



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

1340 S. Main St., Harrisonburg, VA 22801 018 R 22 1.23 acres or sq.ft.
Property Address Tax Map Parcel/ID Total Land Area (circle)

Existing Zoning District: R5C Proposed Zoning District: R5C

Existing Comprehensive Plan Designation: Mixed Use

PROPERTY OWNER INFORMATION

Marilyn Pendlebury 804.908.1987
Property Owner Name Telephone

6049 Shady Oak Ct. pendlebury@comcast.net
Street Address E-Mail

Mechanicsville VA 23111
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Mike Hendricksen / Hans Harman (Contracted Purchasers) 540.908.7528
Owner's Representative Telephone

222 Fairway Drive mike@investmentsblue.com
Street Address E-Mail

Harrisonburg VA 22802
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.

May Pendlebury 3/26/2026
PROPERTY OWNER 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

3/30/26 Total Fees Due: \$ 455.60 Paid
Date Application and Fee Received Application Fee: \$550.00 + \$30.00 per acre

[Signature]
Received By



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

1340 S. Main St., Harrisonburg, VA 22801 018 R 22 1.23 acres or sq.ft.
Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: R5C

Special Use being requested: Allow for a building of more than 12 residential units with some residential units on the ground level.

PROPERTY OWNER INFORMATION

Marilyn Pendlebury 804.908.1987
Property Owner Name Telephone
6049 Shady Oak Ct. pendlebury@comcast.net
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Marilyn Pendlebury
PROPERTY OWNER

3/26/2026
DATE

REQUIRED ATTACHMENTS

- ☐ Site or Property Map
- ☐ Letter explaining proposed use & reasons for seeking a Special Use Permit.
- ☐ 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. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

3/30/26
Date Application and Fee Received

Total Fees Due: \$ and 485 Paid
Application Fee: \$425.00 + \$30.00 per acre

[Signature]
Received By



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Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

1340 S. Main St., Harrisonburg, VA 22801 018 R 22 1.23 acres or sq.ft.
Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: R5C

Special Use being requested: _____

Allow for retail, personal service, offices, restaurants, and convenience store.

PROPERTY OWNER INFORMATION

Marilyn Pendlebury [Redacted]
Property Owner Name Telephone
6049 Shady Oak Ct. [Redacted]
Street Address E-Mail
Mechanicsville VA 23111
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Mike Hendricksen / Hans Harman (Contracted Purchasers) [Redacted]
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May Pendlebury
PROPERTY OWNER

3/25/2026
DATE

REQUIRED ATTACHMENTS

- ☐ Site or Property Map
- ☐ Letter explaining proposed use & reasons for seeking a Special Use Permit.
- ☐ 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. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

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TO BE COMPLETED BY PLANNING & ZONING DIVISION

3/30/26
Date Application and Fee Received

Total Fees Due: \$ 485 Paid
Application Fee: \$425.00 + \$30.00 per acre

[Signature]
Received By

1340 S. Main Street, Harrisonburg, VA

Site Map



Current Zoning – R5C



Comp Plan – Mixed Use

1340 S. Main St., Harrisonburg, VA

Proposed Use & Reasons for Seeking a Special Use Permit & Proffer Amendment

We are seeking to conform with the City of Harrisonburg Comprehensive Plan and have a mixed-use development on this site that consists of up to 5,000 SF of commercial space and up to 26 residential apartments.

The previously approved use on this site was for up to 10,000 SF of commercial space and 22 one-bedroom residential apartments. We believe that 10,000 SF of commercial space is an abundance of retail for a mixed use building on this site and for this location along the S. Main corridor and we are proposing to reduce this by 50% (from 'up to 10,000 SF' to 'up to 5,000 SF') while increasing the number of possible residential apartments by 18% (from 22 one-bedroom units up to a mix of a total of 26 one-bedroom and two-bedroom units).

Based on standards from the Institute of Transportation Engineers (ITE), our updated plan for up to 5,000 SF of commercial space and 26 residential apartments should generate less traffic than the previously approved plan. We do not know the exact use breakdown of the 5,000 SF of commercial space at this time, but, assuming it is retail use, based on ITE estimates we believe that by reducing the commercial space we will reduce estimated traffic to this site by approximately 220 daily trips. Adding four more residential apartment units is estimated to increase residential daily trips by 27 (ITE estimate is 6.6 daily trips for standard average low-rise apartments). Our proposed plan compared to the previously approved plan may have an estimated net result based on ITE estimates of lowering traffic to this site by approximately 193 daily trips (approximately 33% reduction). We believe this is a positive thing for this site and the surrounding community by reducing the anticipated traffic and increasing the safety of those entering and exiting S. Main St. in this area.

In meetings with City Staff, we have gained an understanding of the reasoning behind many of the aspects of the previously approved request (orienting the building closer to the street, no parking between the building and the public street, etc.) and are in agreement with the building placement and site buffers.

Research by Urban Land Institute and U.S. Environmental Protection Agency shows that mixed-use developments on infill sites such as these are generally positive for communities, offering sustainable growth, reducing sprawl, and increasing local tax bases. Sites that combine residential and commercial uses generally foster social interaction and

reduce vehicle dependency and our hope is that the occupants of this building will enjoy planned and impromptu interactions with one another on-site.-

We are seeking a Special Use Permit to:

Allow for a building of more than 12 residential units.

Allow for retail, personal service, offices, restaurants, and convenience store.

If granted the Special Use permit:

All traffic generating uses shall be limited to a combined total of 100 vehicle trips in either the AM or PM peak hour as calculated using the latest edition of the Institute of Transportation Engineer's Trip Generation Manual unless the property owner first, at their cost: (1) completes a Traffic Impact Analysis approved by the City Department of Public Works and (2) implements all identified mitigation measures or improvements. The City Department of Public Works may, in its sole discretion, waive, in whole or in part, completion of a Traffic Impact Analysis or any identified mitigation measures or improvements.

No drive-throughs will be permitted.

We are seeking to amend the previous 2017 proffers. Attached is a copy of the 2017 approved proffers as well as the proposed new proffer.

REVISED: August 8, 2017

~~March 23, 2017~~

Mrs. Thanh Dang, City Planner
City of Harrisonburg
Department of Planning and Community Development
409 South Main Street
Harrisonburg, VA 22801

Ref: Stone Suites – Rezoning R-3 & R-1 to R5 (TM: 18-R-22, 22A partial, 23 partial, 24, 24A)

Dear Mrs. Dang,

The concept Plan included with this submittal illustrates the parcels and portions of parcels for which rezoning to R-5 is being requested.

The following revised proffers are provided with the proposed rezoning:

1. Any building constructed on site shall contain residential and non-residential uses. The first floor of any building shall contain only non-residential uses.
2. The site shall contain no more than 22 one bedroom multiple-family units.
3. No parking lot (including travel lanes and drive aisles) shall be located between any buildings and the following streets: South Main Street and East Weaver Avenue.
4. Only one vehicular access point to South Main Street shall be permitted, and it shall be only for right-in/right-out traffic movements.
5. No vehicular access shall be permitted from the site to Edgelawn Drive.
6. A 6-foot opaque fence shall be installed at a minimum of 19-feet from the centerline of the existing Edgelawn Drive public street right-of-way.
7. A 6-foot opaque fence shall be installed along the northeastern property line adjoining tax map parcel # 18-R-20.
8. No structure including accessory buildings shall be constructed within 150 ft. of the shared property line with Edgelawn Dr. (excluding a dumpster containment).
9. Twice the number of required street trees shall be planted along Edgelawn Dr. than is required by the zoning ordinance.

I (we) hereby proffer that the development of the subject property on this application shall be in strict accordance with the conditions set for in this submission.

Sincerely



Giles Stone for Marusstodd Properties, LLC

1340 S. Main St., Harrisonburg, VA

Statement on Proffers

In connection with the rezoning request for the property located at 1340 South Main Street and identified as tax map parcel 18-R-22, 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. Any building constructed on site (excluding accessory buildings) shall contain residential and non-residential uses. Commercial uses shall only be permitted on the first floor and shall not exceed 5,000 square feet throughout all buildings. Residential units may be located on the first floor.
2. The total number of dwelling units on the property shall not exceed twenty-six (26) units. One-bedroom and two-bedroom units shall be permitted with no more than six (6) of the units being two-bedroom units.
3. No parking lot (including travel lanes and drive aisles) shall be located between any buildings and the following streets: South Main Street and East Weaver Avenue.
4. No vehicular access shall be permitted from the site to Edgelawn Drive.
5. A 6-foot tall opaque fence shall be installed and maintained along the frontage of Edgelawn Drive.
6. A 6-foot tall opaque fence shall be installed and maintained along the property lines adjoining tax map parcel #18-R-20, 18-R-21, & 18-R-22-A.
7. No structure, excluding a dumpster containment, shall be constructed within 150 ft. of the shared property line with Edgelawn Dr.
8. A minimum of six (6) small/ornamental deciduous or evergreen trees shall be planted along the street frontage of Edgelawn Drive. Tree locations along the street frontage are at the discretion of the property owner/developer.

9. At the time of construction the applicant shall reconstruct the curb ramp at the northeast corner of the intersection of South Main Street and East Weaver Avenue to meet the Public Right-of-Way Accessibility Guidelines standards.

Marilyn Pendlebury
MARILYN PENDLEBURY, PROPERTY OWNER

2026-05-05
Date

CERTIFICATE *of* SIGNATURE

REF NUMBER
XPJYV NEGJR ZR4CC FGMS4

DOCUMENT COMPLETED BY ALL PARTIES ON
05 MAY 2026 17:20:33
UTC

SIGNER

MARILYN PENDLEBURY

EMAIL
PENDLEBURY@COMCAST.NET

TIMESTAMP

SENT
05 MAY 2026 15:44:33

VIEWED
05 MAY 2026 17:19:56

SIGNED
05 MAY 2026 17:20:33

SIGNATURE

Marilyn Pendlebury

IP ADDRESS
73.148.45.58

LOCATION
HENRICO, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
05 MAY 2026 17:19:56



NEW POSSIBLE - PROPOSED USE AND PARKING REQUIREMENTS					
PROPOSED BUILDING	USE	QUANTITY	UNITS	RATE	SPACES REQUIRED
1	APARTMENTS	28 (20 @ 1 BED + 8 @ 2 BEDS)	1 BEDROOM 2 BEDROOM	1 1/2 / UNIT 2 1/2 / UNIT	45
1	COMMERCIAL	1	5,000 SF	2500 SF	25
ARTICLE G. SECTION 10-3-25 (7) SECTION 10-3-25 (15)					
TOTAL SPACES REQUIRED					70
HANDICAP REQUIRED					4
TOTAL SPACES PROVIDED					76
HANDICAP PROVIDED					4

TM# 018 R 21
OWNER: JCF VENTURES LLC C/O
MARILYN PENDLEBURY
ADDRESS: 6049 SHADY OAK CT
MECHANICSVILLE, VA 23111
ZONE: R-3

TM# 018 R 20
OWNER: HOFFMAN RANDY C KIMBERLY E
ADDRESS: 25 EDGELOWN DR
HARRISONBURG, VA 22801
ZONE: R-1

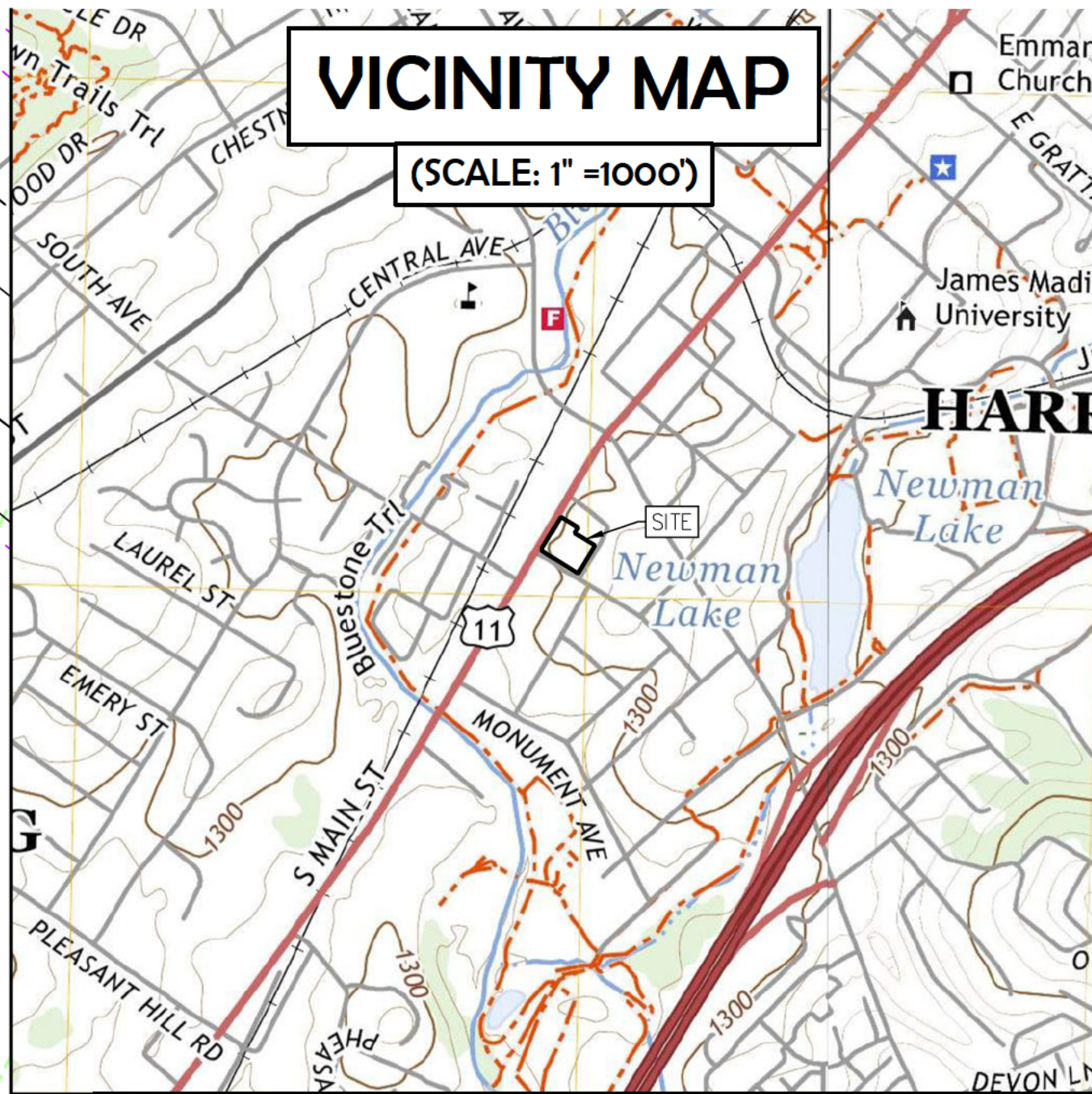
TM# 018 R 19
OWNER: HOFFMAN RANDY C KIMBERLY E
ADDRESS: 25 EDGELOWN DR
HARRISONBURG, VA 22801
ZONE: R-1

TM# 018 R 22
OWNER: MARUSSTODD PROPERTIES LLC
ADDRESS: 190 E MOSBY RD
HARRISONBURG, VA 22802
ZONE: R-5C

TM# 018 R 22-A
OWNER: MARUSSTODD PROPERTIES LLC
ADDRESS: 190 E MOSBY RD
HARRISONBURG, VA 22801
ZONE: R-1

VICINITY MAP

(SCALE: 1" = 1000')



LEGEND

- PROPOSED BUILDING
- PROPOSED SIDEWALK/DRIVEWAY
- PAVED AREA
- SITE BOUNDARY
- EX PROPERTY LINE
- PRO PROPERTY LINE
- SETBACK
- CENTERLINE
- EDGE OF PAVEMENT

CIVIL DESIGN:
AES CONSULTING ENGINEERS
ATTN: ED BLACKWELL
568 EAST MARKET STREET
HARRISONBURG, VA 22801
540-432-9555

OWNER/DEVELOPER:
MARUSSTODD PROPERTIES LLC
190 E MOSBY RD
HARRISONBURG, VA 22802
540-908-7528

PROPERTY INFO:
TM# 018 R 22
1340 S MAIN ST
HARRISONBURG, VA 22801
AREA=1.23± ACRES
CURRENT ZONING: R-5C
PROPOSED ZONING: R-5C
EXISTING USE: UNDEVELOPED
PROPOSED USE: MIXED USE
COMMERCIAL & RESIDENTIAL
PROPOSED DENSITY: 32.5 U/A
FEMA FLOOD ZONE: X

DRAFT

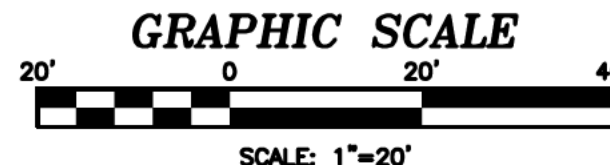
THIS PLAN HAS
NOT RECEIVED
FINAL APPROVAL
AND IS NOT
APPROVED FOR
CONSTRUCTION.



PRELIMINARY LAYOUT
FOR
1340 S MAIN STREET
MIXED USE DEVELOPMENT
MARUSSTODD PROPERTIES LLC
CITY OF HARRISONBURG, VIRGINIA

Project Contacts: EHB
Project Number: 3196
Scale: AS NOTED
Date: 5-14-25
Sheet Title:
PRELIMINARY
LAYOUT

Sheet Number
1





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:	Marilyn Pendlebury / Contracted Purchasers are Mike Hendricksen & Hans Harman			
Telephone:	540.908.7528 (Mike H.)			
E-mail:	Mike@InvestmentsBlue.com			
Project Information				
Project Name:	1340 S. Main			
Project Address:	1340 South Main Street			
TM #:	018 R 22			
Existing Land Use(s):	Vacant			
Proposed Land Use(s): (if applicable)	Mixed-Use			
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)	We are seeking to conform with the City of Harrisonburg Comprehensive Plan on this 1.23 Acres site along S. Main St. and have a mixed-use development that consists of up to 5,000 SF of commercial space and up to 30 residential apartments (up to 24 one-bedroom apartments and up to 6 two-bedroom apartments) with more than the required parking on-site.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	32			
PM Peak Hour Trips:	47			

(reserved for City staff)

TIA required? Yes _____ No ☒

Comments:

Accepted by: Zenith Mason

Date: 04/09/2026

Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Multi-Family Housing	220	Dwelling Units	30	12	16
2	Proposed #2	Commercial	822	Gross Leasable Area	5,000	20	31
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					32	47
8	Existing #1	Vacant	NA			0	0
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					0	0
15	Final Total (Total New – Total Existing)					32	47

Instructions

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

- 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.
- Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- 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.
- Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- 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.