



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

3091 S Main St
Property Address
104 E 2
Tax Map
3.38*
Total Land Area
acres or sq.ft.
(circle)
Existing Zoning Classification: B-2
Special Use being requested: Reduction in constructed parking spaces
**(11.03 ac gross area; approximately 3.38 ac to be subdivided and affected by SUP)*

PROPERTY OWNER INFORMATION

Harrisonburg Ford Property, LC (attn Ashley Swartz)
Property Owner Name
2885 S Main St
Street Address
Harrisonburg VA 22801
City State Zip
Telephone
E-Mail

OWNER'S REPRESENTATIVE INFORMATION

Monteverde Engineering & Design Studio (attn Seth Roderick, PE)
Owner's Representative
250 E Elizabeth St, Ste 114
Street Address
Harrisonburg VA 22802
City State Zip
(540) 820-0898
Telephone
sroderick@MonteverdeDesigns.com
E-Mail

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

10/12/2021
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

10-12-21
Date Application and Fee Received
Total Fees Due: \$ 545
Application Fee: \$425.00 + \$30.00 per acre

Received By



Baxter Street Tractor Supply Co. – SUP Description

11/5/2021

Seth Roderick, PE
Monteverde Engineering & Design Studio
250 E Elizabeth St, Suite 114
Harrisonburg, VA 22802

City of Harrisonburg
Attn: Thanh Dang
409 S Main St
Harrisonburg, VA 22801

RE: 3091 S Main St - Special Use Permit Request

Dear Ms. Dang:

The attached Permit request is for a special use authorization for the newly proposed Tractor Supply Co. (TSC) retail facility to be located on a portion of the parcel designated by Tax Map #104-E-2. Approximately 3.38 of the site's 11+ acres will be utilized for this purpose, following subdivision of the lot. The present address of the parcel is 3091 S Main St, though the facility is proposed to be served primarily by Baxter Dr, with secondary access extending to W Kaylor Park Dr. The parcel is zoned B-2 (sans conditions), indicating that the proposed primary use will be in conformance with the existing zoning district. This Special Use request is submitted in order to obtain permission for the reduction of required parking stalls, with the understanding that the full required allotment would be made possible in the event that City Council deems them necessary at some point in the future. This request is being made in conformance with Section 10-3-91(8) of the City's Zoning Ordinance.

As presently planned, the developed site will consist of nearly 27,000 gross square feet under roof, which is the sole basis for parking requirements for non-defined retail uses within the City. Per City Code, one stall is required for every 250 GSF, which yields a requirement of 108 parking stalls for this proposed use. As much of the area under roof for this use is not showroom floor, however, this requirement becomes excessive. Of the 27,000 GSF under roof, only 15,416 SF is proposed as interior sales area, with an additional 3,744 SF proposed as an exterior garden center with canopy, 2,050 SF as a feed center, and 1,250 SF as a "forage shed." The remaining GSF is comprised of a vestibule, employee areas, stockroom, and wall footprints.

Based upon experience in actual demand for their prototypes, the TSC franchise targets a much lower parking lot capacity of only 65 stalls. As part of this request, it is proposed to construct and utilize 77 dedicated parking stalls on-site as part of the base development. The remaining

31 parking stalls required by base code would be left unconstructed, but located in an area preserved to allow for ease of construction, should they be deemed necessary by Council at some future date. The site's proposed configuration, including designation of parking stalls as outlined above, can be found on the SUP-1 Site Plan that accompanies this request.

The bullet points below further describe how the proposed development is compatible with the special use criteria set forth by City Code.

- **Compatibility:** The parcels surrounding the parcel are all commercially zoned and utilized, with specific uses including a car dealership, a rental car operation, a shed builder/retailer, an auto parts store, and a multi-tenant ("strip") commercial center. The proposed use is consistent with all existing uses in the immediate vicinity, and the proposed reduction in parking spaces will not impact that consistency.
- **Traffic:** The proposed development will have direct access onto Baxter Dr, with additional access provided to Kaylor Park Dr to facilitate truck deliveries. Each of the streets experiences relatively light traffic and has more than adequate capacity to support the site's demand. Per standardized methodology adopted by the City, the site is anticipated to generate 41 vehicular trips during the PM peak hour, and is thus well below the threshold of 100 vph that determines traffic impact analysis requirements.
- **Bikes & Pedestrian Access:** Sidewalks exist on the southern side of Baxter drive, providing a direct link between S Main St and the proposed development. On-site sidewalks will further this connection directly to the front door. Bicycle parking spaces are planned for the facility in accordance with the City's Zoning Ordinance.
- **Utilities:** The site has immediate access to and will utilize public water and sanitary sewer mains owned by the City. Stormwater will be controlled on-site and released to defined discharge points located immediately adjacent to the site.

In sum, this request is deemed by the applicant to be reasonable to meet their anticipated parking needs while creating no hardships for any of the adjacent site developments. If any additional information is needed to assist you in your evaluation of this request, please do not hesitate to contact me at your earliest convenience.

Sincerely,



Seth Roderick, PE

Managing Partner

Monteverde Engineering & Design Studio





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: | Monteverde Engineering & Design Studio (attn: Seth Roderick, PE) | | |
| Telephone: | (540) 820-0898 | | |
| E-mail: | sroderick@MonteverdeDesigns.com | | |
| Owner Name: | Reese Real Estate Dev. Partners (attn Keith Carter); developer | | |
| Telephone: | (513) 292-5837 | | |
| E-mail: | keith@reesedev.com | | |
| Project Information | | | |
| Project Name: | Tractor Supply Co. | | |
| Project Address: TM #: | 3091 S Main St 104-E-2 (partial; to be subdivided) | | |
| Existing Land Use(s): | vacant | | |
| Proposed Land Use(s): (if applicable) | Tractor Supply Store | | |
| Submission Type: | Comprehensive Site Plan <input checked="" type="radio"/> | Special Use Permit <input type="radio"/> | Rezoning <input type="radio"/> Preliminary Plat <input type="radio"/> |
| Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc) | Tractor supply and feed/seed store with outdoor displays | | |
| Peak Hour Trip Generation (from row 15 on the second page) | | | |
| AM Peak Hour Trips: | No Data | | |
| PM Peak Hour Trips: | 41 | | |

(reserved for City staff)

TIA required? Yes _____ No

Comments:

Accepted by: 

Date: 9/27/2021

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 | Tractor Supply Store | 810 | 1000 GSF | 29 | No Data | 41 |
| 2 | Proposed #2 | | | | | | |
| 3 | Proposed #3 | | | | | | |
| 4 | Proposed #4 | | | | | | |
| 5 | Proposed #5 | | | | | | |
| 6 | Proposed #6 | | | | | | |
| 7 | Total New Trips | | | | | No Data | 41 |
| 8 | Existing #1 | Vacant | | | | 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) | | | | | No Data | 41 |

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.