owners shall be expected to buy that portion of the street/alley which abuts their property before second reading and final closing! The cost shall be a fair market value determined by the Commissioner of Revenue.

REVISED: MARCH 22, 2013
 MARCH 15, 2013
 SCALE: 1"=60'

- = IRON PIN SET
- = FOUND IRON PIN
- △ = POINT
- ⊗ = 1,773 SQ. FT. PORTION OF ALLEY REQUESTED CLOSED

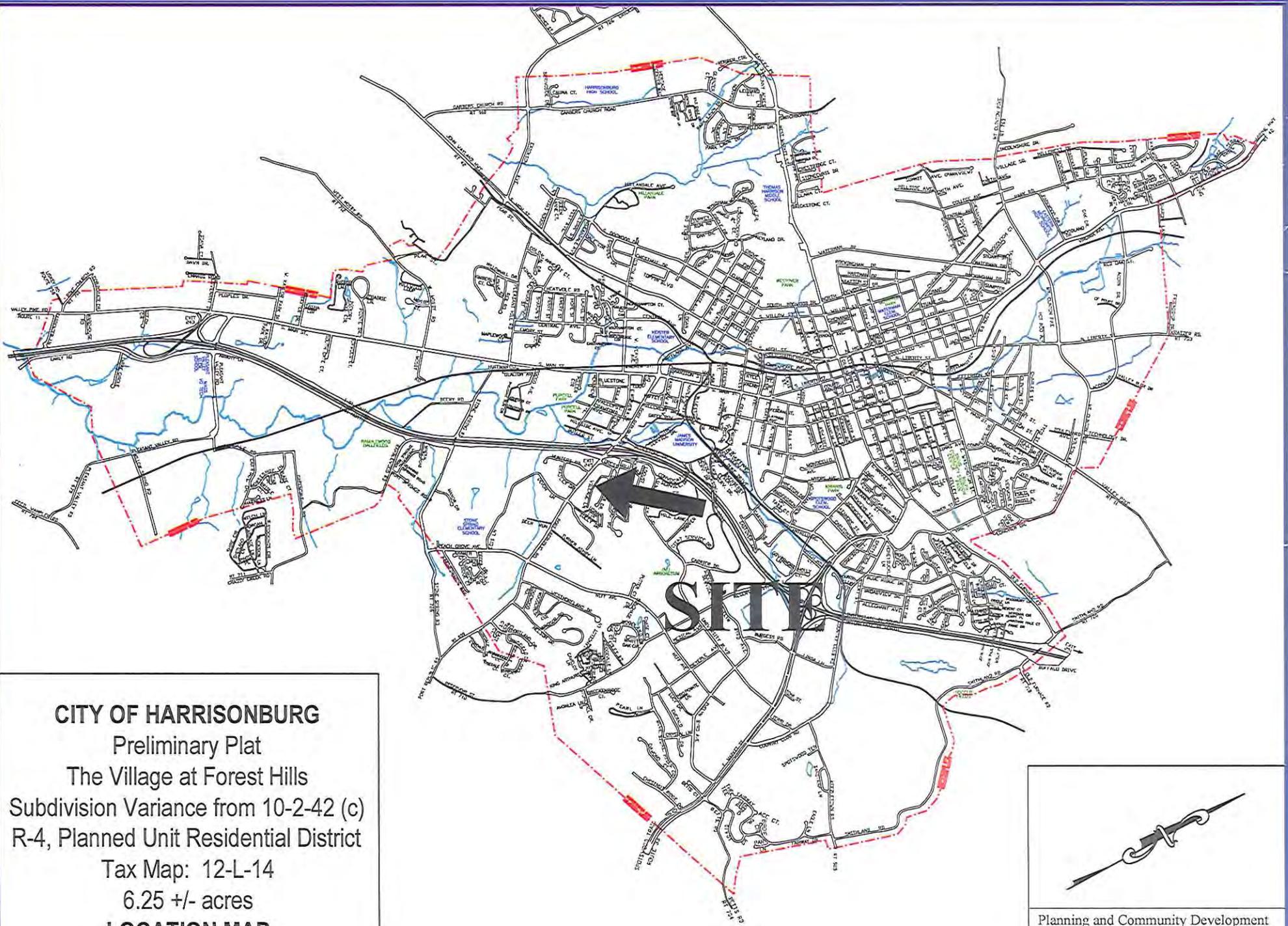


PLAT OF PROPOSED ALLEYWAY CLOSINGS

CITY OF HARRISONBURG, VIRGINIA

BENNER & ASSOC., INC.
 8 PLEASANT HILL ROAD
 HARRISONBURG, VA 22801
 540 434-0267
 REF# 022210
 DRAWING: 022210.DWG





CITY OF HARRISONBURG

Preliminary Plat

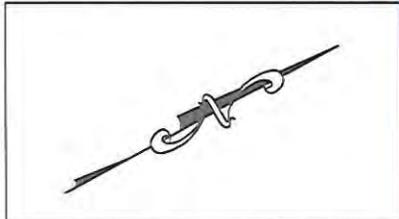
The Village at Forest Hills

Subdivision Variance from 10-2-42 (c)
R-4, Planned Unit Residential District

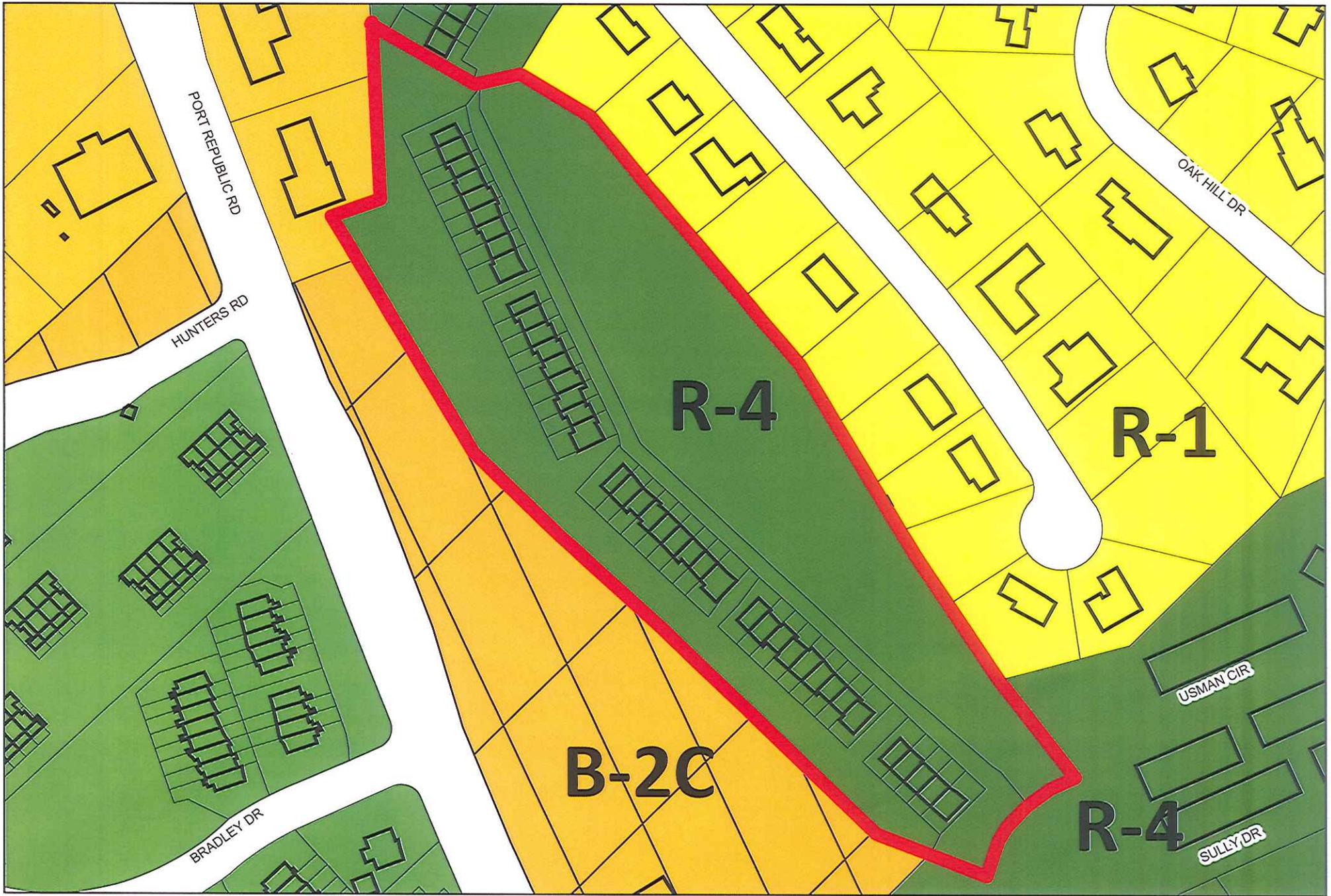
Tax Map: 12-L-14

6.25 +/- acres

LOCATION MAP



Planning and Community Development
City of Harrisonburg, Virginia



Preliminary Plat - The Village at Forest Hills
Variance from 10-2-42(c) Parcels 12-L-14 through 55



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

May 8, 2013

PRELIMINARY PLAT - THE VILLAGE AT FOREST HILLS

GENERAL INFORMATION

- Applicant:** Forest Hills Townhomes Homeowners Association
- Tax Map:** 12-L-14
- Acreage:** 6.11 +/- acres
- Location:** Village Lane (Private street)
- Request:** Consider a request to preliminarily subdivide a 6.11 +/- acre parcel, zoned R-4, Planned Unit Residential District, into two lots with a variance from the Subdivision Ordinance Section 10-2-42 (c) to allow the lots to not have public street frontage.

LAND USE, ZONING, AND SITE CHARACTERISTICS

The Comprehensive Plan designates this area as Low Density Residential and Medium Density Residential. The Low Density designation states that these areas consist of single family detached dwellings with a maximum density of 1 to 4 units per acre. Low density sections are found mainly in and around well established neighborhoods and are designed to maintain the existing character of neighborhoods and to provide traditional areas for home ownership. The Medium Density Residential designation states that these areas are designated in areas near major thoroughfares or commercial areas. Most of these areas have been developed or are approved for development of a variety of housing types such as single-family, duplex, and in special circumstances, apartments. Depending on the specific site characteristics, densities in these areas may range from 1 to 15 units per acre.

The following land uses are located on and adjacent to the property:

- Site:** The Village at Forest Hills townhomes; zoned R-4
- North:** Single-family dwellings; zoned R-1
- East:** Forest Hills Manor and University Fields Apartments; zoned R-4
- South:** Convenience Stores and vacant land; zoned B-2C
- West:** Harrington Heights townhomes; zoned R-4 and Gas service stations; zoned B-2

EVALUATION

The property owners of the Village at Forest Hills, a student housing complex located along the private street Village Lane, are requesting to preliminarily subdivide a 6.11 +/- acre common area parcel into two lots. The proposed subdivision requires Planning Commission approval because it is greater than five acres in size and further requires City Council approval because a variance from the Subdivision

Ordinance Section 10-2-42 (c) is needed to allow lots to not have public street frontage. Currently, this common area does not have road frontage and is accessed only from the private street.

At this time the applicants would like to subdivide the common area parcel into two lots as they are preparing to re-finance the property and would like for the rear common area portion (the area closest to Port Republic Road) to not be part of the new loan. As well, they are in discussions with property owners along Port Republic Road whom would like to purchase portions of the rear common area lot and include it as part of a potential development along Port Republic Road at some point in the future.

To completely understand staff's position on this request, a brief history of this area should be explained. The Village at Forest Hills was part of a larger master planned development within Rockingham County called Harrington Heights. Harrington Heights was proposed to be made up of the townhomes, single-family dwellings (along Greenbriar Drive), apartments, a retail component located at the corner of Port Republic Road and Devon Lane and common area. When the City annexed this area in 1983 it was given the zoning designation of R-4, Planned Unit Residential District; this district most closely matched the development and the zoning classification in the County. Through the years, parcels have been sold off from the original acreage and rezonings have occurred. Greenbriar Drive homeowners requested a rezoning to R-1, Single Family Residential Conditional and the corner of Devon Lane and Port Republic Road is now zoned B-2C, General Business District Conditional.

A requirement of the R-4 zoning classification is that there is designated open green space area of at least fifteen (15) percent of any plan of development. The subject 6.11 +/- acre common area is the open green space for the R-4 development. Simply subdividing this area into two lots is not of concern to staff, so long as the area is left open and undeveloped as it was always intended for on the master plan. However, the applicants desire to possibly sell a portion of the common area for development at a future date does give staff concern that the fifteen percent open green space requirement would no longer be met. Therefore, the applicant has included a note on the Preliminary Plat that states: *"The subject property and resultant lots cannot be used for anything other than open, green space for the Village Lane development, unless the properties are involved in a future master plan amendment"*. This same note shall also be on the final plat.

During the review of the Preliminary Plat it was also noted that there is an existing, eight inch water main that travels along Village Lane to serve the development. This main is not within a public waterline easement; as well, Village Lane is not a public street. Therefore, the City desires an easement be established over the waterline. The applicants have added a note to the Preliminary Plat indicating that the water main would be surveyed during the Final Plat process and a 20-foot easement, centered on the water main and hydrant, would be provided.

Other than the requirement of Section 10-2-42 (c), the plat meets all the requirements of the Subdivision Ordinance. This property has never had public street frontage and would continue to be accessed and function in the same manner after subdividing. Therefore, staff supports a favorable recommendation to approve the Preliminary Plat with a variance to allow the lots to not have public street frontage.

BLACKWELL ENGINEERING, PLC

566 East Market Street · (540) 432-9555 · (540) 434-7604 fax · www.BlackwellEngineering.com

April 9, 2013

Adam Fletcher
City Planner
409 South Main Street
Harrisonburg, VA 22801

Subject: The Village at Forest Hills – 2013 Preliminary Plat

Mr. Fletcher:

Attached are several drawings, an application for preliminary plat subdivision approval, adjacent owners, and a check. These items are for the proposed subdivision for The Village at Forest Hills.

The purpose of this subdivision is to split the common area into two lots. The owners are looking to re-finance their property and would like the rear part (part closest to Port Republic Road) to stay out of the new loan. This will give them flexibility in discussions with adjoining property owners about potential development along Port Republic Road.

If there are questions regarding this pre-plat, please let me know.

Respectfully,



Edmond H. Blackwell, PE

Cf: Mohammad Aslam

attachments

Date Application Received: 04-09-13

Total Paid: \$240.00 AP

Application for Preliminary Subdivision Plat Approval City of Harrisonburg, Virginia

Fee: w/o Variance Request \$175.00 plus \$20.00 per lot Plus fees for TIA reviews where
Variance Request \$200.00 plus \$20.00 per lot applicable (see back for details)

I, Edmond H. Blackwell, hereby apply for preliminary subdivision plat approval for the following property located within the City of Harrisonburg:

Description of Property

Title of Subdivision: The Village at Forest Hills
Location (Street Address): Village Lane Sheet: 12 Block: L Lot: 14
Total Acreage: 7.85 Number of Lots Proposed: 2 Zoning Classification: R-4
6.25
Proposed Use of Property: Residential

Property Owner's Name: Forest Hills Townhomes Homeowners Association (Bank Mortgage: BB&T)
Street Address: P.O. Box 2188 Email: info@foresthillsmanor.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work 433-2279 Fax 433-0796 Mobile _____

Owner's Representative (if applicable): Ed Blackwell
Street Address: 566 East Market Street Email: ed@blackwellengineering.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work 432-9555 Fax 434-7604 Mobile 820-1964

Developer: Same as owner
Telephone: _____ Email: _____

Surveyor/Engineer: Blackwell Engineering, PLC
Telephone: 432-9555 Email: ed@blackwellengineering.com

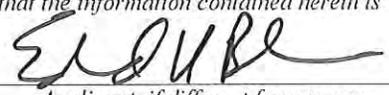
VARIANCES

NOTE: If a variance is requested, please provide the following information:

I (we) hereby apply for a variance from Section 10-2-42 (c) of the City of Harrisonburg Subdivision Ordinance and/or Section _____ 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.

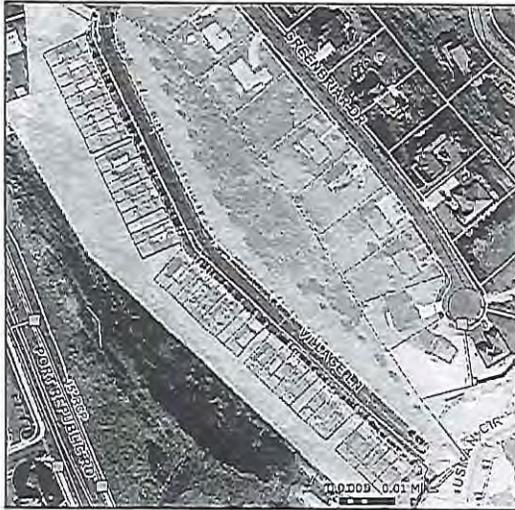
I (we) believe a variance should be granted based on the following "unnecessary hardship" which is peculiar to the property in question (See Section 10-2-2 of the Subdivision Ordinance):
See attached letter.

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.

Certification: *I have read the ordinance requirements. I also certify that the information contained herein is true and accurate.*
Signature: _____ Signature: 
Property Owner *Applicant, if different from owner*

See Back for Additional Application Fees Regarding TIA Reviews

Map



- 12 L 14 (REAL ESTATE)
- 12 K 1 (REAL ESTATE)
- 12 K 2 (REAL ESTATE)
- 12 K 3 (REAL ESTATE)
- 12 K 4 (REAL ESTATE)
- 12 K 5 (REAL ESTATE)
- 12 K 6 (REAL ESTATE)
- 12 K 7 (REAL ESTATE)
- 12 K 8 (REAL ESTATE)
- 12 K 9 (REAL ESTATE)
- 12 K 10 (REAL ESTATE)
- 92 A 2 (REAL ESTATE)
- 12 L 55 (REAL ESTATE)
- 12 L 54 (REAL ESTATE)
- 12 L 53 (REAL ESTATE)
- 12 L 52 (REAL ESTATE)
- 12 L 51 (REAL ESTATE)
- 12 L 14 (REAL ESTATE)
- 12 L 50 (REAL ESTATE)
- 12 L 14 (REAL ESTATE)
- 12 L 49 (REAL ESTATE)
- 12 L 48 (REAL ESTATE)
- 12 L 47 (REAL ESTATE)
- 12 L 47 (REAL ESTATE)
- 12 L 46 (REAL ESTATE)
- 12 L 45 (REAL ESTATE)
- 12 L 44 (REAL ESTATE)
- 12 L 43 (REAL ESTATE)
- 12 L 42 (REAL ESTATE)
- 12 L 41 (REAL ESTATE)
- 12 L 40 (REAL ESTATE)
- 12 L 40 (REAL ESTATE)
- 12 L 39 (REAL ESTATE)
- 12 L 38 (REAL ESTATE)
- 12 L 37 (REAL ESTATE)
- 12 L 36 (REAL ESTATE)
- 12 L 35 (REAL ESTATE)
- 12 L 34 (REAL ESTATE)
- 12 L 33 (REAL ESTATE)
- 12 L 32 (REAL ESTATE)
- 12 L 31 (REAL ESTATE)
- 12 L 30 (REAL ESTATE)
- 12 L 30 (REAL ESTATE)
- 12 L 29 (REAL ESTATE)
- 12 L 28 (REAL ESTATE)
- 12 L 27 (REAL ESTATE)
- 12 L 26 (REAL ESTATE)
- 12 L 25 (REAL ESTATE)
- 12 L 24 (REAL ESTATE)
- 12 L 23 (REAL ESTATE)
- 12 L 22 (REAL ESTATE)
- 12 L 21 (REAL ESTATE)
- 12 L 20 (REAL ESTATE)
- 12 L 19 (REAL ESTATE)
- 12 L 18 (REAL ESTATE)
- 12 L 17 (REAL ESTATE)
- 12 L 15 (REAL ESTATE)
- 12 L 16 (REAL ESTATE)
- 12 L 14 (REAL ESTATE)
- 12 J 12 (REAL ESTATE)
- 12 J 11 (REAL ESTATE)
- 12 J 10 (REAL ESTATE)
- streams
- 100 YEAR FLOOD BOUNDARY
- 500 YEAR FLOOD BOUNDARY
- FLOODWAY
- Storm Drains
- Storm Pipes
- railroad
- EXISTING REAL ESTATE
- New and Proposed Development
- Parks

12 L 16 (REAL ESTATE) 11375899.113, 6838917.534 (1)

12 L 16 (REAL ESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	lyear	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 16	R-4	815 VILLAGE LA	22801	0/0	STONE SPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 16	MOORE HOLMES S MAUDE E TRUSTEES	Null	3607 DANNYS LA	ALEXANDRIA VA	22311	2013	0.040306	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.hamsonburgva.gov/info/prop/property.php?type=mname&query=012L16&pointer=0	Null	12 L 16

12 L 15 (REAL ESTATE) 11375913.363, 6838931.784 (1)

12 L 15 (REAL ESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	lyear	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
----------------	--------	------------------	----------	----------	-----------------	-----------------	-----------------	--------------------------	----------------	------------------	-------------	----------------	---------------	------------------	-----------------	-------------------	---------	-------	---------	------------------	------------------	-----------------------	-------------	---------------

12 L 15	R-4	811 VILLAGE LA	22801	1276/63	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 15	AKRAM MUHAMMAD	Null	1211 SULLY DR	HARRISONBURG VA	22801	2013	0.059551	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012L15&pointer=0	Null	12 L 15
---------	-----	----------------	-------	---------	-------------------------------	-------------------------	------	---	--	--	--	----------	----------------	------	---------------	-----------------	-------	------	----------	--------------------------------------	----------------------------	---	------	---------

12 L 17 (REALESTATE) 11375935.757, 6838915.498 (1)

12 L 17 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 17	R-4	817 VILLAGE LA	22801	1674/74	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 17	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.037188	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012L17&pointer=0	Null	12 L 17

12 L 18 (REALESTATE) 11375909.292, 6838874.782 (1)

12 L 18 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 18	R-4	819 VILLAGE LA	22801	944/696	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 18	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.039197	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012L18&pointer=0	Null	12 L 18

12 L 19 (REALESTATE) 11375933.721, 6838866.638 (1)

12 L 19 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 19	R-4	821 VILLAGE LA	22801	0/0	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 19	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.039316	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012L19&pointer=0	Null	12 L 19

12 L 20 (REALESTATE) 11375974.437, 6838852.388 (1)

12 L 20 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 20	R-4	823 VILLAGE LA	22801	0/0	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 20	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.038724	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012L20&pointer=0	Null	12 L 20

12 L 21 (REALESTATE) 11375943.9, 6838825.922 (1)

12 L 21 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 21	R-4	825 VILLAGE LA	22801	1674/58	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 21	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.040493	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012L21&pointer=0	Null	12 L 21

12 L 22 (REALESTATE) 11375958.151, 6838805.564 (1)

12 L 22 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 22	R-4	827 VILLAGE LA	22801	1094/675	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 22	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.039102	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012L22&pointer=0	Null	12 L 22

12 L 23 (REALESTATE) 11375980.545, 6838775.027 (1)

12 L 23 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 23	R-4	829 VILLAGE LA	22801	1058/352	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 23	SHAKOOR ABDUL SOPHIA G	Null	692 CANTRELL AVE	HARRISONBURG VA	22801	2013	0.058006	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012L23&pointer=0	Null	12 L 23

12 L 24 (REALESTATE) 11376011.082, 6838750.598 (1)

12 L 24 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 24	R-4	831 VILLAGE LA	22801	916/48	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 24	COLBY JAMES M GIORIA R TRUSTEES	Null	4409 ROCKCREST DR	FAIRFAX VA	22032	2013	0.056576	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012L24&pointer=0	Null	12 L 24

12 L 25 (REALESTATE) 11375986.652, 6838709.882 (1)

12 L 25 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
----------------	--------	------------------	----------	----------	-----------------	-----------------	-----------------	--------------------------	----------------	------------------	-------------	----------------	---------------	------------------	-----------------	-------------------	---------	------	---------	------------------	------------------	-----------------------	-------------	---------------

12 L 25	R-4	833 VILLAGE LA	22801	0/0	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5						012 L 25	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.04061	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/info/prop/property.php?type=mname&query=012 L 25&pointer=0	Null	12 L 25
---------	-----	----------------	-------	-----	-------------------------------	-------------------------	------	---	--	--	--	--	--	----------	-----------------------------	------	-------------	-----------------	-----------	------	---------	--------------------------------------	----------------------------	---	------	---------

12 L 26 (REALESTATE) 11376021.261, 6838697.667 (1)

12 L 26 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field	
12 L 26	R-4	835 VILLAGE LA	22801	1674/42	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5					012 L 26	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.039511	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/info/prop/property.php?type=mname&query=012 L 26&pointer=0	Null	12 L 26

12 L 27 (REALESTATE) 11376039.583, 6838681.38 (1)

12 L 27 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field	
12 L 27	R-4	837 VILLAGE LA	22801	1674/42	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5					012 L 27	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.03921	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/info/prop/property.php?type=mname&query=012 L 27&pointer=0	Null	12 L 27

12 L 28 (REALESTATE) 11376015.154, 6838648.807 (1)

12 L 28 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field	
12 L 28	R-4	839 VILLAGE LA	22801	0/0	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5					012 L 28	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.039529	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/info/prop/property.php?type=mname&query=012 L 28&pointer=0	Null	12 L 28

12 L 29 (REALESTATE) 11376041.619, 6838638.628 (1)

12 L 29 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field	
12 L 29	R-4	841 VILLAGE LA	22801	1216/221	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5					012 L 29	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.041109	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/info/prop/property.php?type=mname&query=012 L 29&pointer=0	Null	12 L 29

12 L 30 (REALESTATE) 11376061.977, 6838638.628 (1)

12 L 30 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field	
12 L 30	R-4	843 VILLAGE LA	22801	0/0	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5					012 L 30	ASLAM MOHAMMAD	Null	1211 SULLY DR	HARRISONBURG VA	22801	2013	0.039167	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/info/prop/property.php?type=mname&query=012 L 30&pointer=0	Null	12 L 30

12 L 30 (REALESTATE) 11376037.547, 6838610.127 (1)

12 L 30 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field	
12 L 30	R-4	843 VILLAGE LA	22801	0/0	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5					012 L 30	ASLAM MOHAMMAD	Null	1211 SULLY DR	HARRISONBURG VA	22801	2013	0.039167	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/info/prop/property.php?type=mname&query=012 L 30&pointer=0	Null	12 L 30

12 L 31 (REALESTATE) 11376053.834, 6838593.841 (1)

12 L 31 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field	
12 L 31	R-4	845 VILLAGE LA	22801	1730/47	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5					012 L 31	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.038689	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/info/prop/property.php?type=mname&query=012 L 31&pointer=0	Null	12 L 31

12 L 32 (REALESTATE) 11376084.371, 6838577.554 (1)

12 L 32 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field	
12 L 32	R-4	847 VILLAGE LA	22801	1349/702	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5					012 L 32	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.057183	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/info/prop/property.php?type=mname&query=012 L 32&pointer=0	Null	12 L 32

12 L 33 (REALESTATE) 11376118.98, 6838530.731 (1)

12 L 33 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field	
12 L 33	R-4	847 VILLAGE LA	22801	1349/702	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5					012 L 32	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.057183	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/info/prop/property.php?type=mname&query=012 L 32&pointer=0	Null	12 L 32

12 L 33	R-4	849 VILLAGE LA	22801	1111/702	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5					012 L 33	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.059325	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012 L 33&pointer=0	Null	12 L 33
---------	-----	----------------	-------	----------	-------------------------------	-------------------------	------	---	--	--	--	--	----------	-----------------------------	------	-------------	-----------------	-----------	------	----------	--------------------------------------	----------------------------	---	------	---------

12 L 34 (REALESTATE) 11376141.373, 6838512.409 (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 34	R-4	851 VILLAGE LA	22801	967/166	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 34	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.039803	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012 L 34&pointer=0	Null	12 L 34

12 L 35 (REALESTATE) 11376159.696, 6838506.301 (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 35	R-4	853 VILLAGE LA	22801	1432/736	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 35	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.037883	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012 L 35&pointer=0	Null	12 L 35

12 L 36 (REALESTATE) 11376141.373, 6838457.442 (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 36	R-4	855 VILLAGE LA	22801	1075/312	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 36	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.039452	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012 L 36&pointer=0	Null	12 L 36

12 L 37 (REALESTATE) 11376165.803, 6838453.37 (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 37	R-4	857 VILLAGE LA	22801	0/0	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 37	OPPORTUNITIES UNLIMITED LLC	Null	1211 SULLY DR	HARRISONBURG VA	22801	2013	0.037514	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012 L 37&pointer=0	Null	12 L 37

12 L 38 (REALESTATE) 11376186.161, 6838445.227 (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 38	R-4	859 VILLAGE LA	22801	1470/378	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 38	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.040312	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012 L 38&pointer=0	Null	12 L 38

12 L 39 (REALESTATE) 11376196.34, 6838428.941 (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 39	R-4	861 VILLAGE LA	22801	1026/235	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 39	SHAKOOR ABOLU SOPHIA G	Null	692 CANTRELL AVE	HARRISONBURG VA	22801	2013	0.039635	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012 L 39&pointer=0	Null	12 L 39

12 L 40 (REALESTATE) 11376214.662, 6838426.905 (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 40	R-4	863 VILLAGE LA	22801	1035/66	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 40	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.037608	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012 L 40&pointer=0	Null	12 L 40

12 L 40 (REALESTATE) 11376232.985, 6838424.869 (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 40	R-4	863 VILLAGE LA	22801	1035/66	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 40	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2189	HARRISONBURG VA	228019506	2013	0.037608	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012 L 40&pointer=0	Null	12 L 40

12 L 41 (REALESTATE) 11376255.378, 6838406.547 (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
----------------	--------	------------------	----------	----------	-----------------	-----------------	-----------------	--------------------------	----------------	------------------	-------------	----------------	---------------	------------------	-----------------	-------------------	---------	------	---------	------------------	------------------	-----------------------	-------------	---------------

12 L 41	R-4	865 VILLAGE LA	22801	1203/176	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 41	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.061299	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=rname&query=012 L41&pointer=0	Null	12 L 41
---------	-----	----------------	-------	----------	-------------------------------	-------------------------	------	---	--	--	--	----------	-----------------------------	------	-------------	-----------------	-----------	------	----------	--------------------------------------	----------------------------	---	------	---------

12 L 42 (REALESTATE) 11376285.915, 6838359.723 (1)

12 L 42 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 42	R-4	867 VILLAGE LA	22801	1674/58	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 42	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.059163	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=rname&query=012 L42&pointer=0	Null	12 L 42

12 L 43 (REALESTATE) 11376304.238, 6838349.544 (1)

12 L 43 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 43	R-4	869 VILLAGE LA	22801	1674/58	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 43	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.040404	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=rname&query=012 L43&pointer=0	Null	12 L 43

12 L 44 (REALESTATE) 11376326.632, 6838331.222 (1)

12 L 44 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 44	R-4	871 VILLAGE LA	22801	1674/58	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 44	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.040107	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=rname&query=012 L44&pointer=0	Null	12 L 44

12 L 45 (REALESTATE) 11376344.954, 6838321.043 (1)

12 L 45 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 45	R-4	873 VILLAGE LA	22801	1674/58	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 45	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.04111	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=rname&query=012 L45&pointer=0	Null	12 L 45

12 L 46 (REALESTATE) 11376369.383, 6838310.864 (1)

12 L 46 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 46	R-4	875 VILLAGE LA	22801	1674/42	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 46	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.040471	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=rname&query=012 L46&pointer=0	Null	12 L 46

12 L 47 (REALESTATE) 11376342.918, 6838282.363 (1)

12 L 47 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 47	R-4	877 VILLAGE LA	22801	1674/42	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 47	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.03934	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=rname&query=012 L47&pointer=0	Null	12 L 47

12 L 47 (REALESTATE) 11376375.491, 6838294.577 (1)

12 L 47 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 47	R-4	877 VILLAGE LA	22801	1674/42	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 47	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.03934	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=rname&query=012 L47&pointer=0	Null	12 L 47

12 L 48 (REALESTATE) 11376395.849, 6838280.327 (1)

12 L 48 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 48	R-4	879 VILLAGE LA	22801	1674/42	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 L 48	VILLAGE AT FOREST HILLS LLC	Null	PO BOX 2188	HARRISONBURG VA	228019506	2013	0.039025	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=rname&query=012 L48&pointer=0	Null	12 L 48

12 L 49 (REALESTATE) 11376377.527, 6838233.503 (1)

12 L 49 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
----------------	--------	------------------	----------	----------	-----------------	-----------------	-----------------	--------------------------	----------------	------------------	-------------	----------------	---------------	------------------	-----------------	-------------------	---------	------	---------	------------------	------------------	-----------------------	-------------	---------------

Number	Zone	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
92 A 2	R-4	DEVON LANE	22801	1442/64	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				092 A 2	FOREST HILLS MANOR LLC	Null	1211 SULLY DR	HARRISONBURG VA	22801	2013	6.998722	RESIDENTIAL - MULTI-FAMILY	HIGH DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=092A12%point=0	Null	92 A 2

12 K 10 (REAL ESTATE) 11376603.501, 6838319.007 (1)

12 K 10 (REAL ESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 K 10	R-1	973 GREENBRIAR DR	22801	1372/246	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 K 10	SHAKOOR ABDUL & MOHAMMAD ASLAM	Null	1211 SULLY DR	HARRISONBURG VA	22801	2013	0.368147	RESIDENTIAL - SINGLE FAMILY DETACHED	LOW DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012K10%point=0	Null	12 K 10

12 K 9 (REAL ESTATE) 11376540.391, 6838435.048 (1)

12 K 9 (REAL ESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 K 9	R-1	963 GREENBRIAR DR	22801	1274/86	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 K 9	SIMON DONALD P JOAN C	Null	963 GREENBRIAR DR	HARRISONBURG VA	22801	2013	0.289079	RESIDENTIAL - SINGLE FAMILY DETACHED	LOW DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012K9%point=0	Null	12 K 9

12 K 8 (REAL ESTATE) 11376507.818, 6838508.337 (1)

12 K 8 (REAL ESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 K 8	R-1	953 GREENBRIAR DR	22801	1099/9	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 K 8	GILLIAM DOHA JANE	Null	953 GREENBRIAR DR	HARRISONBURG VA	22801	2013	0.34412	RESIDENTIAL - SINGLE FAMILY DETACHED	LOW DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012K8%point=0	Null	12 K 8

12 K 7 (REAL ESTATE) 11376475.245, 6838606.056 (1)

12 K 7 (REAL ESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 K 7	R-1	943 GREENBRIAR DR	22801	1057/640	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 K 7	HEDRICK ROGER L THAO K	Null	943 GREENBRIAR DR	HARRISONBURG VA	22801	2013	0.345423	RESIDENTIAL - SINGLE FAMILY DETACHED	LOW DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012K7%point=0	Null	12 K 7

12 K 6 (REAL ESTATE) 11376446.744, 6838683.416 (1)

12 K 6 (REAL ESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 K 6	R-1	933 GREENBRIAR DR	22801	1290/750	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 K 6	ASLAM MOHAMMAD DUSHRIA M	Null	1211 SULLY DR	HARRISONBURG VA	22801	2013	0.333939	RESIDENTIAL - SINGLE FAMILY DETACHED	LOW DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012K6%point=0	Null	12 K 6

12 K 5 (REAL ESTATE) 11376393.813, 6838746.526 (1)

12 K 5 (REAL ESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 K 5	R-1	923 GREENBRIAR DR	22801	1607/548	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 K 5	TANDEL AMIT JERAM LATABEN AMIT	Null	923 GREENBRIAR DR	HARRISONBURG VA	22801	2013	0.34228	RESIDENTIAL - SINGLE FAMILY DETACHED	LOW DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012K5%point=0	Null	12 K 5

12 K 4 (REAL ESTATE) 11376330.703, 6838846.28 (1)

12 K 4 (REAL ESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 K 4	R-1	823 GREENBRIAR DR	22801	1275/166	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 K 4	CMH HOMES INC	C/O INV-0077411-OL2SP	PO BOX 4007	MARYVILLE TN	37802	2013	0.33314	VACANT	LOW DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012K4%point=0	Null	12 K 4

12 K 3 (REAL ESTATE) 11376273.701, 6838919.569 (1)

12 K 3 (REAL ESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 K 3	R-1	819 GREENBRIAR DR	22801	1104/458	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 K 3	BANK OF AMERICA	Null	475 CROSS POINT PARKWAY	GETZVILLE NY	14068	2013	0.324538	RESIDENTIAL - SINGLE FAMILY DETACHED	LOW DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012K3%point=0	Null	12 K 3

12 K 2 (REAL ESTATE) 11376173.946, 6838976.572 (1)

12 K 2 (REAL ESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 K 2	R-1	815 GREENBRIAR DR	22801	1141/400	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 K 2	CHAPMAN WILLIAM M DENNIFER M	Null	815 GREENBRIAR DR	HARRISONBURG VA	22801	2013	0.336475	RESIDENTIAL - SINGLE FAMILY DETACHED	LOW DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/infoprop/property.php?type=mname&query=012K2%point=0	Null	12 K 2

12 K 1 (REALESTATE) 11376123.051, 6839062.076 (1)

12 K 1 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 K 1	R-1	811 GREENBRIAR DR	22801	1228/284	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5				012 K 1	CONTRERAS MINERVA G	Null	811 GREENBRIAR DR	HARRISONBURG VA	22801	2013	0.453991	RESIDENTIAL - SINGLE FAMILY DETACHED	LOW DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/info/prop/property.php?type=mname&query=012 K1&pointer=0	Null	12 K 1

12 L 14 (REALESTATE) 11376253.343, 6838681.33 (1)

12 L 14 (REALESTATE) (1)

Tax Map Number	Zoning	Physical Address	ZIP_CODE	DEEDBOOK	Voting Precinct	School District	Annexation Date	Fire Inspection District	Private Street	Subdivision Name	Common Area	Account Number	Current Owner	Additional owner	Mailing Address	City of Residence	zipcode	year	acreage	Existing Landuse	landuseguide2009	Real Estate Card Link	SpecialZone	Display Field
12 L 14	R-4	VILLAGE LA	22801	/	STONESPRING ELEMENTARY SCHOOL	STONE SPRING ELEMENTARY	1983	5			COMMON AREA	012 L 14	FOREST HILL TOWNHOMES HOMEOWNERS ASSOC	Null	Null	HARRISONBURG VA	22801	2013	2.627618	RESIDENTIAL - SINGLE FAMILY ATTACHED	MEDIUM DENSITY RESIDENTIAL	http://www.harrisonburgva.gov/info/prop/property.php?type=mname&query=012 L14&pointer=0	Null	12 L 14

Copyright

Map Data by the Harrisonburg Department of Planning and Community Development
Aerial Imagery © 2006 Commonwealth of Virginia

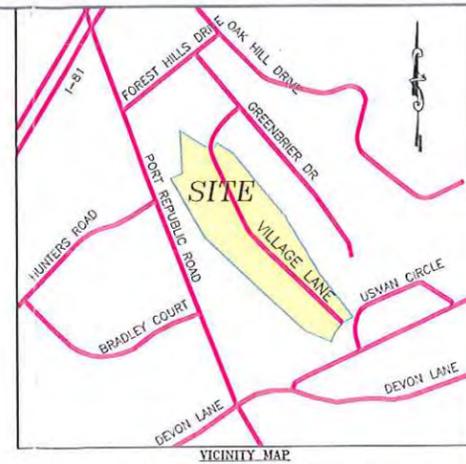
NOTES

1. CITY WATER AND SEWER IS AVAILABLE TO THE PROPOSED LOT.
2. AN APPROVED SITE PLAN AND EROSION CONTROL PLAN WITH STORMWATER MANAGEMENT ARE REQUIRED FOR THE PROPOSED LOT PRIOR TO EARTH DISTURBING OR ANY DEVELOPMENT. SITE ENGINEER TO PREPARE PLANS AND CONTACT CITY ENGINEERING DEPARTMENT FOR APPROVAL.
3. ALL ROADS FOR THE VILLAGE LANE COMPLEX ARE PRIVATE.
4. UTILITIES:
 WATER: HARRISONBURG; RUNS ALONG FRONT OF EXISTING TOWNHOMES.
 SEWER: HARRISONBURG; RUNS ALONG REAR OF EXISTING TOWNHOMES.
 ELECTRIC: HEC; RUNS ALONG REAR OF EXISTING TOWNHOMES.
 TELEPHONE: VERIZON; RUNS ALONG REAR OF EXISTING TOWNHOMES.
 GAS: N/A
5. NO CHANGE IS PROPOSED TO TAX PARCELS 12-L-15 TO 55.
6. THE PURPOSE OF THIS SUBDIVISION IS TO SPLIT TM 12-L-14, THE COMMON AREA, INTO TWO PARCELS.
7. THE PROPOSED LOT WILL NOT FRONT ON A PUBLIC STREET. A VARIANCE TO CITY ORDINANCE 10-2-42 (c) IS REQUIRED.
8. WATER LINE SHOWN IS FROM CITY MAPS AT ITS LOCATION IS RELATIVE TO THE ACCURACY OF THE CITY MAPS. DURING THE FINAL PLAT PROCESS THE WATER MAIN IS TO BE FIELD SURVEYED. ADDITIONAL EASEMENTS ARE TO BE GRANTED AS NEEDED TO MAINTAIN A 20' MINIMUM WIDTH CENTERED ON THE WATER MAIN AND HYDRANTS.
9. THE SUBJECT PROPERTY AND RESULTANT LOT CANNOT BE USED FOR ANYTHING OTHER THAN OPEN, GREEN SPACE FOR THE VILLAGE LANE DEVELOPMENT, UNLESS THE PROPERTIES ARE INVOLVED IN A FUTURE MASTER PLAN AMENDMENT.

AGENT FOR OWNER:
 BLACKWELL ENGINEERING
 ATTN: ED BLACKWELL
 566 EASE MARKET STREET
 HARRISONBURG, VA 22801
 540-432-9555

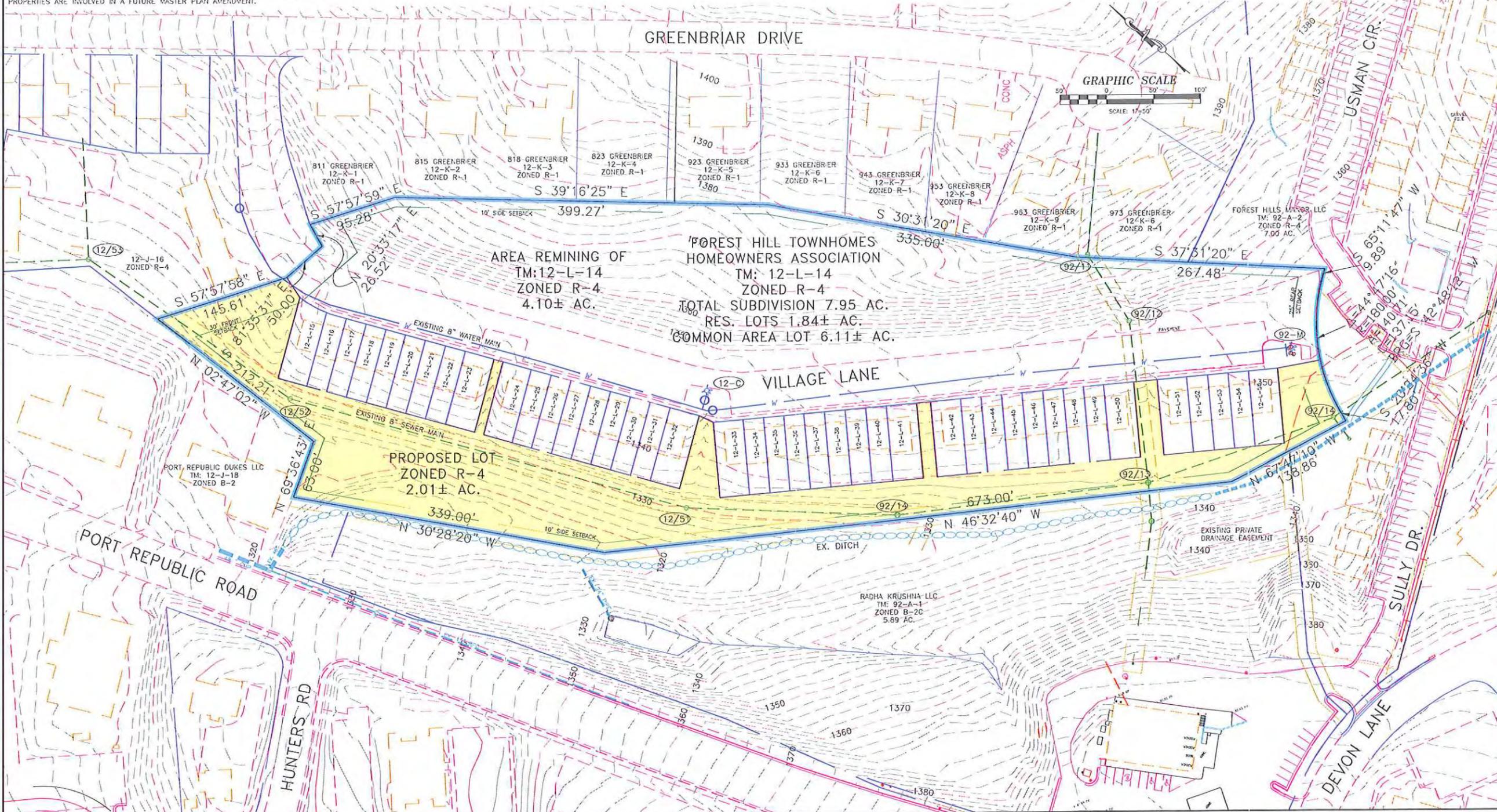
OWNER:
 FOREST HILLS TOWNHOMES
 HOMEOWNERS ASSOCIATION
 ATTN: MOHAMMAD ASLAM
 P.O. BOX 2188
 HARRISONBURG, VA 22801
 540-433-2279

PROPERTY INFO:
 TAX MAP 12-L-14
 7.95 ACRES
 ZONED: R-4, USE: TOWNHOMES
 FEMA FLOOD ZONE X



Date: APRIL 2013
 Scale: AS NOTED
 Designed by: EHB
 Drawn by: EHB
 Checked by: EHB

BLACKWELL ENGINEERING, PLC
 566 East Market Street
 Harrisonburg, Virginia 22801
 PHONE: (540)432-9555 FAX: (540)434-7804
 E-Mail: EHB@blackwellengineering.com



Revision Dates
5-1-13 PER CITY

PRELIMINARY PLAT FOR 2013 DIVISION
 THE VILLAGE AT FOREST HILLS
 FOREST HILLS TOWNHOMES HOMEOWNERS ASSOCIATION
 P.O. BOX 2188
 HARRISONBURG, VA 22801

Drawing No.
2
 of 2 Sheets

Job No. 2125

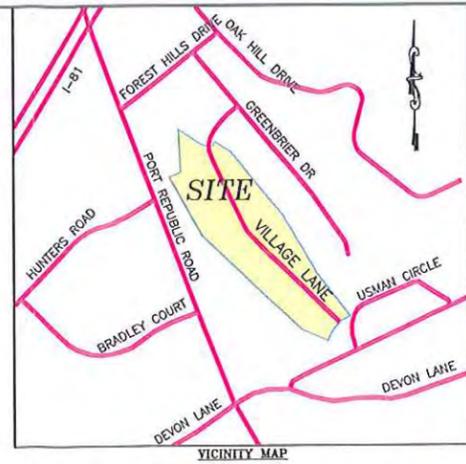
NOTES

- CITY WATER AND SEWER IS AVAILABLE TO THE PROPOSED LOT.
- AN APPROVED SITE PLAN AND EROSION CONTROL PLAN WITH STORMWATER MANAGEMENT ARE REQUIRED FOR THE PROPOSED LOT PRIOR TO EARTH DISTURBING OR ANY DEVELOPMENT. SITE ENGINEER TO PREPARE PLANS AND CONTACT CITY ENGINEERING DEPARTMENT FOR APPROVAL.
- ALL ROADS FOR THE VILLAGE LANE COMPLEX ARE PRIVATE.
- UTILITIES:
 WATER: HARRISONBURG; RUNS ALONG FRONT OF EXISTING TOWNHOMES.
 SEWER: HARRISONBURG; RUNS ALONG REAR OF EXISTING TOWNHOMES.
 ELECTRIC: HEC; RUNS ALONG REAR OF EXISTING TOWNHOMES.
 TELEPHONE: VERIZON; RUNS ALONG REAR OF EXISTING TOWNHOMES.
 GAS: N/A
- NO CHANGE IS PROPOSED TO TAX PARCELS 12-L-15 TO 55.
- THE PURPOSE OF THIS SUBDIVISION IS TO SPLIT TM 12-L-14, THE COMMON AREA, INTO TWO PARCELS.
- THE PROPOSED LOT WILL NOT FRONT ON A PUBLIC STREET. A VARIANCE TO CITY ORDINANCE 10-2-42 (c) IS REQUIRED.
- WATER LINE SHOWN IS FROM CITY MAPS AT ITS LOCATION IS RELATIVE TO THE ACCURACY OF THE CITY MAPS. DURING THE FINAL PLAT PROCESS THE WATER MAIN IS TO BE FIELD SURVEYED. ADDITIONAL EASEMENTS ARE TO BE GRANTED AS NEEDED TO MAINTAIN A 20' MINIMUM WIDTH CENTERED ON THE WATER MAIN AND HYDRANTS.
- THE SUBJECT PROPERTY AND RESULTANT LOT CANNOT BE USED FOR ANYTHING OTHER THAN OPEN, GREEN SPACE FOR THE VILLAGE LANE DEVELOPMENT, UNLESS THE PROPERTIES ARE INVOLVED IN A FUTURE MASTER PLAN AMENDMENT.

AGENT FOR OWNER:
 BLACKWELL ENGINEERING
 ATTN: ED BLACKWELL
 566 EASE MARKET STREET
 HARRISONBURG, VA 22801
 540-432-9555

OWNER:
 FOREST HILLS TOWNHOMES
 HOMEOWNERS ASSOCIATION
 ATTN: MOHAMMAD ASLAM
 P.O. BOX 2188
 HARRISONBURG, VA 22801
 540-433-2279

PROPERTY INFO:
 TAX MAP 12-L-14
 7.95 ACRES
 ZONED: R-4, USE: TOWNHOMES
 FEMA FLOOD ZONE X



Date: APRIL 2013
 Scale: AS NOTED
 Designed by: EHB
 Drawn by: EHB
 Checked by: EHB

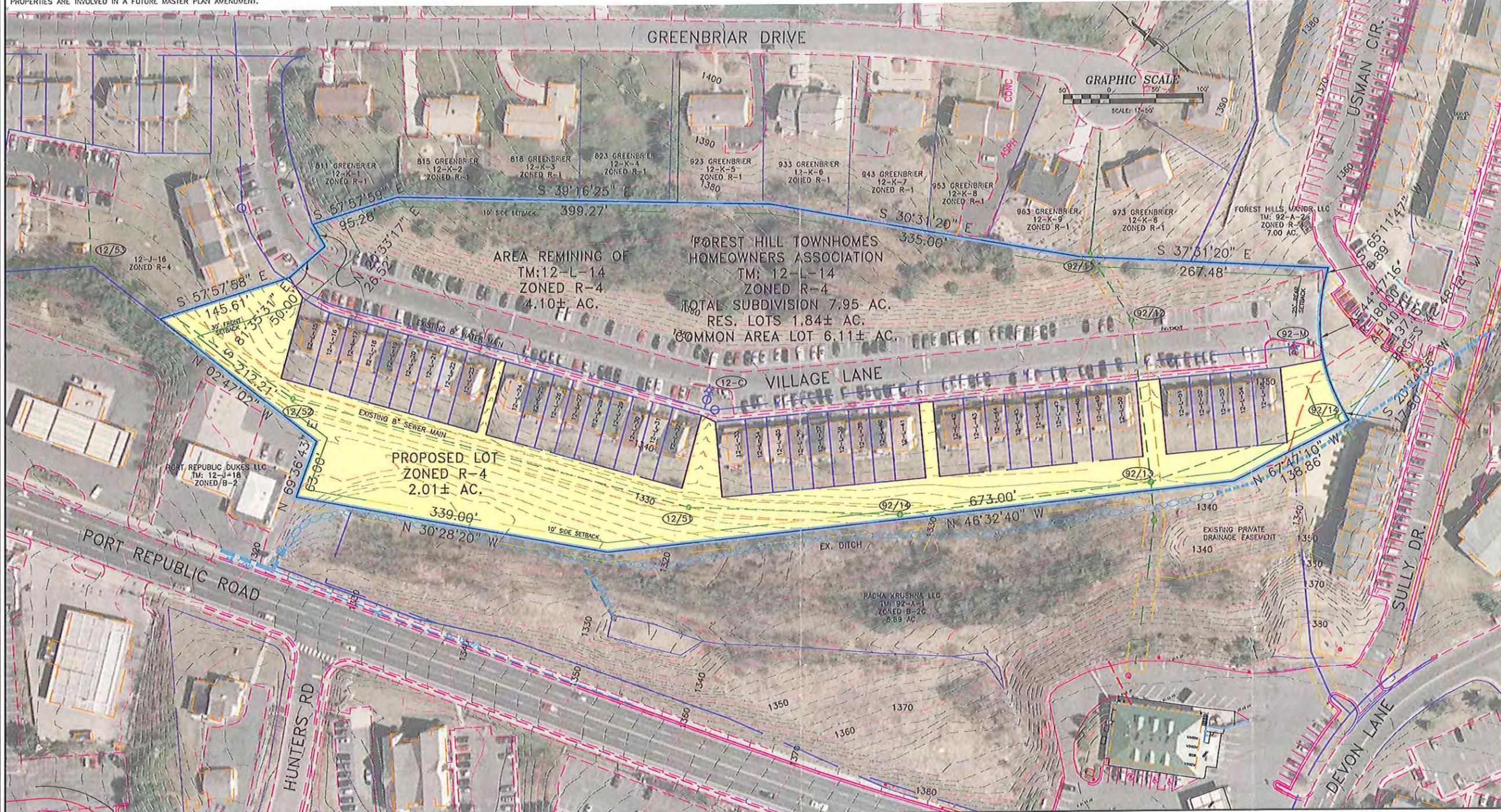
BLACKWELL ENGINEERING, PLC
 566 East Market Street
 Harrisonburg, Virginia 22801
 PHONE: (540)432-9555 FAX: (540)434-7604
 E-Mail: info@blackwellengineering.com

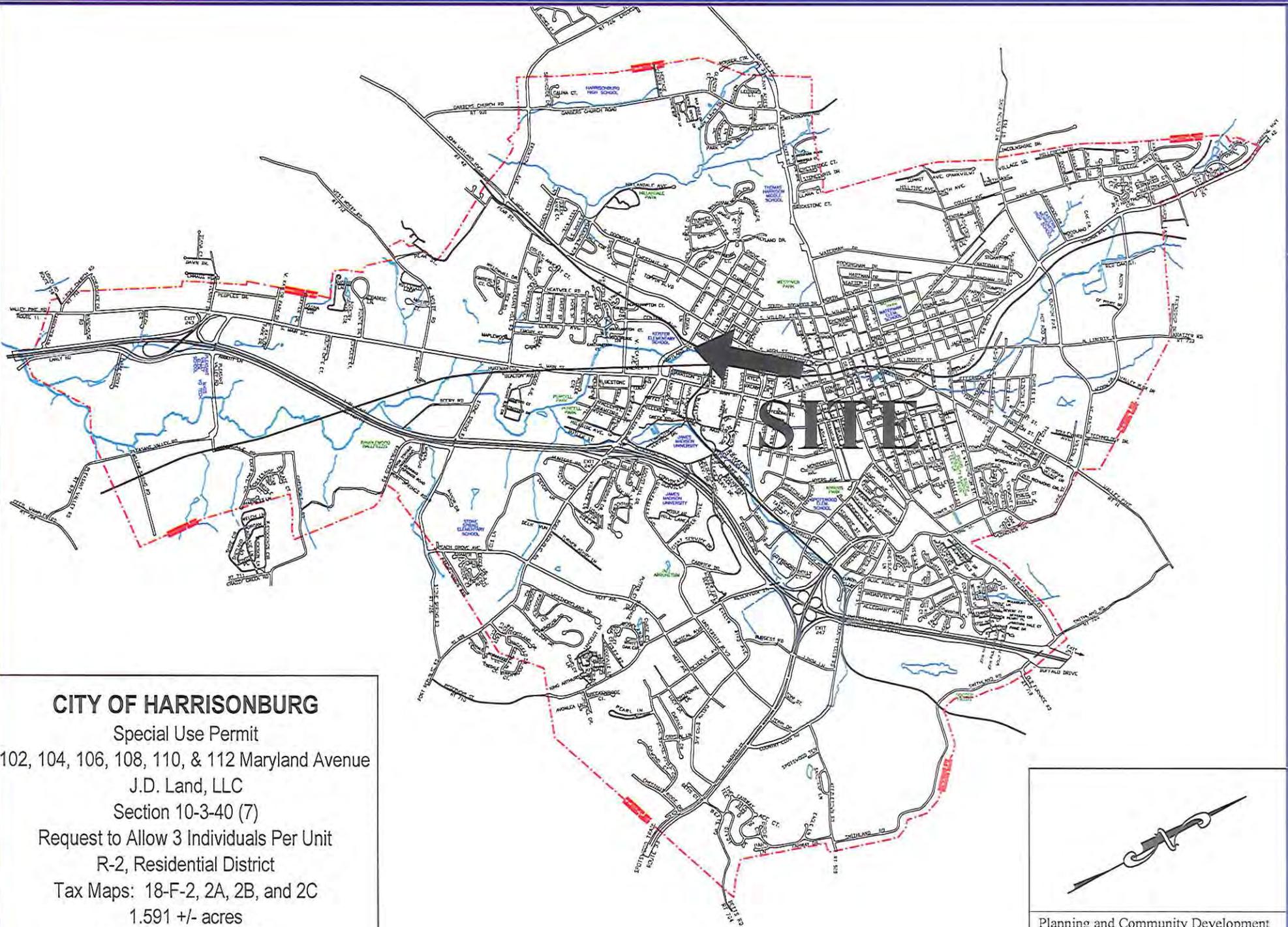
Revision Dates
5-1-13 PER CITY

PRELIMINARY PLAT FOR 2013 DIVISION
 THE VILLAGE AT FOREST HILLS
 FOREST HILLS TOWNHOMES HOMEOWNERS ASSOCIATION
 P.O. BOX 2188
 HARRISONBURG, VA 22801

Drawing No.
1
 of 1 Sheets

Job No. 2125





CITY OF HARRISONBURG

Special Use Permit

102, 104, 106, 108, 110, & 112 Maryland Avenue

J.D. Land, LLC

Section 10-3-40 (7)

Request to Allow 3 Individuals Per Unit

R-2, Residential District

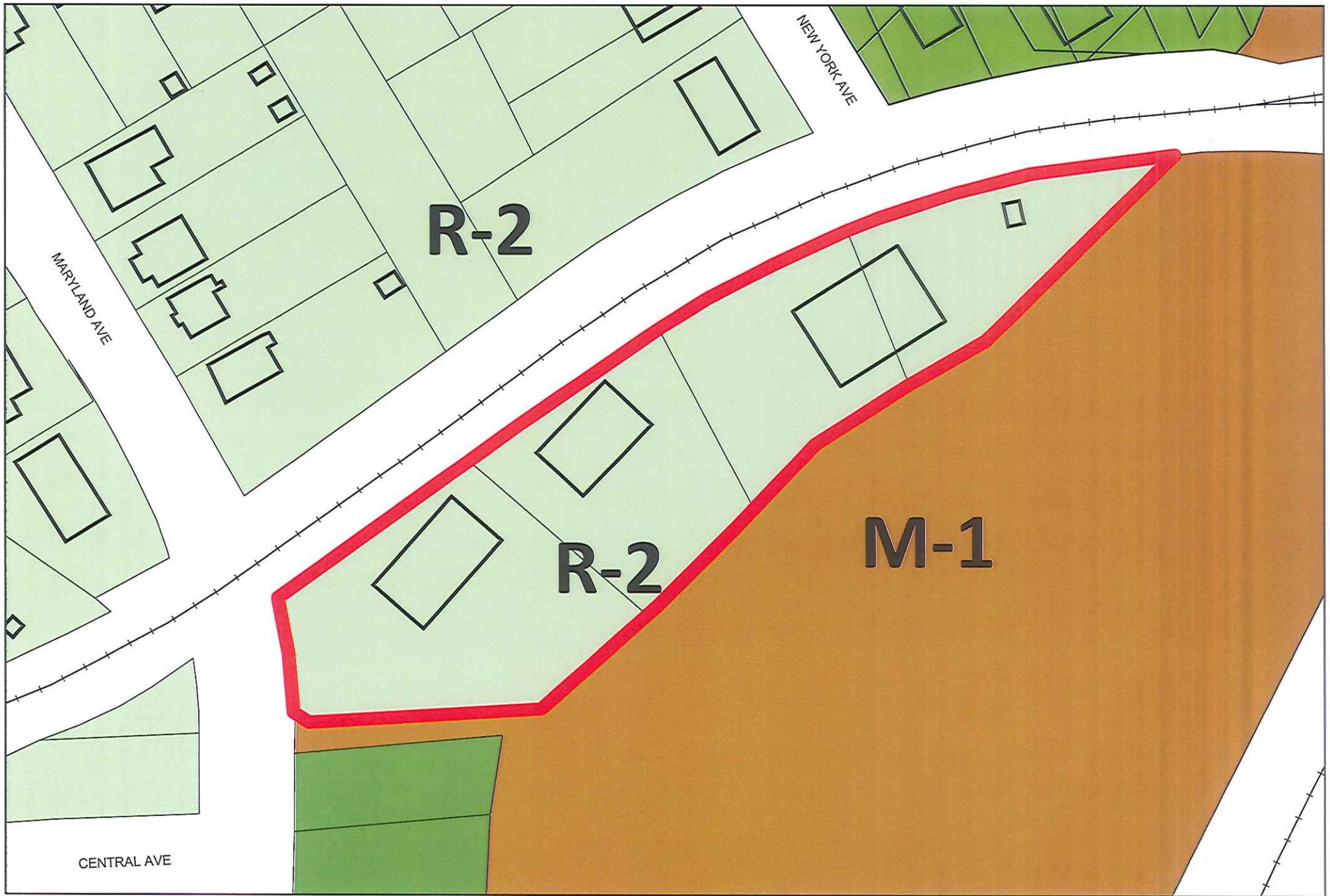
Tax Maps: 18-F-2, 2A, 2B, and 2C

1.591 +/- acres

LOCATION MAP



Planning and Community Development
City of Harrisonburg, Virginia



J & D Land, LLC - Special Use Permit

10-3-40 (7) Occupancy - Greater than Permitted by Right in R-2



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

May 8, 2013

SPECIAL USE PERMIT - MARYLAND AVENUE (J D LAND, LLC)

GENERAL INFORMATION

- Applicant:** JD Land, LLC with representative Doug Kline
- Tax Map:** 18-F-2A, 2B, and 2C
- Acreage:** 1.59+/- acres
- Location:** 102, 104, 106, 108, 110, and 112 Maryland Avenue
- Request:** Public hearing to consider a request for a special use permit per Section 10-3-40 (7) of the Zoning Ordinance to allow occupancy, other than permitted by right, of not more than four persons within the R-2, Residential District.

LAND USE, ZONING, AND SITE CHARACTERISTICS

The Comprehensive Plan designates this area as Neighborhood Residential. This designation states that this type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the existing character of the neighborhood. These are older neighborhoods, which can be characterized by large housing units on small lots.

The following land uses are located on and adjacent to the property:

- Site:** Duplex dwelling units; zoned R-2
- North:** Across railroad right-of-way, single-family homes; zoned R-2 and apartments; zoned R-3C
- East:** Across Blacks Run, undeveloped lot owned by C & W Railroad; zoned M-1
- South:** Across Blacks Run, undeveloped lots owned by C & W Railroad; zoned M-1 and R-3 and City of Harrisonburg fire station; zoned R-3
- West:** Across Maryland Avenue, railroad right-of-way and undeveloped lots owned by C & W Railroad; zoned R-2

EVALUATION

The applicant is requesting a special use permit (SUP) per Section 10-3-40 (7) of the Zoning Ordinance to allow occupancy other than permitted by right within the R-2, Residential District. JD Land, LLC is specifically requesting to be allowed to rent to three unrelated persons per three bedroom duplex unit at the subject property, which has three duplex structures. If approved, up to eighteen unrelated persons could reside in the three duplex structures on the site.

By right, occupancy regulations within the R-2 zoning district allows owner occupied dwellings to include rental of space of not more than two additional boarders. Nonowner occupied dwellings may include rental of space of not more than one additional boarder. Therefore, a family (or individual) could own and reside in a house and have two unrelated persons residing with them or a family (or individual) could lease a house and have one unrelated person residing with them. The applicant does not reside at the subject property, and currently leases the properties under these regulations. Only by SUP in the R-2 district can the occupancy be increased up to four unrelated persons.

A requirement of the requested SUP is that one parking space per tenant be provided on site. With this request each parcel must to provide the appropriate number of spaces on that individual lot. The applicant's engineer has submitted a site plan showing that spaces are provided as required on each individual parcel.

The Comprehensive Plan designates this as Neighborhood Residential, which means this type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Because this particular development is bounded by the rail road, apartments, Blacks Run, and the Fire Department it is somewhat isolated from any neighborhood and staff does not feel it is setting a precedent for density for the nearby neighborhoods.

Staff recommends in favor of the requested Special Use Permit for three unrelated persons per dwelling unit.

BLACKWELL ENGINEERING, PLC

566 East Market Street · (540) 432-9555 · (540) 434-7604 fax · www.BlackwellEngineering.com

May 1, 2013

Alison Banks
Zoning Administrator
City of Harrisonburg
409 South Main Street
Harrisonburg, VA 22801

Subject: Special Use Permit – 102 to 112 Maryland Avenue

Alison:

I am filling for a Special Use Permit on behalf of my client Doug Kline, owner of TM's: 18-F-2, 2A, 2B, and 2C. The property is zoned R-2 with 6 total units in three existing buildings. The special use being requested is to be allowed to rent to 3 un-related people per 3 bedroom duplex unit. Three parking spaces can be achieved for each unit and the spaces can be placed on the lot for the respective unit; see attached site plan.

If there are questions regarding this SUP, please let me know.

Respectfully,



Edmond H. Blackwell, PE

Date Application Received: 04-05-13

Application for Special Use Permit
City of Harrisonburg, Virginia

Fee: \$375.00 plus \$30.00 per acre

Total Paid: \$ 435.00 *AP*

Property Owner's Name: Doug Kline

Street Address: 5425 Jesse Bennet Way Email: _____

City: Linville State: VA Zip: 22834

Telephone: Work _____ Fax _____ Mobile 810-6104

Owner's Representative: Ed Blackwell

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

City: Harrisonburg State: VA Zip: 22801

Telephone: Work 432-9555 Fax 434-7604 Mobile 820-1964

Description of Property and Request

Location (Street Address): 102, 104, 106, 108, 110, 112 Maryland Avenue

Tax Map Number Sheet: 18 Block: F Lot: _____ Lot Area: 1.59 ac total

Existing Zoning Classification: R-2 Lots 2, 2A, 2B, 2C

Special Use being requested: 10-3-40 (7)

Be allowed to rent to 3 un-related people per 3 bedroom duplex unit.

Please provide a detailed description of the proposed (use additional pages may be attached): _____

Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

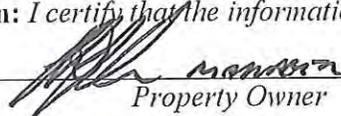
North: See Attached

South: _____

East: _____

West: _____

Certification: *I certify that the information contained herein is true and accurate.*

Signature: 
Property Owner

ITEMS REQUIRED FOR SUBMISSION

- Completed Application
- Site Plan
- Description of Proposed Use
- Adjacent Property Owners

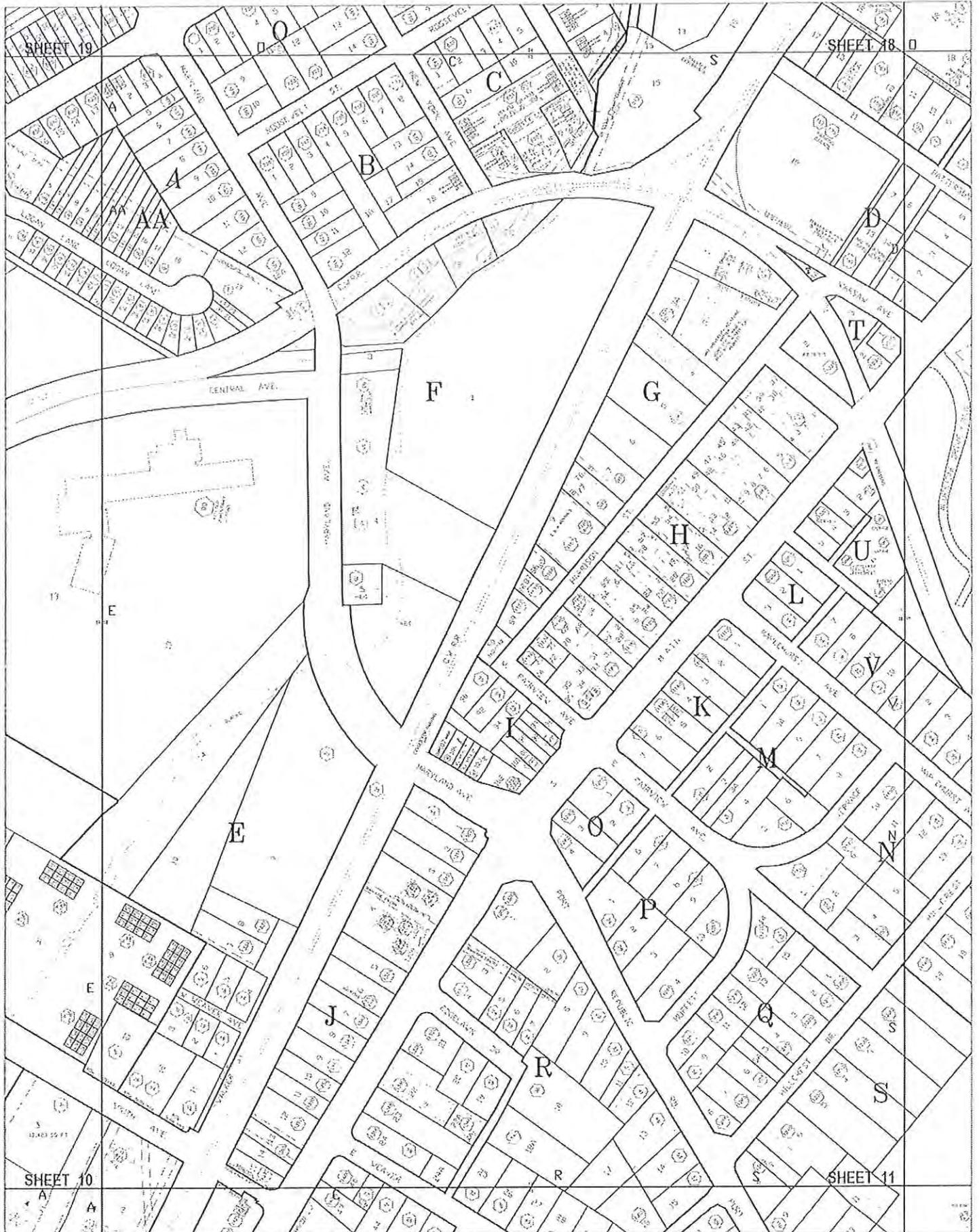
- Fees Paid
- Property Located on Tax Map
- _____
- _____

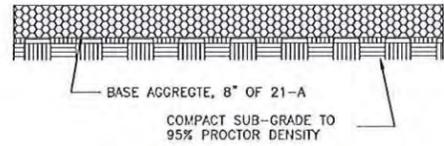
Sec. 10-3-40. - Uses permitted only by special use permit.

[The following uses are permitted by special use permit only:]

- (1) Child day care centers.
- (2) Adult day care centers.
- (3) Cemeteries. (Please note that this is currently a use permitted by right.)
- (4) Private clubs and golf courses.
- (5) Community buildings and facilities used for recreational, social educational and cultural activities which are intended to benefit the residents of the subdivision.
- (6) Major family day home.
- (7) Occupancy, other than permitted by right, of not more than four (4) persons (except such occupancy may be superseded by building regulations), provided one (1) off-street parking space per tenant is provided on site.
- (8) Bed and breakfast facilities in which (a) food service shall be limited to breakfast and light fare for room guests only and (b) having space available on premises for one (1) parking space for each guest room.
- (9) Communication facilities necessary for public safety purposes, including towers up to two hundred (200) feet in height, which may include rental of space to private communication service providers.
- (10) Walls and fences greater than the height otherwise permitted, under such conditions as are deemed necessary by the city council.
- (11) Reducing required parking areas to permit fewer than the required number of parking spaces for any use, provided that an amount of open space equal to the amount of space that would have been used for the required number of parking spaces is left available for parking in the event that, at the discretion of the city council, it is needed at some time in the future. Open space used for this purpose shall be so noted in the deed and shall not be used to meet any conflicting requirements of the zoning ordinance.

(Ord. of 4-23-96; Ord. of 12-15-98; Ord. of 1-12-99; Ord. of 2-22-00; Ord. of 7-26-05; Ord. of 4-26-11(2); Ord. of 1-8-13(2))





ALL WEATHER DRIVE
N.T.S.

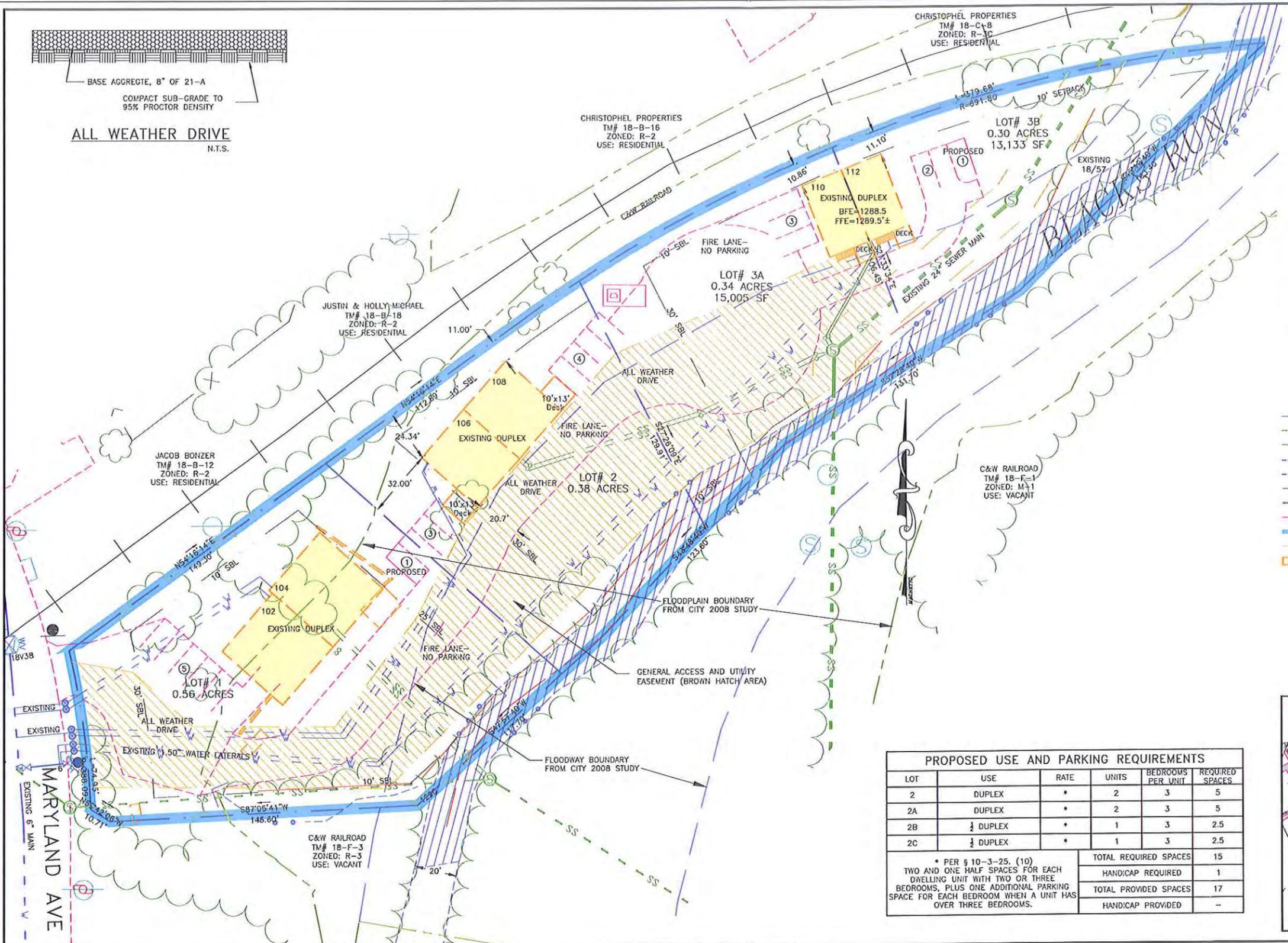
OWNER-DEVELOPER:
J. DOUG KLINE
5425 JESSE BENNET WAY
LINVILLE, VA 22834
540-833-6104
540-810-6104 CELL

PROPERTY INFO:
TM #: 18-F-2, 2A, 2B, 2C
102-112 MARYLAND AVE.
LOTS 1, 2, 3A, & 3B
1.591 ACRES TOTAL
ZONE: R-2
FEMA FLOOD ZONE AE

BUILDING INFO:
CONSTRUCTION: WOOD FRAME
USE: DUPLEX, TWO STORY
3 DUPLEXES, 6 UNITS TOTAL
UNIT HEIGHT: 28'±
EACH UNIT SERVED BY CITY
WATER AND SEWER
ISO FIRE FLOW REQUIREMENT:
1,000 GPM (NOT SPRINKLED)

LEGEND

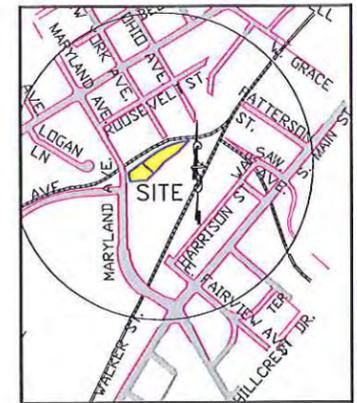
- PROPOSED WATER LINES
- - - SS - - - EXISTING SEWER LINES
- PROPOSED SEWER LINES
- - - EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - SETBACK LINE
- - - DISTURBED AREA
- - - PROPOSED DRIVEWAY/PARKING
- - - PROJECT BOUNDARY
- - - EASEMENT
- EXISTING SUP BUILDINGS
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED HYDRANT



PROPOSED USE AND PARKING REQUIREMENTS

LOT	USE	RATE	UNITS	BEDROOMS PER UNIT	REQUIRED SPACES	
2	DUPLEX	*	2	3	5	
2A	DUPLEX	*	2	3	5	
2B	½ DUPLEX	*	1	3	2.5	
2C	½ DUPLEX	*	1	3	2.5	
					TOTAL REQUIRED SPACES	15
					HANDICAP REQUIRED	1
					TOTAL PROVIDED SPACES	17
					HANDICAP PROVIDED	-

* PER § 10-3-25. (10)
TWO AND ONE HALF SPACES FOR EACH DWELLING UNIT WITH TWO OR THREE BEDROOMS, PLUS ONE ADDITIONAL PARKING SPACE FOR EACH BEDROOM WHEN A UNIT HAS OVER THREE BEDROOMS.



BLACKWELL ENGINEERING, PLC
566 East Market Street
Harrisonburg, Virginia 22801
Phone: (540) 432-9555 EngBlackw@AOL.COM Fax: (540) 434-7604

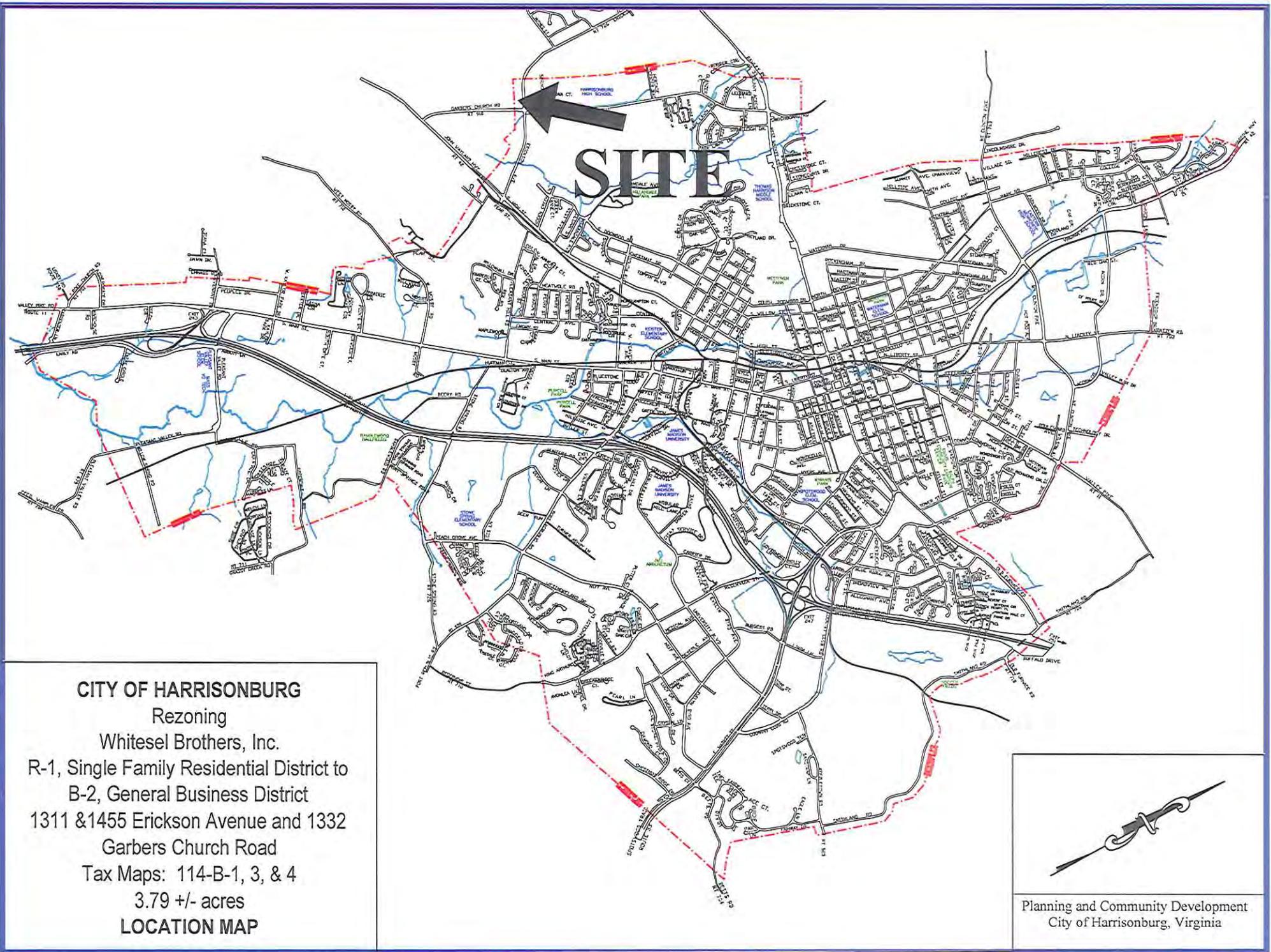
Date: 4-5-13
Revision Date
5-1-13 PER CITY

Designed by: EHB
Drawn by: GLE
Job No. 1138
Scale: 1"=30'



SPECIAL USE PERMIT
J. D. LAND, LLC.
TAX PARCELS 18-F-2, 2A, 2B, 2C
102, 104, 106, 108, 110, 112 MARYLAND AVENUE
HARRISONBURG, VIRGINIA 22801

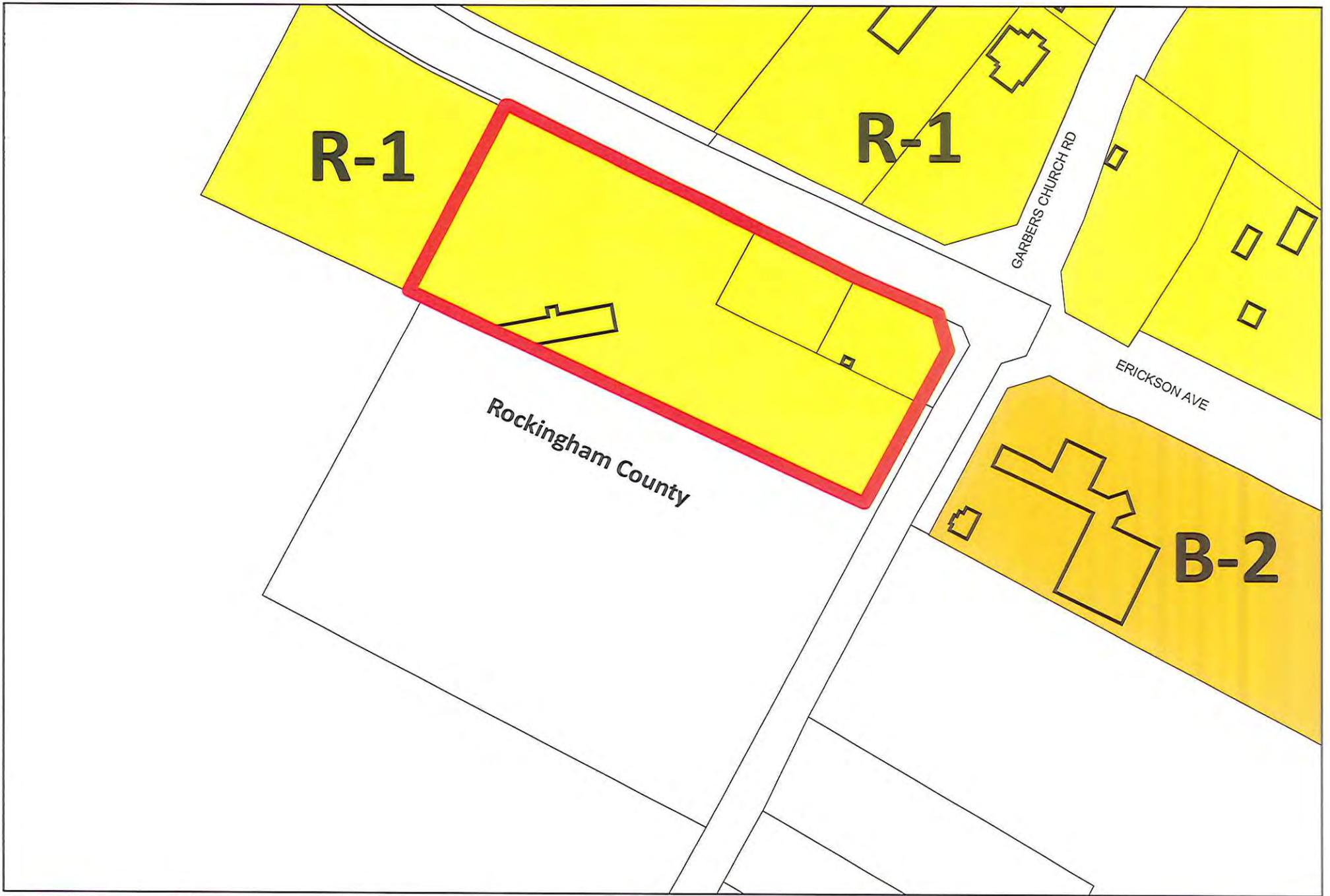
Drawing No.
1
of 1 Sheets



CITY OF HARRISONBURG
 Rezoning
 Whitesel Brothers, Inc.
 R-1, Single Family Residential District to
 B-2, General Business District
 1311 & 1455 Erickson Avenue and 1332
 Garbers Church Road
 Tax Maps: 114-B-1, 3, & 4
 3.79 +/- acres
LOCATION MAP



Planning and Community Development
 City of Harrisonburg, Virginia



Rezoning - Whitesel Brothers, Inc.
R-1 to B-2 Parcels 114-B-1, 3, and 4



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

May 8, 2013

REZONING - WHITESEL BROTHERS, INC (R-1 TO B-2)

GENERAL INFORMATION

Applicant: Whitesel Brothers, Inc
Tax Map: 114-B-1, 3, and 4
Acreage: 3.79+/- acres
Location: 1311 and 1332 Garbers Church Road and 1455 Erickson Avenue
Request: Public hearing to consider a request to rezone three parcels totaling 3.79 +/- acres from R-1, Single Family Residential District to B-2, General Business District.

LAND USE, ZONING, AND SITE CHARACTERISTICS

The Comprehensive Plan designates this area as Commercial. This designation states that these areas include uses for retail, office, wholesale, or service functions. These areas are generally found along the City's major travel corridors and in the Central Business District of the City.

The following land uses are located on and adjacent to the property:

Site: Whitesel Brothers, Inc. storage building and vacant lands; zoned R-1
North: Across Erickson Avenue, Garbers Church of the Brethren; zoned R-1
East: Across Garbers Church Road, First Assembly of God Church; zoned B-2
South: Whitesel Brothers, Inc. Dealership; zoned B-1 (County)
West: Vacant land; zoned R-1

EVALUATION

The applicant is requesting to rezone three parcels, of approximately 3.79 acres, from R-1, Single Family Residential District to B-2, General Business District. The parcels are located along the southwestern corner of Garbers Church Road and Erickson Avenue; directly adjacent to the City and Rockingham County boundary. As spelled out in the letter submitted with the application, Whitesel Brothers, Inc. would use the property for retail display, sales and service of agricultural, lawn and garden and dairy equipment, parts and related accessories. However, if approved, any use permitted by right within the B-2 zoning would be allowed on the parcels.

In 2009, Whitesel Brothers purchased the corner property, identified as tax parcel 114-B-1, from the City of Harrisonburg; the City had acquired the parcel as part of the Erickson Avenue/Stone Spring Road improvement project. Prior to selling the parcel the City demolished the single-family dwelling

on the site and retained the necessary right-of-way and easements needed for the improvement project. Whitesel Brothers later acquired the land at 1455 Erickson Avenue; giving them ownership of the entire southwestern corner.

During the 2011 Comprehensive Plan update, the applicant suggested a change in their land use designation from Low Density Mixed Residential to Commercial, which they contended matched what the use of the property was, and matched the County use and its land use designation of Commercial. Planning Commission and staff discussed this and thought it made sense to change not just this parcel, but the entire Low Density Mixed Residential designation along the southern side of Erickson Avenue to the western City limits – all to the Commercial designation. City Council approved the 2011 update with this recommended change, thus the proposed rezoning request is conforming to the Commercial Land Use designation.

In July 2011, Whitesel Brothers applied for a Public Utilities Application to extend City water and sewer infrastructure to their facility in Rockingham County, which is the property that abuts the subject parcels. City Council approved that extension the following month.

As stated earlier, Whitesel Brothers, Inc. desires to display equipment on the parcels at this time and perhaps install a sign on one of the parcels. Staff has discussed with the applicant that displaying equipment on the grass would be fine; however all items must be located on the private property and not City right-of-way. If the applicants are interested in creating paved or gravel display areas, or construction of any buildings at this point, they would need to comply with all City regulations and reviews for any development prior to any work being done. As well, before installing any signage Whitesel Brothers would need to obtain the necessary permits.

The rezoning of these parcels conforms to the Comprehensive Plan and staff does not have any concerns with the request as presented. Staff recommends in favor of the rezoning from R-1 to B-2.



JOHN DEERE

WHITESEL BROTHERS, INC

1332 GARBERS CHURCH RD.
HARRISONBURG, VA 22801

Business (540) 434-4457

Fax (540) 434-4456

April 4, 2013

Please find attached our application for Change of Zoning District for Tax Map Numbers

Sheet: 114 Block: B Lots: 4, 3, 1

These lots are presently zoned R-1 Single Family Residential and we are requesting they be rezoned to a B-2 General Business District zoning. We propose to use the lots for retail display, sales and service of agricultural, lawn and garden and dairy equipment, parts and related accessories. Thank you for your attention in this matter.

Sincerely,

Jeff S. Germroth



Date Application Received: 04-04-12

Total Paid: 495.00 AP

Application for Change of Zoning District City of Harrisonburg, Virginia

Section 1: Property Owner's Information

Name: WHITESEL BROTHERS, INC
Street Address: 1332 GARBERS CHURCH RD Email: jgermroth@jamesriverequipment.com
City/State/Zip: HARRISONBURG, VA 22801
Telephone (work): (540)434-4457 (home or cellular): (540)421-9448 (fax): (540)434-4456

Section 2: Owner's Representative Information

Name: _____
Street Address: _____ Email: _____
City/State/Zip: _____
Telephone (work): _____ (home or cellular): _____ (fax): _____

Section 3: Description of Property

Location (street address): 1332 GARBERS CHURCH RD, 1455 ERICKSON AVE, 1311 GARBERS CHURCH RD
Tax Map Number: Sheet: 114 Block: B Lot: 4,3,1 Total Land Area (acres or square feet): 4 ACRES 3.79 acres
Existing Zoning District: R-1 SINGLE FAMILY RESIDENTIAL Proposed Zoning District * : B-2 GENERAL BUSINESS DISTRICT
Existing Comprehensive Plan Designation: _____

**If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper*

Section 4: Application Fee

\$375.00 plus \$30.00 per acre, and if applicable, Fees for a Traffic Impact Analysis (TIA) Review (see below)

- (a) Would the development from this rezoning require a Traffic Impact Analysis by VDOT?
Yes _____ No X

If yes, then fees must be made payable to VDOT to cover costs associated with the TIA review.

PLEASE NOTE – *If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.*

- (b) Would the development from this rezoning require a Traffic Impact Analysis review by the City?
Yes _____ No X

If yes, then an additional \$1,000.00 must be made payable to the City to cover costs associated with the TIA review.

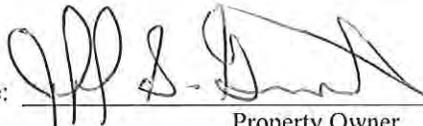
PLEASE NOTE – *If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.*

or
164,922.66
sq. ft.

Section 5: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: Providence Baptist Church, Garbers Church of the Brethren
East: First Assembly of God Church
South: Whitesel Brothers, Inc
West: Wamplers LLC

Section 6: Certification

I certify that the information contained herein is true and accurate. Signature: 
Property Owner

See Back for Items Required for Submission



CITY OF HARRISONBURG

Rezoning and Special Use Permits

HRHA - Commerce Village

R-3C and B-2C to R-3, Medium Density Residential District

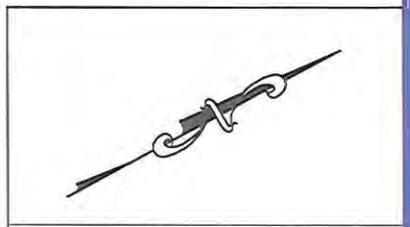
SUP Sections 10-3-48.4 (3) & (6) to allow Reduced Parking and Multi-Family Units

181 & 241 Commerce Dr. (portion 298 East Washington St.)

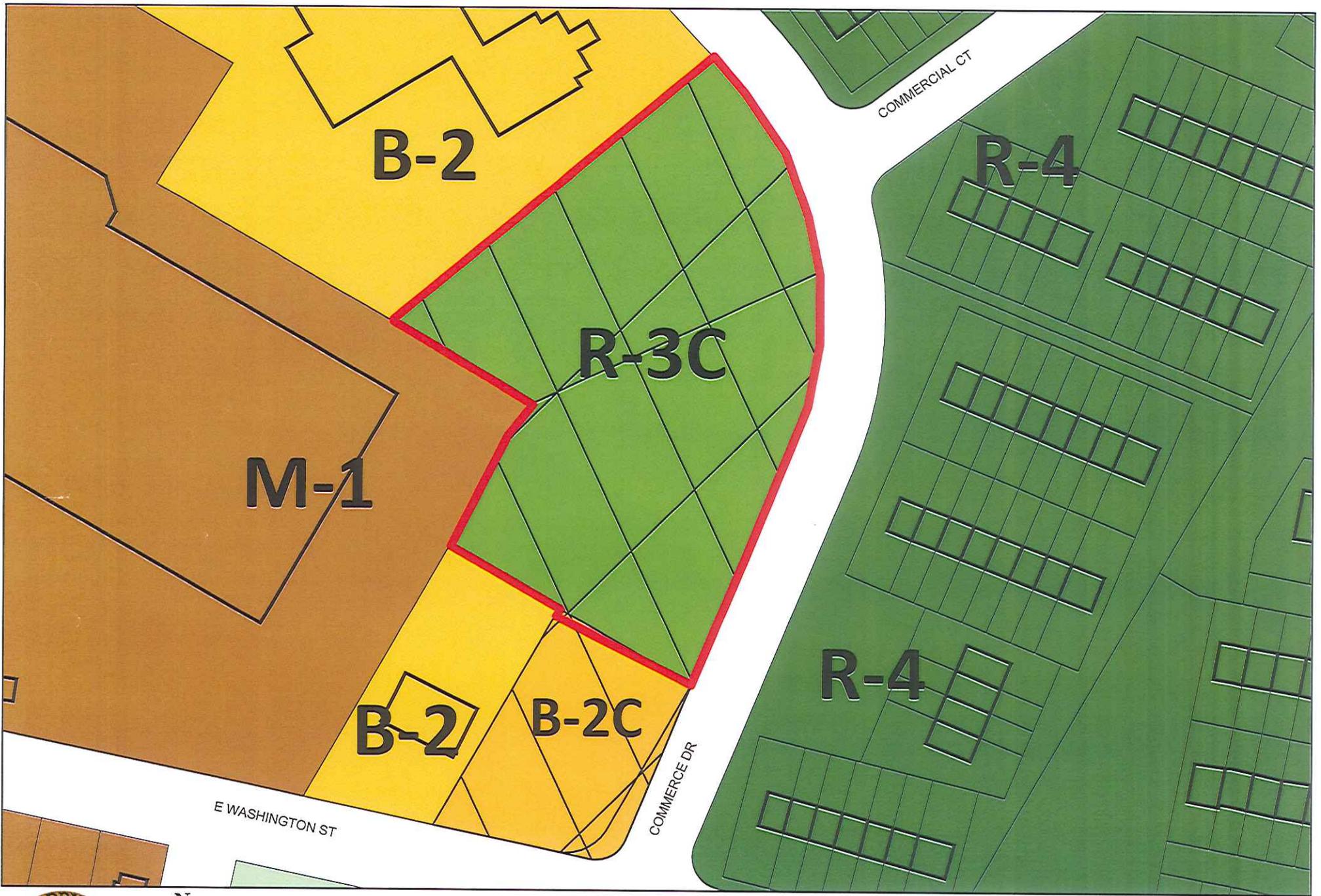
Tax Map: 41-Q-6 & 7 (portion of 4)

2.067 +/- acres

LOCATION MAP



Planning and Community Development
City of Harrisonburg, Virginia



HRHA - Commerce Village Rezoning - R-3C and B-2C to R-3





City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

The following staff report contains the evaluation
for all three applications regarding HRHA's
Commerce Village Project.

STAFF REPORT

May 8, 2013

REZONING AND SPECIAL USE PERMITS - COMMERCE VILLAGE (HRHA)

GENERAL INFORMATION

- Applicant:** Harrisonburg Redevelopment and Housing Authority
- Tax Map:** 41-Q-6 & 7 (portion of Lot 4)
- Acreage:** 2.067 +/- acres
- Location:** 181 & 241 Commerce Drive (portion of 298 East Washington Street)
- Request:** Public hearing to consider a request to rezone two parcels from R-3C, Multiple Dwelling Residential District Conditional and a small portion of a third parcel from B-2C, General Business District Conditional all to R-3, Medium Density Residential District.
- Public hearing to consider a request for a special use permit per Section 10-3-48.4 (6) of the Zoning Ordinance to allow multi-family dwellings of up to 12 units per building within the R-3, Medium Density Residential District.
- Public hearing to consider a request for a special use permit per Section 10-3-48.4 (3) of the Zoning Ordinance to allow for the reduction of required parking spaces within the R-3, Medium Density Residential District. Areas that would have been used for parking must remain as open space.

LAND USE, ZONING, AND SITE CHARACTERISTICS

The Comprehensive Plan designates this area as Commercial. This designation states that these areas include uses for retail, office, wholesale, or service functions. These areas are generally found along the City's major travel corridors and in the Central Business District of the City.

The following land uses are located on and adjacent to the property:

- Site:** Undeveloped parcels, zoned R-3C (small portion, zoned B-2C)
- North:** Pleasant View, Inc., zoned B-2, and across Commerce Drive Park Crest Townhomes, zoned R-4
- East:** Across Commerce Drive, Park Crest Townhomes, zoned R-4
- South:** Vacant parcel, zoned B-2C, and across East Washington Street, the Lucy F. Simms Continuing Education Center, zoned R-2
- West:** Montibello Packaging Inc., zoned M-1

EVALUATION

Harrisonburg Redevelopment and Housing Authority (HRHA) is requesting approval of three separate applications (a rezoning and two different special use permits) with the intent to build a 30, one-bedroom apartment complex that would provide 60 percent of the minimum amount of required parking spaces. The project site includes a total of 2.067 acres of property located along Commerce Drive.

The proposed development is very similar to the multi-family complex that HRHA proposed to build along East Gay and Hill Streets reviewed by Planning Commission in September 2012. HRHA ultimately withdrew those requests from consideration after staff and the Commission recommended denial of their applications. The main difference between the subject site and the location from last summer is the subject property already has zoning approval to build 29 multi-family units. The reasoning for the current requests is rather complicated, so before explaining the site specifics of the proposed development, the subject property's current zoning and the details of why the applicant is requesting the rezoning and the special use permits (SUPs) should be completely understood.

In August 2004, HRHA successfully rezoned four, B-2 zoned parcels (tax maps 41-Q-4, 4A, 6, and 7) totaling 2.555 +/- acres with very specific proffers, one of which included the development would be built substantially conforming to the site layout. Although the original plan was to construct only a multi-family complex, after being tabled by Planning Commission and going through a couple of design revisions, HRHA ultimately reduced the number of residential units and proffered a commercial and multi-family development layout. (The existing proffer statement and proffered site layout sheets are included within the packet).

The corner parcel made up of tax maps 41-Q-4 and 4A, was rezoned to B-2C with all business uses being restricted to 2,000 square feet in size and no such business could operate vehicle repair or sales, general service or repair shops, or warehousing and other storage facilities. The proffered statement also indicated the applicant would apply to the Board of Zoning Appeals (BZA) to obtain a variance for the commercial buildings to have a 15-foot setback from East Washington Street and Commerce Drive. (In October 2004, subsequent to the rezoning, HRHA applied to the BZA for the reduced setback variance. The Board denied their request; therefore, buildings must comply with the required 30-foot setback from public street right-of-way lines.)

During the same rezoning, tax maps 41-Q-6 and 7 were rezoned to R-3C, Multiple Dwelling Residential District Conditional (now often referred to by staff as the "old R-3"). Along with proffering to construct the development substantially as shown on the submitted layout, HRHA also proffered that: not less than 10 percent of the total residential area would be devoted to open space, a fence would be erected between the residential property and the adjacent commercial and industrially zoned lots, and not more than two unrelated persons per dwelling unit would be permitted. The proffered site layout was approved demonstrating 30 multi-family units; but unfortunately, the site was a little over 200 square feet short of the required 90,000 square feet of lot area needed to build 30 units. This oversight, however, was not realized until a few months ago when HRHA began inquiring about bringing their proffered plan of development to fruition. Since 2004, both the applicant and the City believed a 30-unit multi-family complex would be constructed, but since the underlying density requirements supersede any proffered density, the development can only contain 29 units. During the recent review of the site and before they decided to apply for the applications herein described, staff also realized that a separate error had been made in 2004 as the proffered plan of development demonstrated more than 12 units per building, which

is controlled by the R-3 zoning district and cannot be superseded by a proffered plan of development.

Since HRHA owns the adjacent property, at first pass, it appears they could easily resolve this matter by performing a minor subdivision and adding the lot area needed to be able to construct the 30th unit; however, it is not that simple. Since the adjacent lot is zoned B-2C, any added area of that property cannot be counted toward residential density requirements, thus that area must be rezoned to a comparable district—in this case R-3. Further complicating the matter, the conditional residential property is zoned the “old R-3” (the R-3, *Multiple Dwelling Residential District*), and as of August 14, 2010, no property can be rezoned to that district because the City adopted the “new R-3” (the R-3, *Medium Density Residential District*). The “new R-3” does not permit multi-family development by right, therefore to build a 30th unit, not only would the area have to be rezoned, the area also requires an approved special use permit to allow the construction of multi-family development.

When this situation was understood, and in expecting that 30 units was always intended at the site, staff advised HRHA they could perform a minor subdivision adding the amount of property they needed to have at least the minimum 90,000 square feet of lot area, while also proposing rezoning the newly added area along with the rest of the residentially zoned property to the new R-3 and applying for the necessary SUP. (Rezoning the whole site rather than simply rezoning the small amount of additional property “cleans-up” the property’s zoning so that it is not complicated to understand exactly how the property can be developed. The minor subdivision, as discussed, has already been reviewed and approved by staff. It is possible the subdivision may be recorded before Planning Commission’s or City Council’s public hearing.)

In light of their situation, HRHA is now requesting to rezone two parcels (tax maps 41-Q-6 and 7) totaling 2.061 acres from R-3C, Multiple Dwelling Residential District Conditional and 261 +/- square feet of tax map 41-Q-4 from B-2C, General Business District Conditional all to R-3, Medium Density Residential District. Concurrently with this request, they are requesting a SUP per Section 10-3-48.4 (6) to allow multi-family units of up to 12 units per building. HRHA is also taking this opportunity to simultaneously request an additional SUP per Section 10-3-48.4 (3) to allow for reduced parking areas to permit fewer than the minimally required number of parking spaces. (The Commission may recall that HRHA requested the same reduced parking area SUP at the East Gay and Hill Streets location and both staff and the Commission recommended for its approval.)

The proposed rezoning and the SUP to allow multi-family development allows them to construct what the existing proffers allow but with the additional benefit of building the, always intended, 30th unit. To be clear, however, no proffers are associated with the proposed rezoning, thus they would not be confined to the submitted site layout. The submitted site layout is what HRHA intends to build, which is almost exactly the same as the property’s existing proffered layout except that they show the unit make-up being distributed among three buildings rather than two. Sidewalk will be required to be constructed along the property’s entire frontage and they intend to provide a transit bus shelter.

With regard to the SUP to allow for reduced parking areas, the permit requires that an amount of open space equal to the amount of space that would have been used for the required number of parking spaces is left available for parking in the event that City Council deems more parking is necessary in the future. The permit also requires the same information be added to the deed to the

property. As noted by the applicant's submitted document titled "Zoning and Special Uses Narrative," the units are intended as "permanent supportive housing" for "persons with disabilities that are medically vulnerable and are currently in an unstable housing situation" and, as they also indicated, do not believe this site necessitates the minimum number of spaces required by the Zoning Ordinance. Thirty, one-bedroom units would require 45 parking spaces; however, the applicant is proposing to provide 27 spaces, which is 60 percent of the required minimum amount. This is roughly the same ratio that was proposed and supported by staff and the Commission at the East Gay and Hill Street location. Staff believes this SUP is justifiable given the intent of the development. The City may attach conditions on the approval of any SUP and staff recommends the following conditions be attached to this request:

- The site shall provide not less than 60 percent of the required minimum amount of parking spaces.
- If, in the opinion of Planning Commission or City Council, the implementation of this special use permit becomes a nuisance, the permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

The number of bedrooms per unit for multi-family complexes determines the minimum amount of required parking spaces; thus, the first suggested condition allows for flexibility in design in case the property owner later decides to provide more than one bedroom per unit. The second suggested condition ensures that the permit could be revoked if problems arise in the future.

With regard to both special use permits, staff recommends the following be applied to their favor:

- The special use permits shall be valid for five years from the date of approval by City Council.

Section 10-3-130 (c) of the Zoning Ordinance states that SUPs shall be established, or any construction authorized shall be commenced and diligently pursued, within such time as the City Council may have specified, or if no such time has been specified, then within 12 months from the date of approval.

In closing, staff recommends approving rezoning the subject areas to R-3, Medium Density Residential District and approving the SUP to allow multi-family units within the R-3 District and approving the SUP to allow reduced parking with the conditions as suggested above, and as described, to grant approval for both SUPs to be established within five years.

ZONING AND SPECIAL USES NARRATIVE

The proposed rezoning from R-3 multiple dwelling residential to R-3 medium density residential is to allow the addition of a 30th unit to the project. (The current zoning already permits 29 multi-family units.) Commerce Village is a proposed 30 one bedroom units of permanent supportive housing project located on Commerce Drive in Harrisonburg VA. The housing targets persons with disabilities that are medically vulnerable and are currently in an unstable housing status. Individuals will be at less than 50% of the area's median income. Case management services will be provided with availability to other supportive services as needed.

The request for a special use permit in accordance with Section 10-3-48.4(6) of the City Ordinance is to allow 3 multiple family buildings of up to 12 units each in accordance with Section 10-3-48.4(6) of the City Ordinance as follows: The proposed Commerce Village housing project consists of 30 one bedroom units with 18 of the units being fully accessible. The project is designed to meet a need in the Harrisonburg Rockingham area for permanent supportive housing for persons with disabilities in an unstable housing situation. Services to residents will be provided in partnership with the Harrisonburg Rockingham Community Services Board and the Valley Association of Independent Living. Units will be built to EarthCraft standards with use of low income housing tax credits to fund the project.

In accordance with the requirements of Section 10-3-48.6(e) of the City Ordinance, the proposed multi-family units are across the street from a large townhouse development. The site will be served by City transit and a dedicated internal bus stop is part of the plan along with internal sidewalks and sidewalks along Commerce Drive. The architectural plan of the development is compatible with surrounding buildings, particularly that of Pleasant View Home adjacent to the northwest and of the development across Commerce Drive from this project. All units are screened from adjoining commercial uses by parking spaces and access roads. Finally, the site is environmentally suitable for multi-family use. It has adequate area for storm water management facilities and is relative flat for land disturbance purposes.

The reduction in the number of parking spaces for the new units from 45 spaces to 27 spaces is requested as a special use in accordance with Section 10-3-48.4(3) of the City Ordinance as follows: "Reducing required parking areas to permit fewer than the required number of parking spaces for any use provided that an amount of open space equal to the amount of space that would have been used for the required number of parking spaces is left available for parking in the event that, at the discretion of the city council, it is needed at some time in the future. Open space used for this purpose shall be so noted in the deed and shall not be used to meet any conflicting requirements of the zoning ordinance."

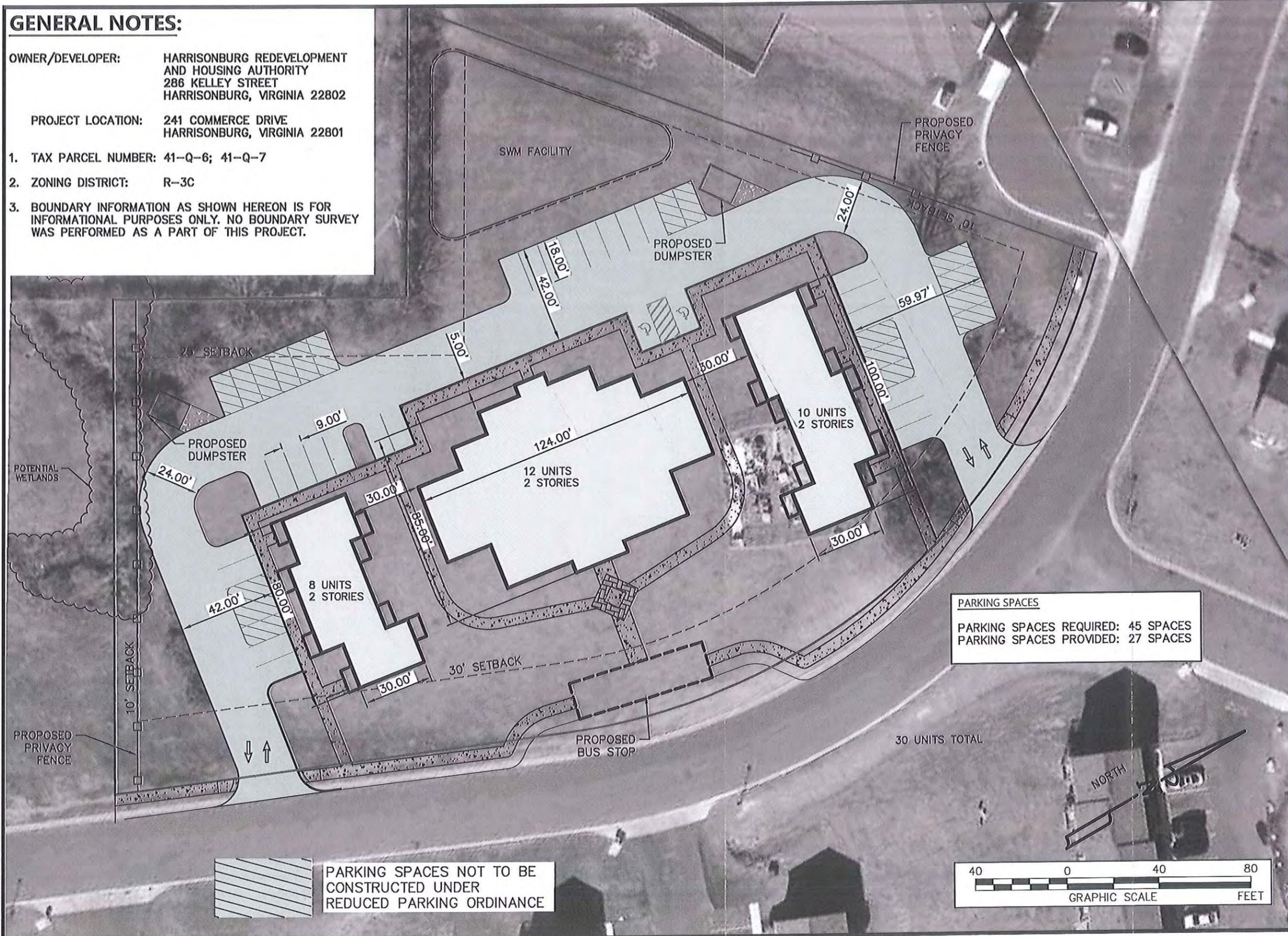
In support of the reduced parking requirement, the Authority notes that it currently owns and manages the 120 unit Lineweaver apartment complex for elderly and persons with disabilities. Presently, the apartment is fully leased up and is using only 40 of the 60 parking spaces on site. This demonstrates the fact the actual number of parking spaces required in this type of facility are rarely used. Also, the elderly and disabled tenant profile explained above supports the reduction in parking spaces because they are unlikely to own cars and are more likely to use public transit and specialized transit.

GENERAL NOTES:

OWNER/DEVELOPER: HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
286 KELLEY STREET
HARRISONBURG, VIRGINIA 22802

PROJECT LOCATION: 241 COMMERCE DRIVE
HARRISONBURG, VIRGINIA 22801

- TAX PARCEL NUMBER:** 41-Q-6; 41-Q-7
- ZONING DISTRICT:** R-3C
- BOUNDARY INFORMATION AS SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. NO BOUNDARY SURVEY WAS PERFORMED AS A PART OF THIS PROJECT.**



X:\Drawings\2357-2\ENGINEERING\Design\Plans\2357-2_Sht_C2_Preliminary-sal006.dwg
C2-00_Preliminary_Site_Plan_05/01/2013 2:23:09 PM, Asmth, C:\PDF\Writer, 1:1

GAY AND NEEL, INC.
20 YEARS ENGINEERING LANDSCAPE ARCHITECTURE SURVEYING

1260 Radford Street
Christiansburg, Virginia 24073
Phone: (540) 381-6011
Fax: (540) 381-2773
Email: info@gayandneel.com
Web: www.gayandneel.com

**CONCEPTUAL SITE PLAN FOR
COMMERCE VILLAGE**

CITY OF HARRISONBURG, VIRGINIA

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	JANET MILLER, ASLA
DESIGN	ACS
GNI JOB NO.	ISSUE DATE
2357.2	04/26/2013
SHEET NUMBER	
C2-00	

Date Application Received: 4/9/2013

Total Paid: \$465.00

Application for Change of Zoning District City of Harrisonburg, Virginia

Section 1: Property Owner's Information

Name: Harrisonburg Redevelopment and Housing Authority

Street Address: 286 Kelley Street Email: wongway@harrisonburgrha.com

City/State/Zip: Harrisonburg, VA 22802

Telephone (work): 540-434-7386 (home or cellular): n/a (fax): 540-432-1113

Section 2: Owner's Representative Information

Name: Stephen T. Heitz

Street Address: 410 Neff Avenue Email: sth@littensipe.com

City/State/Zip: Harrisonburg, VA 22801

Telephone (work): 540-434-5353 (home or cellular): n/a (fax): 540-434-5051

Section 3: Description of Property 298 East Washington Street (portion) and

Location (street address): 181 & 241 Commerce Drive, Harrisonburg, VA 22801

Tax Map Number: Sheet: 41 Block: Q Lot: 4 Total Land Area (acres or square feet): 2.067 acres
(portion), 6 & 7

Existing Zoning District: R3C-multiple dwelling Proposed Zoning District * : R3-medium density

Existing Comprehensive Plan Designation: commercial

**If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper*

Section 4: Application Fee

\$375.00 plus \$30.00 per acre, and if applicable, Fees for a Traffic Impact Analysis (TIA) Review (see below)

- (a) Would the development from this rezoning require a Traffic Impact Analysis by VDOT?
Yes No

If yes, then fees must be made payable to VDOT to cover costs associated with the TIA review.

PLEASE NOTE - If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

- (b) Would the development from this rezoning require a Traffic Impact Analysis review by the City?
Yes No

If yes, then an additional \$1,000.00 must be made payable to the City to cover costs associated with the TIA review.

PLEASE NOTE - If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

Section 5: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: see attachment

East: _____

South: _____

West: _____

Harrisonburg Redevelopment and Housing Authority

Section 6: Certification

I certify that the information contained herein is true and accurate. Signature: By: [Signature]
Property Owner

See Back for Items Required for Submission

Date Application Received: 4/9/2013

Application for Special Use Permit City of Harrisonburg, Virginia

Fee: \$375.00 plus \$30.00 per acre

Total Paid: \$465.00 pd

Property Owner's Name: Harrisonburg Redevelopment and Housing Authority

Street Address: 286 Kelley Street Email: wongway@harrisonburgrha.com

City: Harrisonburg State: Virginia Zip: 22802

Telephone: Work 540-434-7386 Fax 540-432-1113 Mobile n/a

Owner's Representative: Stephen T. Heitz

Street Address: 410 Neff Avenue Email: sth@littensipe.com

City: Harrisonburg State: Virginia Zip: 22801

Telephone: Work 540-434-5353 Fax 540-437-3051 Mobile n/a

Description of Property and Request

Location (Street Address): 298 East Washington Street (portion) and
181 and 241 Commerce Drive, Harrisonburg, VA 22802

Tax Map Number Sheet: 41 Block: 0 Lot: 4 Lot Area: 2.067 acres
(portion) 6&7

Existing Zoning Classification: R-3C

Special Use being requested: Special use 10-3-48.4(6) for 3 multiple family buildings
of up to 12 units

Please provide a detailed description of the proposed (use additional pages may be attached): _____

See attached

Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: See attached

South: _____

East: _____

West: _____

Certification: *I certify that the information contained herein is true and accurate.*

Signature: By: [Signature]
Harrisonburg Redevelopment and Housing Authority
Property Owner

ITEMS REQUIRED FOR SUBMISSION

- Completed Application
- Site Plan
- Description of Proposed Use
- Adjacent Property Owners

- Fees Paid
- Property Located on Tax Map
- _____
- _____

Date Application Received: 4/9/2013

Application for Special Use Permit City of Harrisonburg, Virginia

Fee: \$375.00 plus \$30.00 per acre

Total Paid: \$465⁰⁰ *per CB*

Property Owner's Name: Harrisonburg Redevelopment and Housing Authority

Street Address: 286 Kelley Street Email: wongway@harrisonburgrha.com

City: Harrisonburg State: VA Zip: 22802

Telephone: Work 540-434-7386 Fax 540-432-1113 Mobile n/a

Owner's Representative: Stephen T. Heitz

Street Address: 410 Neff Avenue Email: sth@littensipe.com

City: Harrisonburg, VA State: Virginia Zip: 22801

Telephone: Work 540-434-5353 Fax 540-437-3051 Mobile n/a

Description of Property and Request

Location (Street Address): 298 East Washington Street (portion) and
181 and 241 Commerce Drive, Harrisonburg, VA 22802

Tax Map Number Sheet: 41 Block: 0 Lot: 4 Lot Area: 2.067 acres
(portion) 6 & 7

Existing Zoning Classification: R-3C

Special Use being requested: Special use 10-3-4834(303) for reduced parking requirement

Please provide a detailed description of the proposed (use additional pages may be attached): _____

See attached

Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: See attached

South: _____

East: _____

West: _____

Certification: *I certify that the information contained herein is true and accurate.*

Harrisonburg Redevelopment and Housing Authority

Signature: By: *[Signature]*
Property Owner

ITEMS REQUIRED FOR SUBMISSION

- Completed Application
- Site Plan
- Description of Proposed Use
- Adjacent Property Owners

- Fees Paid
- Property Located on Tax Map
- _____
- _____

Attachment

East: Park Crest Townhomes Property Owners Association, 342 South Main Street,
Harrisonburg, VA 22801

Mark & Deborah Douglas, 2805 Waterford Way West, Richmond, VA 23233

John & Patsy Liskey, 4617 South Valley Pike, Harrisonburg, VA 22801

Christobal Ventura, 220 Commerce Drive, Harrisonburg, VA 22802

D B Adams LLC, 1509 Zion Church Rd., Maurertown, VA 22644

Sown LLC, 350 Monte Vista, Harrisonburg, VA 22802

North: Pleasant View, Inc., P.O. Box 426, Broadway, VA 22815

West: C C L Harrisonburg, Inc., c/o Montebello Packaging, Inc., 810 North Main Street,
Harrisonburg, VA 22802

Dean H. George, 296 East Washington Street, Harrisonburg, VA 22802

South: City of Harrisonburg School Board, One Court Square, Harrisonburg, VA 22801

Existing Proffers

PROFFERS

The undersigned applicant submits these proffered conditions, in lieu of any and all pre-existing proffers, as a part of its requested rezoning of:

- (i) City Tax Map parcel 41-Q-6, currently owned by the Boys & Girls Club of Harrisonburg and Rockingham County and under contract to Harrisonburg Redevelopment and Housing Authority, from B-2 to R-3 Conditional;
- (ii) City Tax Map parcel 41-Q-7, currently owned by Harrisonburg Rockingham Association for Retarded Children, Inc. and under contract to Harrisonburg Redevelopment and Housing Authority, from B-2 to R-3 Conditional; and
- (iii) City Tax Map parcels 41-Q-4 and 4A, currently owned by J. Kenneth Kline, Trustee and under contract to Harrisonburg Redevelopment and Housing Authority, from B-2 to B-2 Conditional.

Parcels (i) and (ii) are hereafter the "Residential Property" and parcel (iii) is hereafter the "Business Property".

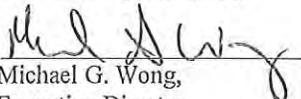
1. USE RESTRICTIONS (Business Property): The Business Property shall not be used for any of the uses listed in subsections (6), (7), (8) or (12) of § 10-9-90 of the City Code. Additionally, use of the Business Property shall be limited to 2,000 square feet per use.
2. OPEN SPACE (Residential Property). Not less than 10% of the total acreage of the Residential Property shall be devoted to open space. Open space may include storm detention ponds, picnic facilities, benches, parks, courtyards, plazas, landscaped areas within parking lots, street tree planting areas, and landscaping buffers.
3. PRIVACY FENCE (Residential Property). A six-foot (6') high solid buffer privacy fence meeting the requirements of the City Code shall be installed between the Residential Property and adjoining commercial and industrial-zoned properties (excluding the Business Property).
4. RESIDENTS (Residential Property). No more than two (2) unrelated persons shall occupy any dwelling unit on the Residential Property. "Unrelated persons" shall mean persons unrelated by either blood or marriage.
5. MASTER PLAN (Business and Residential Properties). The development of the Business and Residential Properties shall be substantially in conformance with the attached site plan.
Variance: On the attached site plan, the Business Property is shown with 15-foot setbacks. The applicant is applying for a setback variance with regard to the Business Property. If such variance is not approved, the Business Property will be developed with setbacks required by the City Code (as shown on the second attachment).

These proffered conditions, if approved by the City of Harrisonburg, will become part of the zoning of the Business and Residential Properties and will continue with the Properties if there is

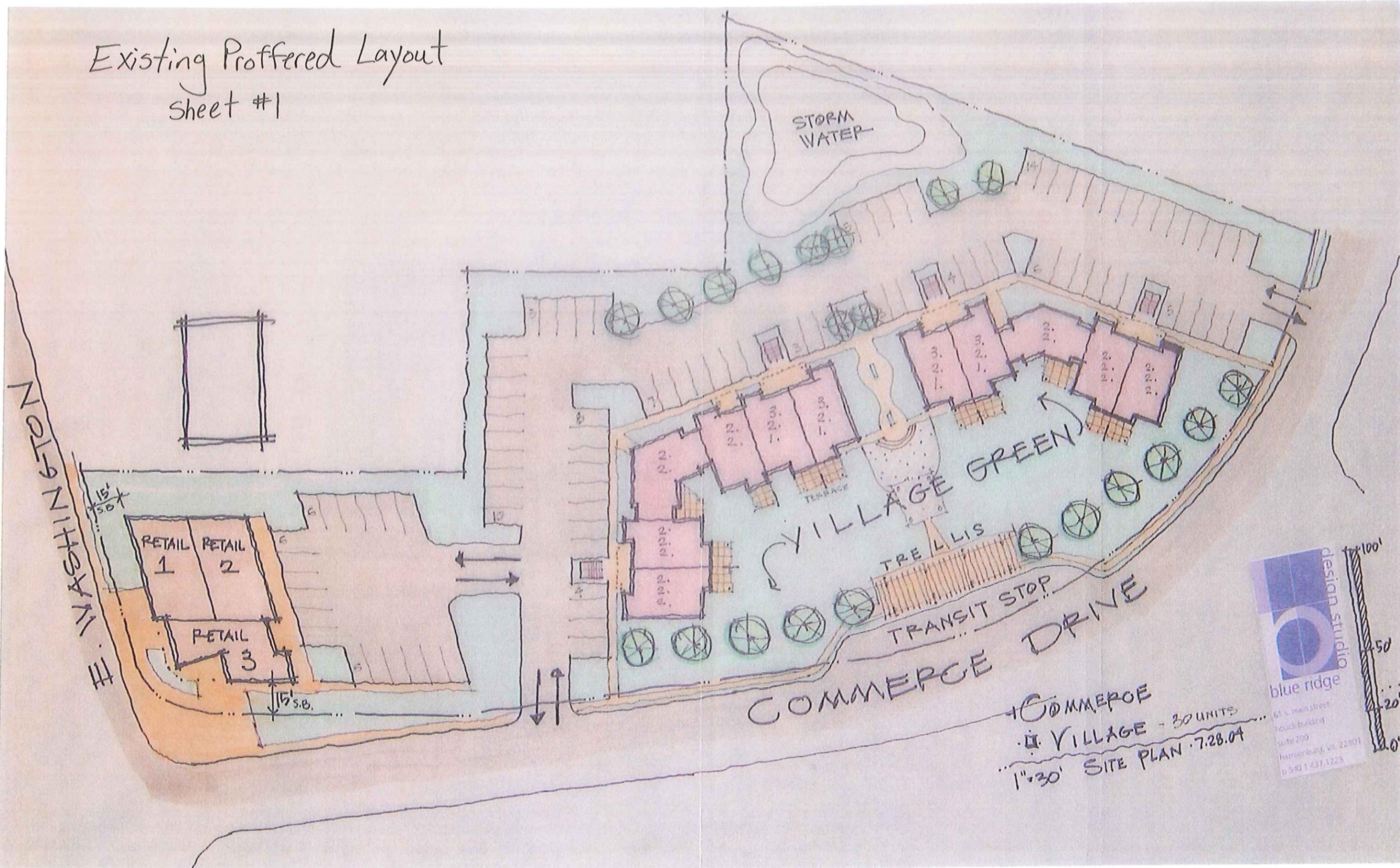
a change in ownership. Once adopted, these conditions may be changed through a rezoning request to the City of Harrisonburg.

August 6, 2004

Harrisonburg Redevelopment
and Housing Authority

By: 
Michael G. Wong,
Executive Director

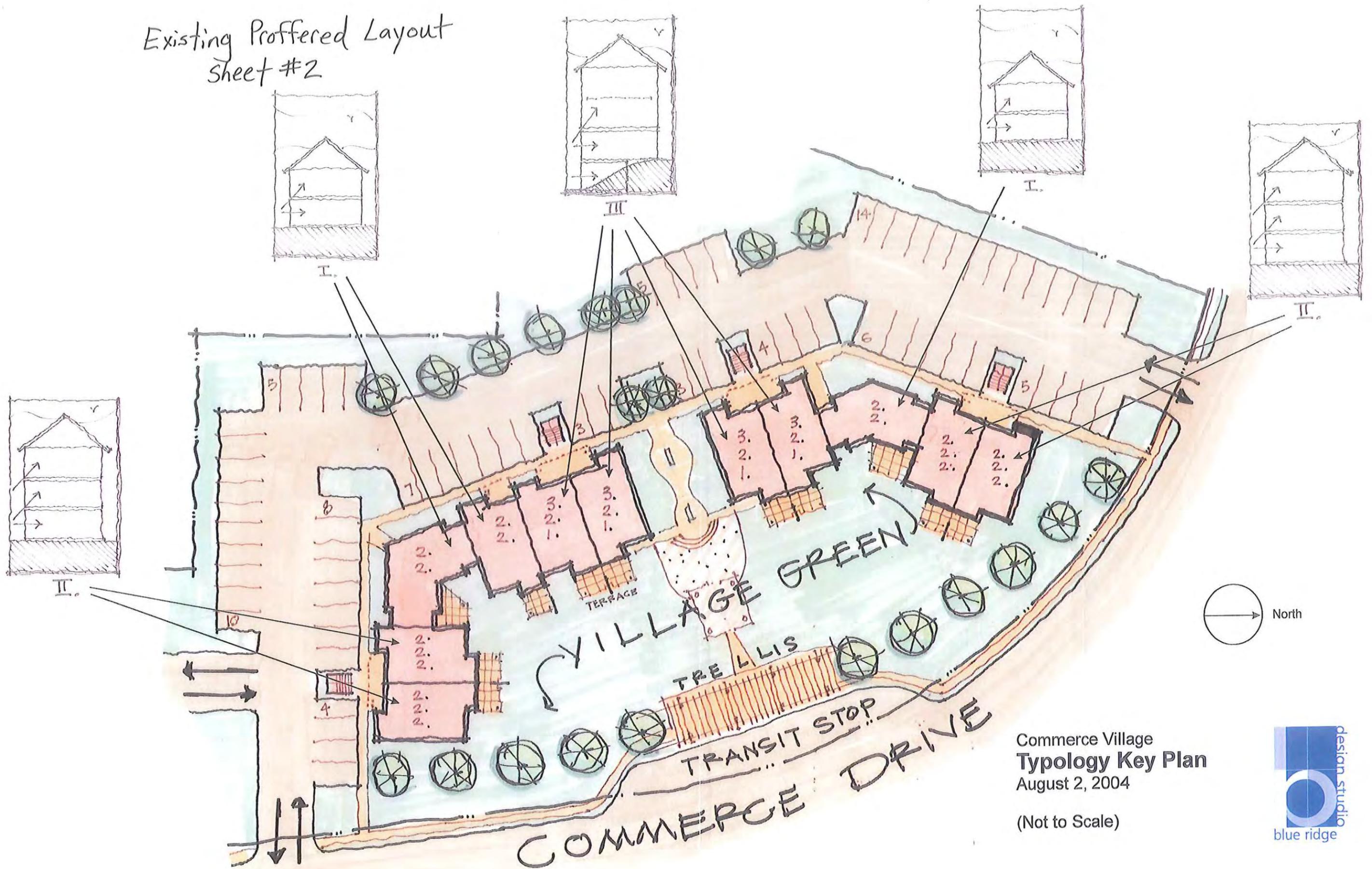
Existing Proffered Layout Sheet #1



COMMERCE
VILLAGE - 30 UNITS
1"=30' SITE PLAN - 7.28.04

blue ridge
design studio
61 s. main street
truck building
suite 200
harrisonburg, va. 22801
p 540 1-437-1223

Existing Proffered Layout
Sheet #2



Commerce Village
Typology Key Plan
August 2, 2004

(Not to Scale)



Existing Proffered Layout
Sheet #3



Commerce Village
Overhead View to Southwest
August 2, 2004

(Not to Scale)



April 2013 Proactive-Zoning Report

For the month of April 2013 the proactive-zoning program targeted the **S. Main St.** section of the city. During the proactive inspections a total of five violations were found. The violations were all violations of the Sign Ordinance.

MONTH	SECTOR	4 th CYCLE VIOLATIONS	CORRECTED	1 st CYCLE	2 nd CYCLE	3 rd CYCLE
December 2011	Wyndham Woods	2	2	2	0	4
January 2012	Northfield	13	13	21	6	19
February 2012	Purcell Park	8	8	7	6	5
March 2012	Parkview	5	5	19	7	16
April 2012	Ind./Tech Park	0	0	0	1	0
May 2012	Northeast	29	29	80	45	63
June 2012	Exit 243	1	1	10	0	1
July 2012	Fairway Hills	2	2	1	0	0
August 2012	Smithland Rd.	2	2	0	4	0
September 2012	N. Main St.	10	10	13	4	4
October 2012	Liberty St.	11	11	6	4	18
November 2012	Westover	13	13	18	8	17
December 2012	Garbers Church	9	9	1	2	1
January 2013	Spotswood Acres	8	8	6	4	1
February 2013	Jefferson St.	21	18	26	22	35
March 2013	Forest Hills/JMU	1	1	6	1	1
April 2013	S. Main St.	5	n/a	1	0	2
May 2013	Hillandale			7	5	17
June 2013	Maplehurst/JMU			6	5	2
July 2013	Long Ave/Norwood			12	28	17
August 2013	Greystone			13	10	13
September 2013	Greendale/SE			3	2	5
October 2013	Ramblewood			4	8	1
November 2013	Stone Spring Village/JMU			2	10	0
December 2013	Sunset Heights			7	29	10
January 2014	Reherd Acres			10	12	9
February 2014	RT 33 West			0	16	6
March 2014	Chicago Ave			16	22	29
April 2014	Pleasant Hill			4	13	17
May 2014	Avalon Woods			7	26	11
June 2014	Waterman Elementary			6	61	18
July 2014	Keister Elem			6	5	8
August 2014	500-600 S. Main			7	30	16
September 2014	Court Square			0	3	2
October 2014	Bluestone Hills & Valley Mall			3	33	31
November 2014	Preston Heights			8	3	1

The proactive-zoning program for May 2013 will be directed towards the enforcement of the Zoning Ordinance in the **Hillandale** section of the City.