



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

251 Garbers Church Rd. 123 B1 3.77 acres or sq.ft.
Property Address Tax Map Parcel/ID Total Land Area (circle)
Existing Zoning District: R1 Proposed Zoning District: R8c
Existing Comprehensive Plan Designation: Single Family Residential

PROPERTY OWNER INFORMATION

Joel Wolters (251 Garbers Church Farm LLC) 540-246-8221
Property Owner Name Telephone
304 Cave Hill Ln. JW13@live.com
Street Address E-Mail
Grottoes VA 24441
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative Telephone
Street Address E-Mail
City State Zip

CERTIFICATION

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.

PROPERTY OWNER

1-5-2023
DATE

REQUIRED ATTACHMENTS

- ☒ Letter explaining proposed use & reasons for seeking change in zoning.
- ☒ Statement on proffers, if applying for conditional rezoning.
- ☒ Survey of property or site map.
- ☒ Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Date Application and Fee Received
Received By
Total Fees Due: \$
Application Fee: \$550.00 + \$30.00 per acre

Proffer Statement

In connection with the rezoning request for the property located at 251 Garbers Church Road and identified as tax map parcel 123-B-1, I hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in this submission.

1. Duplexes are prohibited.
2. All single family detached home parcels bordering the western and southwestern property boundary shall be a minimum of 5,000 square feet in area. Such lots shall have 10-foot side yard setbacks and 25-foot rear yard setbacks.
3. The development shall provide at least one common, open space area totaling 2,000 square feet in size.
4. At least two 5-ft. wide sidewalk connections shall be provided that connects the internal sidewalk system with the City's sidewalk along Garbers Church Road.
5. 10 large deciduous trees, 2 inch in caliper and ten feet in height at the time of planting, shall be planted and maintained along the Garbers Church Road frontage.
6. Only one full access street connection is allowed on Garbers Church Road at a location acceptable to the Department of Public Works. If a second street connection is allowed by the Department of Public Works, it shall be limited to right in/right out only.

[Joel Wolters]

Date

251 Garbers Church Rd.

R1 to R8c proposed Rezoning Request

Scope

This proposal is to rezone 251 Garbers Church Rd. from its current R1 Single-Family zoning to R8c Single-Family zoning. This rezoning would allow for a cohesive single-family development to take place on this property that can blend appropriately with the surrounding R1 neighborhood. The R8 rezoning will allow us to best design our lots to allow for the reduction of wasted space and position the housing to optimize vehicular and pedestrian traffic. In the interest of project feasibility in our current market, the goal is to develop this property into R8 single family lots. This will allow for smaller more affordable single-family housing meanwhile maintaining quality aesthetics to blend with the neighboring houses. Although small, this project will be crucial for adding inventory to the scarce local housing market that we have in Harrisonburg. These homes will allow home ownership for small to medium-sized families that want to call Harrisonburg home.

R8c Blending into the R1 Neighborhood

Currently our subject property has 10 neighboring single-family homes in the R1 zoning bordering to the West and the South. Our proposed R8 Rezoning density will match the current R1 density of the bordering neighborhood with 10 new R8 lots proposed to the South & the West of the property.

With the proposed R8 Rezoning we intend to design the (10) lots on the West & South property boundaries with R1 building setbacks in the side and rear to keep this project cohesive with the already existing neighborhood. This includes 25ft rear and 10ft side setbacks from the property lines for any new construction on these lots.

The (10) Lots proposed to the West and South are to be designed as approximately 5,000 Sqft lots to allow the project to blend with the already existing R1 Neighboring lots

The current proposed R8 housing plan will include a higher density of smaller single family 2 story homes with a lower sqft requirement thus allowing our project to remain feasible. The smaller requirements for lot sizes will allow us to better design the neighborhood while minimizing wasted space. The current market is not conducive to allow affordable construction, however with smaller lot requirements this will assist in meeting pricing demand for the average Harrisonburg family.

Privacy trees could be placed reasonably along the property boundary if it would benefit both neighborhoods.

An exclusion of the R8 "By Right Use" development of duplex units on the subject property is to be excluded from the R8 rezoning request as outlined in the proffer sheet.

Roadway

We would like to seek a variance for a private road to service this proposed neighborhood that will be maintained by the HOA to be put in place.

Road Lanes to be designed at a 20' total travel width to allow for Fire & rescue access and also to promote a traffic calming access for the new housing.

We would like to avoid the construction of any large cul-de-sacs on this project for a couple of logical reasons. The large turnaround's greatly reduce buildable area and green space meanwhile increasing runoff that can be easily avoided. We believe that the creation of a private loop road will provide adequate access for fire & rescue meanwhile preventing the drawbacks aforementioned.

Although a private road, this project will include provisions for sidewalks, fire hydrants & access for emergency services.

North Entrance/Exit: This proposed entrance along Garbers Church Road will be constructed as a curb controlled "Right-In Right-Out". This will prohibit left turns out of the development that could cause conflict with traffic on the opposing street of Lendale Ln.

South Entrance/Exit: This proposed entrance along Garbers Church Road will be constructed with the ability to allow for right turns in & out along with left turns out of the development. It will be placed approximately 350ft south of the center of Lendale Ln & 300ft to the North of Rhianon Ln.

We believe the city's future plans to reduce the lanes on Garbers Church to include a centrally located shared turn lane will greatly assist this project along with the already existing community.

Parking

Parking spaces will be provided on individual properties for the homeowner in front of the subject homes. To preserve Green Space, minimize runoff & keep traffic speeds down we would like to maintain a design without on-street parking. We will provide a minimum of 2 off street parking spaces per dwelling unit.

Pedestrian Traffic

We propose placing private sidewalks on the interior loop of the neighborhood to allow interconnectivity for the pedestrians. These sidewalks will connect to the already existing city sidewalks along Garbers Church Rd.. An interior sidewalk will connect the neighbors from the South to the North via the reserved green space.

Green Space

At the interior of the property a 2,000 sq ft public green space will be preserved to allow pedestrian traffic flow and help provide the neighborhood a more open "park feel" & promote neighborhood connectivity. This space could also be utilized as a community garden area for the neighborhood if the HOA so delegates.

Landscaping

This project will be kept in line with the city's desire to promote a landscape appeal with trees and shrubs to be included in the project. Maintaining green space whenever possible can be achieved via the previously mentioned tactics of eliminating on-street parking, reducing street widths, reducing house footprints, reserving greenspace areas, maximizing sidewalk placement & increasing setbacks. The exterior boundary of the proposed loop road can achieve drainage via grass swales which promote filtration to the stormwater management area and increase green space at the same time.



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information				
Consultant Name:				
Telephone:				
E-mail:				
Owner Name:				
Telephone:				
E-mail:				
Project Information				
Project Name:				
Project Address:				
TM #:				
Existing Land Use(s):				
Proposed Land Use(s): (if applicable)				
Submission Type:	Comprehensive Site Plan	Special Use Permit	Rezoning	Preliminary Plat
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)				
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:				
PM Peak Hour Trips:				

(reserved for City staff)

TIA required? Yes _____ No TM

Comments:

Accepted by: Zenetha Mason

Date: 12/21/2022

Peak Hour Trip Generation by Land Use

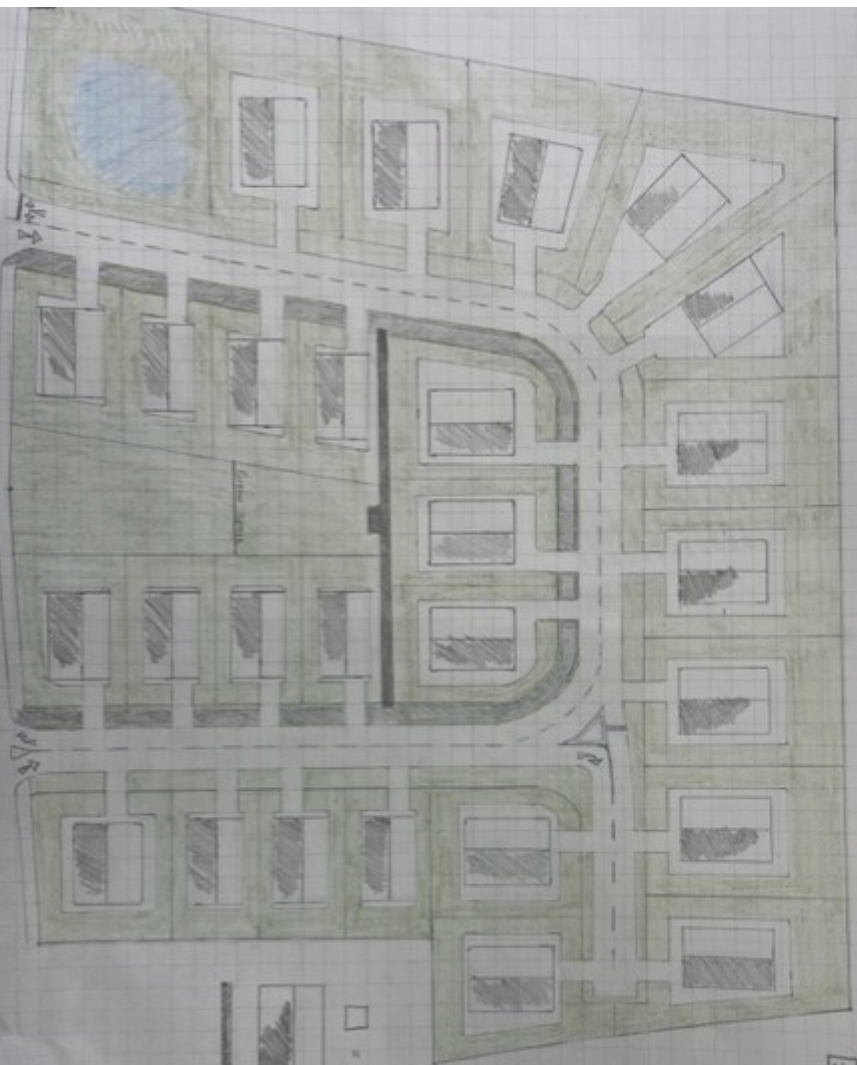
Row	IVG'Nand Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1						
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips						
8	Existing #1						
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips						
15	Final Total (Total New – Total Existing)						

Instructions

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

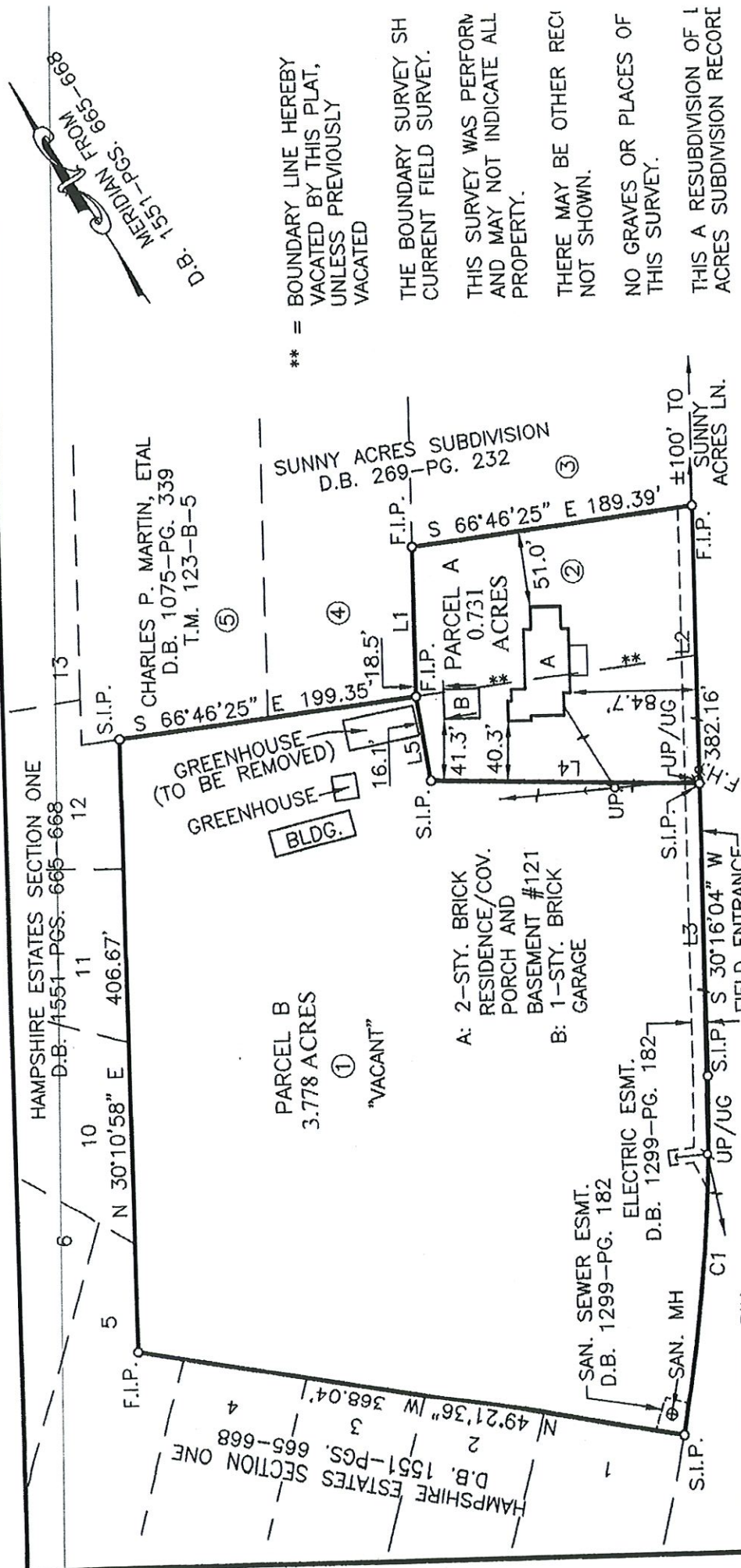
1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.

[251 Garbus Church Rd]



- = 10'x10' area
- ▨ = Ramped House Floor
= 17,700 sq ft
- ▬ = Substrate





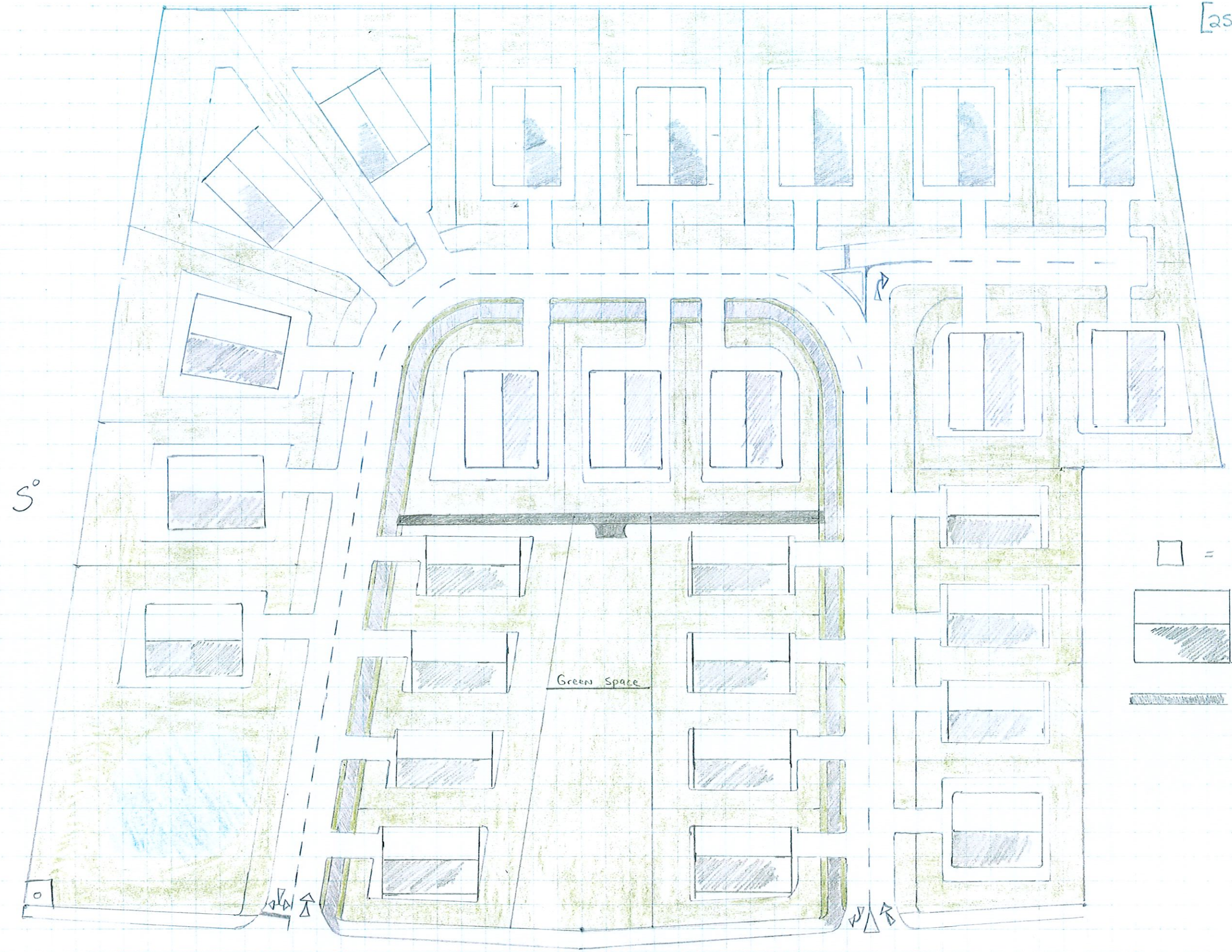
4.509 ACRES
WILL FILE NO. 2021-429
D.B. 302-PG. 334
TM 123-B-1 & 2
LOT ID 123-B-1 & 123-B-2

LINE	BEARING	DISTANCE
L1	N 30°13'35" E	100.00'
L2	S 30°16'04" W	185.59'
L3	S 30°16'04" W	196.57'
L4	N 57°50'00" W	179.51'
L5	N 21°43'58" E	57.06'


CURVE	DELTA	RADIUS	ARC	TAN	CHORD BRG.	CHORD
C1	11°04'02"	1242.05'	239.91'	120.33'	S 35°48'05" W	239.54'

MINOR SUBDI
JEANNE S. SPANGI
HARR
SCALE 1" = 100'
EGS & J
15 TERRY

[251 Garbers Church Rd.]



□ = 10'x10' area

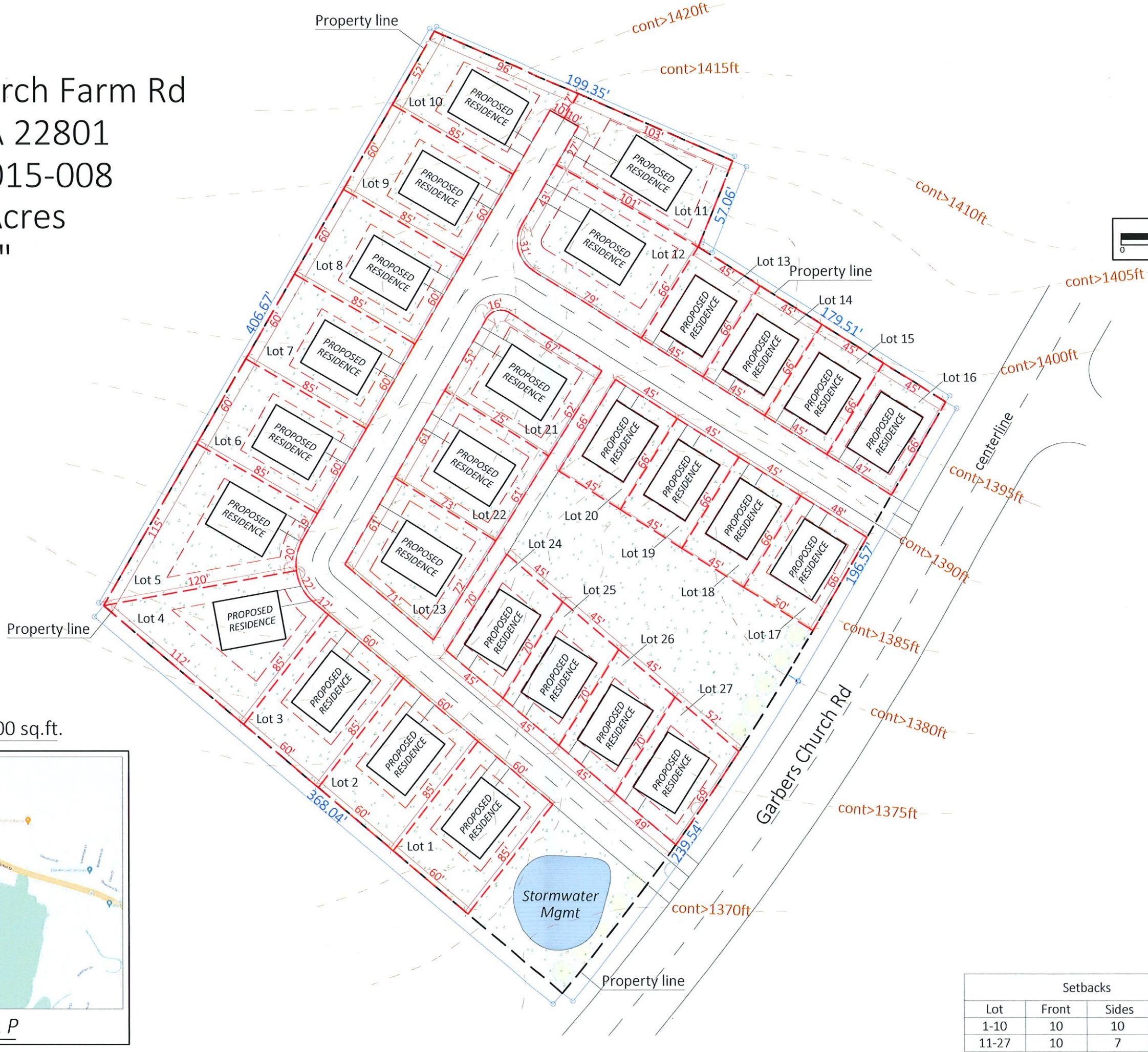
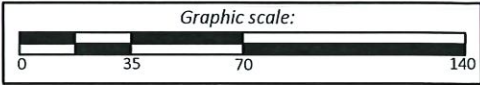
 = Proposed House Placement
+/- 1700 sq ft

 = Sidewalk

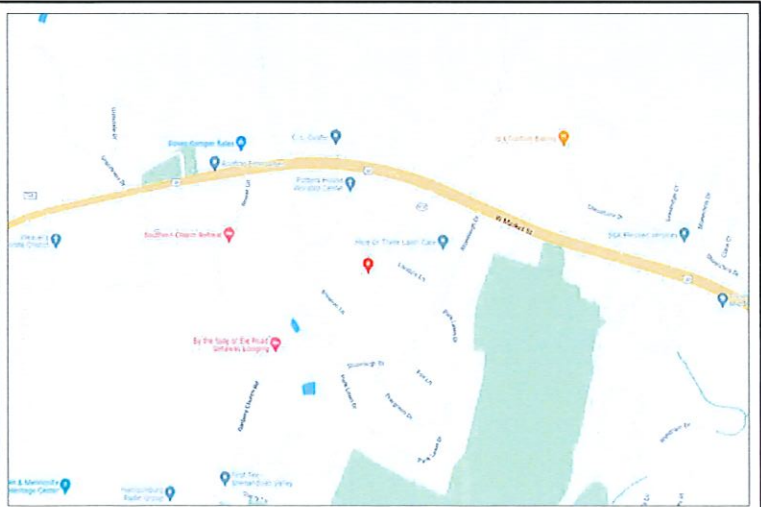
SITE PLAN
251 Garbers Church Farm Rd
Harrisonburg, VA 22801
Parcel ID: 5248-015-008
Lot area: 3.778 Acres
Plot Size: 11"x17"



scale 1"=60'



Note:
All proposed residence + -1,700 sq.ft.



VICINITY MAP

Lot Number	Acres
1	0.117
2	0.117
3	0.117
4	0.149
5	0.155
6	0.117
7	0.117
8	0.117
9	0.117
10	0.115
11	0.128
12	0.145
13	0.068
14	0.068
15	0.068
16	0.069
17	0.074
18	0.068
19	0.068
20	0.068
21	0.107
22	0.104
23	0.109
24	0.072
25	0.072
26	0.072
27	0.072

Setbacks			
Lot	Front	Sides	Rear
1-10	10	10	25
11-27	10	7	15



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

OFFICE (540) 432-7700 • FAX (540) 432-7777

To: Planning Commission
From: Department of Community Development
Date: February 8, 2023 (Regular Meeting)
Re: Rezoning – 251 Garbers Church Road (R-1 to R-8C)

Summary:

Project Name	251 Garbers Church Road Rezoning
Address/Location	251 Garbers Church Road
Tax Map Parcels	123-B-1
Property Size	+/- 3.77
Property Owner(s)	251 Garbers Church Farm LLC
Owner's Representative	Joel Wolters
Current Zoning	R-1, Single Family Residential District
Proposed Zoning	R-8C, Small Lot Residential District Conditional
Staff Recommendation	Approval
Planning Commission	February 8, 2023 (Public Hearing)
City Council	Anticipated March 7, 2023 (First Reading/Public Hearing) Anticipated March 20, 2023 (Second Reading)

Background:

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

Site: Vacant, zoned R-1
North: Single-family detached dwellings, zoned R-1
East: Across Garbers Church Road, single family detached dwellings, zoned R-1
South: Single-family detached dwellings, zoned R-1
West: Single-family detached dwellings, zoned R-1

Key Issues:

The applicant is requesting to rezone a +/- 3.77 acre site from R-1, Single-Family Residential District to R-8C, High Density Residential District Conditional. The R-8 zoning is intended for medium- to high-density residential together with certain governmental, educational, religious, recreational, and utility uses subject to restrictions and requirements necessary to ensure compatibility with residential surroundings. The conceptual layout shows 27 single-family homes with a density of just over 7 dwelling units per acre.

Proffers

The applicant has offered the following proffers (written verbatim):

1. Duplexes are prohibited.
2. All single family detached home parcels bordering the western and southwestern property boundary shall be a minimum of 5,000 square feet in area. Such lots shall have 10-foot side yard setbacks and 25-foot rear yard setbacks.
3. The development shall provide at least one common, open space area totaling 2,000 square feet in size.
4. At least two 5-ft. wide sidewalk connections shall be provided that connects the internal sidewalk system with the City's sidewalk along Garbers Church Road.
5. 10 large deciduous trees, 2 inch in caliper and ten feet in height at the time of planting, shall be planted and maintained along the Garbers Church Road frontage.
6. Only one full access street connection is allowed on Garbers Church Road at a location acceptable to the Department of Public Works. If a second street connection is allowed by the Department of Public Works, it shall be limited to right in/right out only.

Note that the submitted conceptual layout is not proffered.

In R-8 zoning, duplexes are allowed by right, however, the applicant has prohibited duplexes on this property to be consistent with adjacent uses. The applicant has also proffered that the single-family detached dwelling parcels bordering the western and the southwestern boundaries shall be a minimum of 5,000 square feet and shall have minimum side setbacks of 10 feet and minimum rear yard setbacks of 25 feet, which mimic the R-1 side and rear yard setback regulations, in order to create a transition from the larger lots of the adjacent neighborhood. All other lots within this development would meet the minimum dimensional requirements allowed by the R-8 district.

The applicant proposes to provide a private street, thus if the rezoning is approved, at some point the developer must complete a preliminary subdivision plat, where, among other things, they must request a variance from the Subdivision Ordinance to allow lots to not have public street frontage. During the preliminary plat process, the developer could also request other variances of the Subdivision Ordinance or Design and Construction Standards Manual (DCSM) that might be needed to build the project.

Land Use

The Comprehensive Plan designates this area as Low Density Residential. These areas consist of single family detached dwellings in and around well-established neighborhoods with a target density of about 4 dwelling units per acres. Low density residential areas are designed to maintain the character of existing neighborhoods. It should be understood that established neighborhoods in this designation could already be above 4 dwelling units per acre.

As previously stated, the conceptual layout shows 27 single-family homes with a density of just over 7 dwelling units per acre. When comparing the planned density of the Low Density Residential designation to the proposed development, while subjective, the proposed density of 7 units per acre for the project could be considered “about 4 dwelling units per acre.” Additionally, the applicant has proffered to construct only single-family detached dwellings, which is the same dwelling types of surrounding properties.

Transportation and Traffic

The Determination of Need for a Traffic Impact Analysis (TIA) form (“TIA determination form”) for the proposed rezoning is attached. The TIA determination form indicated that the project will not generate 100 or more peak hour trips, which is the threshold for the City to require a Traffic Impact Analysis (TIA).

Public Water and Sanitary Sewer

The Department of Public Utilities noted they have confidence in the existing water infrastructure to support the more intense use. They also noted they recently studied the downstream sewer and estimates that it is adequate to support the increased density. As part of the normal development process the developer will ultimately be required to provide a Preliminary Engineering Report to study the water and sewer capacity to support the development.

Housing Study

The City’s Comprehensive Housing Assessment and Market Study (Housing Study) places the subject site within Market Type B, which has “neighborhoods [that] are characterized by high income earning households, large volumes of housing sales and lower population growth.” The Housing Study further notes that houses in these markets are quick to sell and that “[p]riorities and policies that are appropriate to Market Type B areas include the preservation of existing affordable housing while at the same time working to increase access to amenities.”

Public Schools

Per Harrisonburg City Public Schools’ (HCPS) student generation factor calculator, 27 single family detached homes could generate about 10 school-aged students. HCPS staff noted that schools are over capacity in many of the schools. The new Rocktown High School is under construction and purchasing land for a new 7th elementary school is planned in the City’s Capital Improvement Program (CIP).

Recommendation

Staff appreciates the efforts the applicant is making to provide more single-family detached homes that could be “more affordable” for people who want to reside in the City. Such efforts are associated with Objectives 4.3, 5.2, and 6.2 of the Comprehensive Plan. Overall, staff believes the rezoning is in conformance with the Comprehensive Plan and recommends approval the rezoning and accepting the proffers provided by the applicant.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Recommend approval of the rezoning request; or
- (b) Recommend denial of the rezoning request.

Community Engagement:

As required, the request was published in the local newspaper twice advertising for Planning Commission's public hearing. The advertisement was published as shown below:

Rezoning – 251 Garbers Church Road (R-1 to R-8C)

Public hearing to consider a request from 251 Garbers Church Farm LLC to rezone +/- 3.77-acres from R-1, Single-Family Residential District to R-8C, Small Lot Residential District Conditional. The Zoning Ordinance states that the R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. The R-8, Small Lot Residential District is intended for medium- to high-density residential development that includes single-family detached, duplex, and in special circumstances townhouse development. The residential density ranges for R-8 are single-family, 2,800 sq. ft. minimum; duplex, 1,800 sq. ft. minimum/unit; townhouses, 1,800 sq. ft. minimum/unit; and other uses, 6,000 sq. ft. minimum. The Comprehensive Plan designates this site as Low Density Residential. These areas consist of single-family detached dwellings in and around well-established neighborhoods with a target density of around 4 dwelling units per acre. The low density residential areas are designed to maintain the character of existing neighborhoods. It should be understood that established neighborhoods in this designation could already be above 4 dwelling units per acre. The site is addressed as 251 Garbers Church Road and is identified as tax map parcel 123-B-1.

In addition, adjoining property owners were notified of the public hearing; the property was posted with signage advertising the request; and a notice was provided on the City's website at <https://www.harrisonburgva.gov/public-hearings>.

Recommendation:

Staff recommends alternative (a) recommend approval of the rezoning request.

Attachments:

1. Site map
2. Application and supporting documents

Review:

N/A