



City of Harrisonburg, Virginia

Department of Planning & Community Development

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Building Inspections

Engineering

Planning & Zoning

To: Eric Campbell – City Manager
From: Adam Fletcher, Director - Department of Planning and Community Development; and
Harrisonburg Planning Commission
Date: June 11, 2019 (Regular Meeting)
Re: Special Use Permit – 785 Acorn Drive (10-3-97 (10))

Summary:

Public hearing to consider a request from Sierra Valley Resources LLC for a special use permit per Section 10-3-97(10) to allow recreational and leisure time activities, which may include non-transient dwelling units within the M-1, General Industrial District. The +/- 1.5-acre property is located at 785 Acorn Drive and is identified as tax map parcel 56-E-20B.

Background:

The Comprehensive Plan designates this area as Industrial. These areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development, and related activities. They include the major existing and future employment areas of the City.

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

- Site:** Warehouse building, zoned M-1
- North:** Virginia State Police Office, zoned M-1
- East:** Across Acorn Drive, non-conforming single-family dwelling and industrial plant, zoned M-1
- South:** Dog kennel/training facility and contractor warehouse/storage, zoned M-1
- West:** Vacant land, zoned M-1

Key Issues:

The applicant is requesting a special use permit per Section 10-3-97 (10) of the Zoning Ordinance (ZO) to allow recreational and leisure time activities within the M-1, General Industrial District at 785 Acorn Drive. If approved, Edge Effect Fitness, LLC, describes in their letter that they would create a training facility offering “affordable, inclusive fitness programs to those whose needs may not be met in a typical gym setting, would locate at the site.”

Edge Effect Fitness, LLC is described by the applicant as offering different programs to include Rock Steady Boxing, a worldwide therapeutic exercise program for people with Parkinson’s Disease. Currently, Rock Steady Boxing operates in partnership with Virginia Retirement Community (VMRC) at VMRC; however, they need additional room and the ability to offer a wider range of class times. Once established, Edge Effect Fitness hopes to offer ExRx, a medically referred personal training program; personal fitness training; and specialized group training. A majority of the daily training is described as one-on-one, with

the potential of one to three larger group classes. At this time, hours of operation during the week are planned to begin no earlier than 6 a.m. and to be open no later than 8 p.m., with some Saturday scheduling. These hours of operation are not conditional, therefore if the SUP is approved, the hours of operation may change.

Situated on the property is an existing 6,000 square foot warehouse building, with a 12,000 square foot addition currently under construction. Edge Effect Fitness, LLC would be established within one of the new warehouse suites currently being built. The fitness area would consist of a large open space that will be equipped with boxing equipment, mats, barbells, kettlebells, resistance bands, and similar apparatus. At this time, there are no plans to install equipment requiring skilled installation, but if the SUP is approved, such equipment could be installed in the future. Appropriate restroom and changing facilities will be provided. The applicant has been informed that they will need to work with the Building Inspections Division regarding Building Code requirements and necessary permits.

Currently, 16 parking spaces are required for the warehouse use on the site; 17 parking spaces are provided. Staff discussed with the applicant that parking for the fitness facility would be calculated on the total occupancy of the suite and based on Section 10-3-25(13) of the ZO, which would require off-street parking spaces calculated at 10 percent of the maximum occupancy of the fitness facility. If the SUP is approved, additional parking spaces are likely to be needed for the entire site and for all uses to meet the minimum off-street parking requirements. All required off-street parking spaces would need to be installed and clearly delineated prior to occupancy by Edge Effect Fitness. Four additional bicycle parking spaces would also be required per Section 10-3-25.1 of the ZO.

Staff believes that the proposed use is consistent with good zoning practice and will have no more adverse effect on the health, safety or comfort of persons living or working in the area and will be no more injurious, economically or otherwise, to property or improvements in the surrounding area than would any use generally permitted within the district.

Staff supports approval of the request with the following condition:

- The special use permit shall be applicable only for the use, or a substantially similar use, as requested in this application.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Recommend approval of the special use permit request as submitted by the applicant;
- (b) Recommend approval of the special use permit with the suggested condition;
- (c) Recommend approval of the special use permit with other conditions; or
- (d) Recommend denial of the special use permit request.

Community Engagement:

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

Public hearing to consider a request from Sierra Valley Resources LLC for a special use permit per Section 10-3-97(10) to allow recreational and leisure time activities, which may include non-transient dwelling units within the M-1, General Industrial District. The +/- 1.5-acre property is located at 785 Acorn Drive and is identified as tax map parcel 56-E-20B.

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 (b) to recommend approval of the special use permit with the suggested condition.

Attachments:

1. Extract (4 pages)
2. Site maps (2 pages)
3. Application, applicant letter, and supporting documents (8 pages)

Review:

Planning commission recommend approval (7-0) of the special use permit with the suggested condition as follows:

- The special use permit shall be applicable only for the use, or a substantially similar use, as requested in this application.