



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

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

REZONING

On **May 26, 2026**, the Harrisonburg City Council approved a request to rezone property zoned R-7, Medium Density Mixed Residential Planned Community District, for a **Master Plan Amendment** for the property located at:

**919, 925, 955, 959, 963, 967, 975, 983, 991, & 922 Collicello Street and
172, 176, 180, 184, 188, 192, & 196 Kates Lane
Harrisonburg, VA 22802**

City Tax Map Parcel(s): 40-H-1, 11, 17 through 30 & 40-I-16

The Master Plan is attached.


Thanh Dang, AICP
Deputy Director of Community Development

6/4/26
Date

COLLICELLO NORTH



MASTER PLAN

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Collicello North

I. Zoning Regulations for Collicello North

Lot area, width, and depth, and setbacks for all buildings are stated in Table A.

TABLE A

LOT TYPE ¹	#of units	LOT SIZE (MIN.SF)	LOT DEPTH (MIN)	LOT WIDTH (MIN)	SETBACK
A- single family	7	2000'	70'	30'	0'
B- single family	7	1600'	50'	30'	0'
C -single family	3	1600'	45'	30'	0'
D-town home	6	700'	35'	19'	0'
E-town home	6	900'	40'	19'	0'
F-town home	6	700'	35'	19'	0'
Multi-Family	as permitted by density	no minimum	no minimum	no minimum	0'
Non-Residential	N/A	No minimum or maximum other than as required by the R-7 zoning regulations.	no minimum	no minimum	0'

* Any residential building type may be developed in conjunction with the mixed-use area or areas later added to the Master Plan

**If the existing single family structure within the mixed-use area is used as a detached single family home there shall be no minimum lot size, lot depth or lot width requirements and it shall have zero setbacks.

The Master Plan Layout illustrates the general arrangement and location of buildings and where residential unit types will be located. The application of typical requirements of the City's Zoning Ordinance Article T and other regulations for this development are specified below.

1. No provisions of the City's Zoning Ordinance Article T shall apply, however matters normally regulated by Article T are otherwise regulated as indicated below.
 - Patios, courtyards, terraces, porches and other similar features may have zero setbacks along all property lines.
 - Section 10-3-111 Height shall be applicable.
 - Accessory buildings shall be held to the same setbacks required of principal buildings and as afforded by the provisions of the H.O.A.
2. Walls and fences, beams and similar items which may restrict passage or vision or simply enhance private property shall not exceed 8', and may be located with a zero setback as afforded by the provisions of the H.O.A. except as restricted by needed sight lines for traffic.
3. In the event that residential dwellings utilize garage space to meet minimum required parking requirements, such space shall not be converted to livable space.

¹ A prior version of this Master Plan included specific building types. With this revision to the Master Plan, there is no inclusion of specific building types. However, the dimensions for these lot types as shown on this table still apply.

4. Any community building (i.e. pavilion) and any future amenities for the green/open space can be constructed in common areas with zero setbacks and as afforded by the provisions of the H.O.A.
5. A mixed-use area has been designated at the corner of 5th and Collicello Streets (See the Master Plan Layout in Appendix A). This area will include any of the following uses: Non-Residential as permitted by the district, Multi-Family Units, and/or any of the residential unit types listed in Table A or the existing single family detached structure. The existing structure will be maintained as is or either renovated with new construction added or will be demolished and new building(s) constructed. Lot and dimensional requirements for such uses is governed by Table A.
6. A property owners association (“HOA”) will be created to own and maintain common areas, easements, and improvements thereon. A Declaration of Covenants, Conditions, and Restrictions (the “Declaration”) will be recorded that will serve as the governing document for the HOA. The terms of the actual Declaration may be amended from time to time during the existence of the Project, provided that the public and private easements shall not be materially altered except upon permission in writing from the City Zoning Administrator.
7. Each home will be constructed to be solar-ready, including reserved breaker space in the main panel, conduit run from attic to electrical room, conduit stubbed toward the meter location, roof structural consideration for future attachment, and wall space allocated for inverter or battery.

Streets and Parking

The location of streets, access to parking areas, and sidewalks shall be constructed in the areas generally shown on the Master Plan Layout. The private road entrance for Collicello North off of Edom Road may be shared with tax map 40-I-6.

A variance to the Subdivision Ordinance for the design of streets, alleys, blocks, easements, sidewalks, and all such related features along with allowing lots to not have public street frontage shall be applied for during the preliminary platting of this development.

The variance is needed so the preliminary plat and final plat can be adopted in accordance to the Master Plan Layout.

Landscaping within the public and private street rights-of-ways will be maintained by the Collicello North Home Owners Association.

Bicycle and Pedestrian Path

As indicated on the Master Plan Layout, a bicycle and pedestrian path will be constructed in the general located shown along the west end of the Lower Green and Type D² lots and will continue north between the Type F & E lots. If this path cannot be accommodated in this general location, a different location may be provided within the development to provide the same connection intent as described in the Vision.

² See footnote 1.

TABLE B

General Landscape Plan

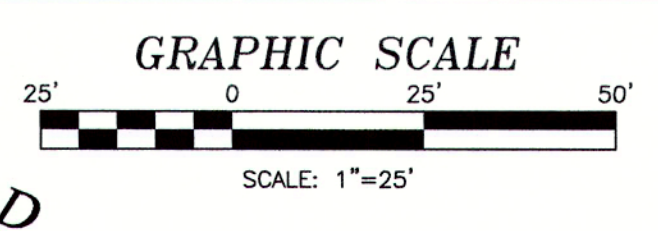
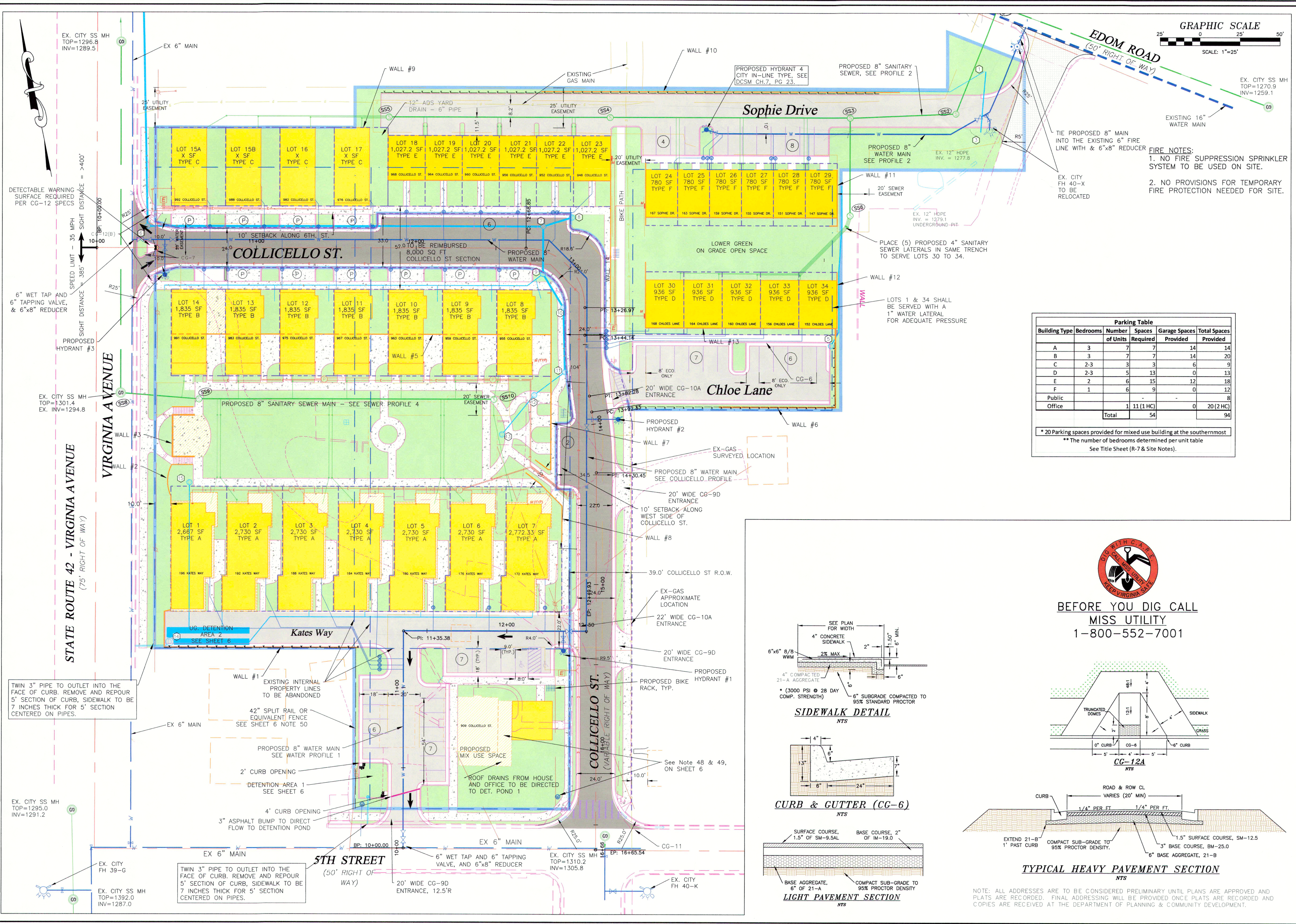
Landscaping will, at a minimum, include the following vegetation, which will be planted within the on real property owned or maintained by the HOA and maintained by the HOA thereafter, within the shaded areas outlined on the below Landscaping Plan (Table B):

- At least two large deciduous trees that are at least two (2) inches in caliper at the time of planting and a minimum of ten (10) feet in height at the time of planting; and
- At least six smaller deciduous trees that are at least one (1) inch in caliper at the time of planting, and which are of a species that typically reaches a height at maturity of at least fifteen (15) feet.

The foregoing tree requirements shall not be construed to prevent the developer from planting additional landscaping in other areas of the development.



Appendix A Master Plan Layout

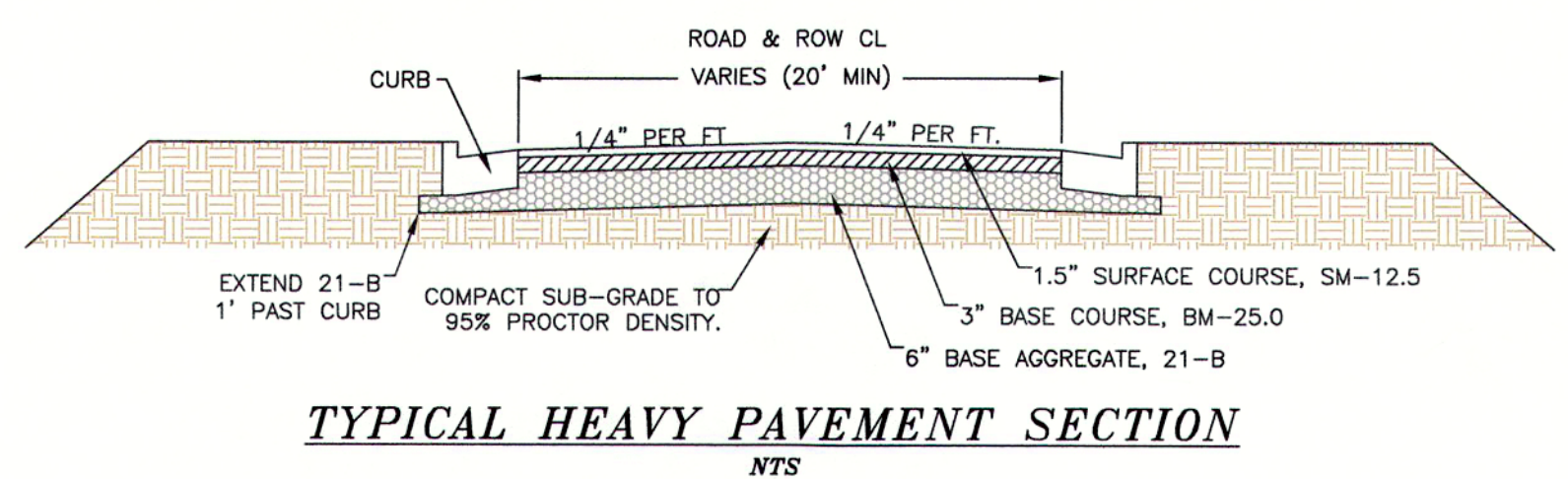
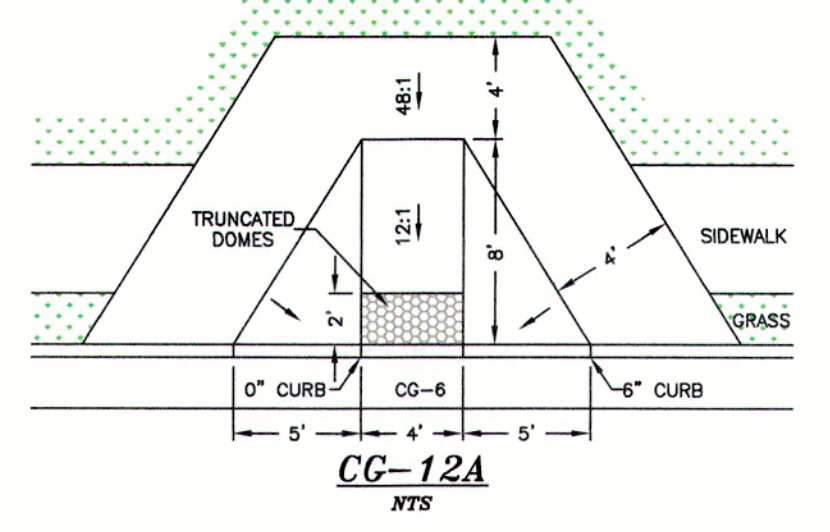
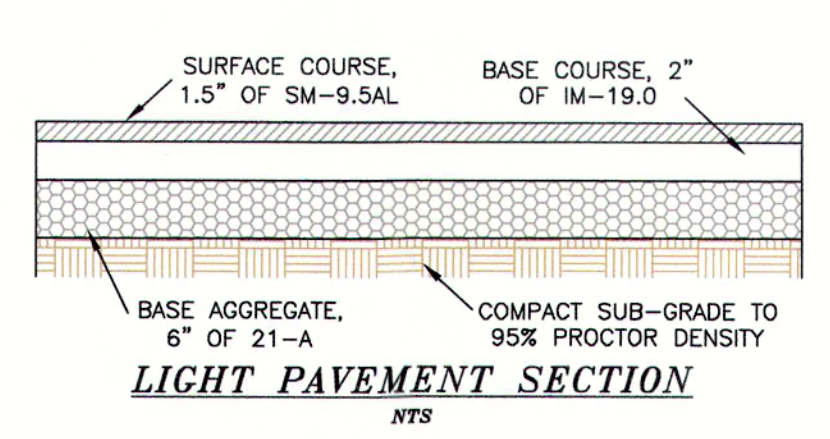
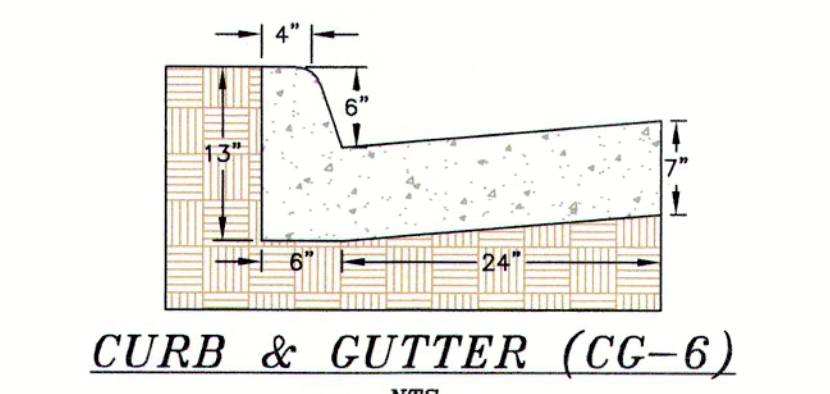
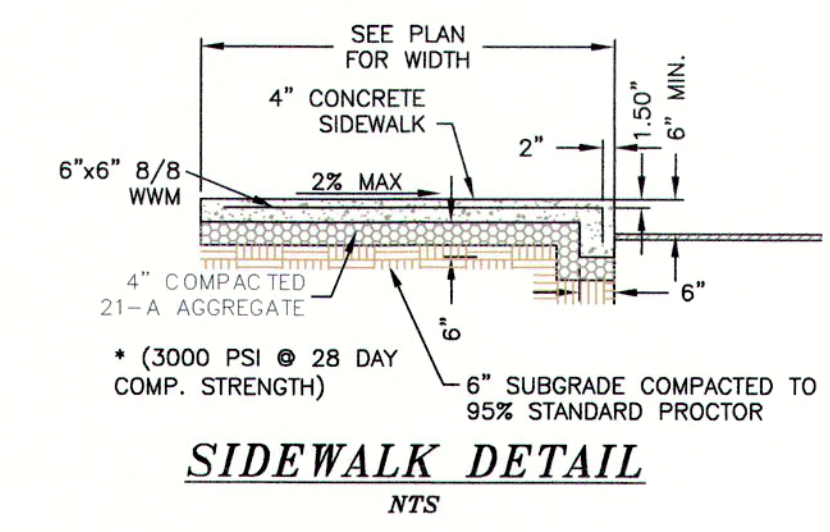


FIRE NOTES:
 1. NO FIRE SUPPRESSION SPRINKLER SYSTEM TO BE USED ON SITE.
 2. NO PROVISIONS FOR TEMPORARY FIRE PROTECTION NEEDED FOR SITE.

Building Type	Bedrooms	Number of Units		Garage Spaces		Total Spaces	
		Required	Provided	Required	Provided	Required	Provided
A	3	7	7	14	14	21	21
B	3	7	7	14	14	21	21
C	2-3	3	3	6	6	9	9
D	2-3	5	13	0	13	18	18
E	2	6	15	12	18	18	18
F	1	6	9	0	12	12	12
Public Office		1	11 (1HC)	0	20 (2HC)	21	31
Total			54		94	94	94

* 20 Parking spaces provided for mixed use building at the southernmost
 ** The number of bedrooms determined per unit table
 See Title Sheet (R-7 & Site Notes).

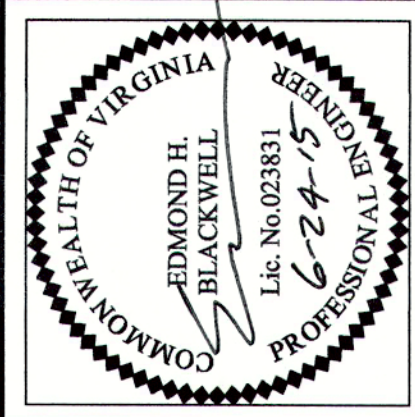
**BEFORE YOU DIG CALL
 MISS UTILITY
 1-800-552-7001**



NOTE: ALL ADDRESSES ARE TO BE CONSIDERED PRELIMINARY UNTIL PLANS ARE APPROVED AND PLATS ARE RECORDED. FINAL ADDRESSING WILL BE PROVIDED ONCE PLATS ARE RECORDED AND COPIES ARE RECEIVED AT THE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT.

Date: NOV 2013
 Scale: AS SHOWN
 Designed by: EHB
 Drawn by: JRC/PBR
 Checked by: EHB

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



Revision Dates
 3. 07/22/14 CITY COMMENTS
 4. 08/28/14 CITY COMMENTS
 5. 10/22/14 CITY COMMENTS
 6. 04/29/15 ADDENDUM #1

MASTER PLAN
 COLLICELLO NORTH
 KIN GROUP, LLC
 5782 GREENHILL ROAD
 LINVILLE, VA 22834

Drawing No.
2
 of 8 Sheets

Job No. 2266