





CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION			
225, 245 Old South High Street	25 G 17	.76	acres or sq.ft.
Property Address	Tax Map Parcel/ID	Total Land Area	(circle)
Existing Zoning District: <u>M-1</u>	Proposed Zoning District: <u>B-1</u>		
Existing Comprehensive Plan Designation: <u>Mixed Use</u>			
PROPERTY OWNER INFORMATION			
C-Side, LLC	(540) 434-5150		
Property Owner Name	Telephone		
1531 Hillcrest Drive			
Street Address	E-Mail		
Harrisonburg	VA	22802	
City	State	Zip	
OWNER'S REPRESENTATIVE INFORMATION			
Seth Lind	(540) 433-1721		
Owner's Representative	Telephone		
1580 Red Oak Street	seth@matchboxrealty.com		
Street Address	E-Mail		
Harrisonburg	VA	22802	
City	State	Zip	
CERTIFICATION			
<p><i>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.</i></p>			
		<u>6/25/2020</u>	
PROPERTY OWNER		DATE	
REQUIRED ATTACHMENTS			
<input checked="" type="checkbox"/> Letter explaining proposed use & reasons for seeking change in zoning. <input checked="" type="checkbox"/> Statement on proffers, if applying for conditional rezoning. <input checked="" type="checkbox"/> Survey of property or site map. <input checked="" type="checkbox"/> 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			
<u>6/25/20</u>		Total Fees Due: \$ <u>580</u>	
Date Application and Fee Received		Application Fee: \$550.00 + \$30.00 per acre	
			
Received By			



Matchbox Realty & Management Services, Inc.
1580 Red Oak Street Harrisonburg, VA 22802
Phone: 540.433.1721
Email: seth@matchboxrealty.com
Website: www.MatchboxRealty.com

August 4, 2020

Department of Planning and Community Development
409 South Main Street
Harrisonburg, VA 22801

Re: 225/245 Old South High Street Rezoning

To Whom it May Concern,

The property owner of 225/245 Old South High Street requests a change in zoning for this property. A B-1 zoning will allow the owner to create approximately nineteen apartment units within the footprint of the existing buildings. The rezoning will also allow the property to better comply with its Mixed Use designation in the existing comprehensive plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Seth Lind", is written over a horizontal line.

Seth Lind
Director of Construction Services



Matchbox Realty & Management Services, Inc.
1580 Red Oak Street Harrisonburg, VA 22802
Phone: 540.433.1721
Email: seth@matchboxrealty.com
Website: www.MatchboxRealty.com

Proffer Statement

In connection with the rezoning request for the +/- 33,287 sq. ft. parcel identified as tax map parcel 25-G-17, the following is proffered:

1. The maximum building height is forty feet
2. There shall be no less than fifteen parking spaces located on the property

Barry K. Kelley

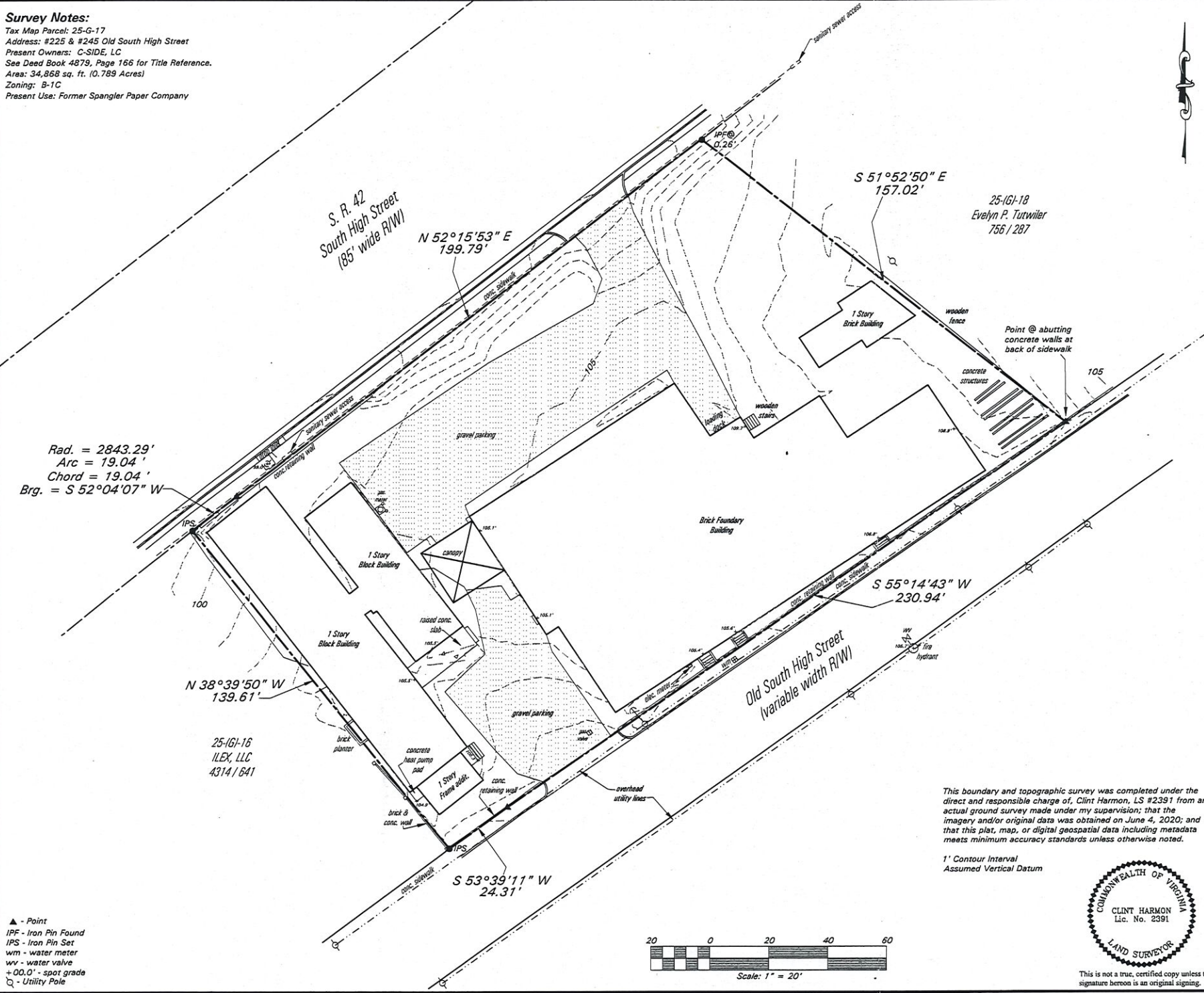
Barry Kelley
C-Side, LLC

Survey Notes:

Tax Map Parcel: 25-G-17
Address: #225 & #245 Old South High Street
Present Owners: C-SIDE, LC
See Deed Book 4879, Page 166 for Title Reference.
Area: 34,868 sq. ft. (0.789 Acres)
Zoning: B-1C
Present Use: Former Spangler Paper Company

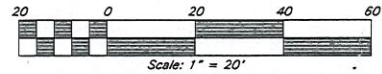
LINEAGE
ARCHITECTS • ENGINEERS • SURVEYORS

FIRM INFO:
Lineage Architects, P.C.
P.O. Box 991
98 Loc Highway
Verona, VA 24482
Phone: (540) 248-3771
Fax: (540) 248-1628
Email: info@lineagearch.com



This boundary and topographic survey was completed under the direct and responsible charge of, Clint Harmon, LS #2391 from an actual ground survey made under my supervision; that the imagery and/or original data was obtained on June 4, 2020; and that this plat, map, or digital geospatial data including metadata meets minimum accuracy standards unless otherwise noted.

1' Contour Interval
Assumed Vertical Datum



Rev.	Date	Description

Date:	6-22-2020
Calc file no.:	23710\Topo.dwg
Job no.:	23710
Scale:	1" = 20'

RBC / JMT	Surveyed by
RBC / JCH	Drawn by
RBC / JCH	Checked by

▲ - Point
IPF - Iron Pin Found
IPS - Iron Pin Set
wm - water meter
wv - water valve
+00.0' - spot grade
□ - Utility Pole

PHYSICAL SURVEY OF
0.789 Acres
City of Harrisonburg, Virginia

SV-1

1 of 1



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:	Colman Engineering		
Telephone:	540-246-3712		
E-mail:	contact@colmanengineering.com		
Owner Name:	C-Side, L.C.		
Telephone:	1531 Hillcrest Drive, Harrisonburg, VA 22802		
E-mail:	seth@matchboxrealty.com		
Project Information			
Project Name:	Foundry		
Project Address:	225 & 245 Old South High St		
TM #:	TM#: 25-G-17		
Existing Land Use(s):	Warehouse (most recent use)		
Proposed Land Use(s): (if applicable)	Apartments		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" 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)	Rezoning from M-1 to B-1. Renovation of existing buildings for use as apartments (1 or 2 levels).		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	6		
PM Peak Hour Trips:	8		

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Jakob van Felle

Date: 6/22/20

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 (Low-Rise)	220	DU	19	9	11
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					9	11
8	Existing #1	Warehousing	150	1000 s.f. GFA	15	3	3
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					3	3
15	Final Total (Total New – Total Existing)					6	8

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.

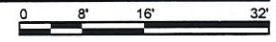
- ↑ ENTRY POINT TO APT
- ▬ EXISTING PARTITION
- ▬ NEW PARTITION
- ▬ NEW APT AREA



14,937 SF



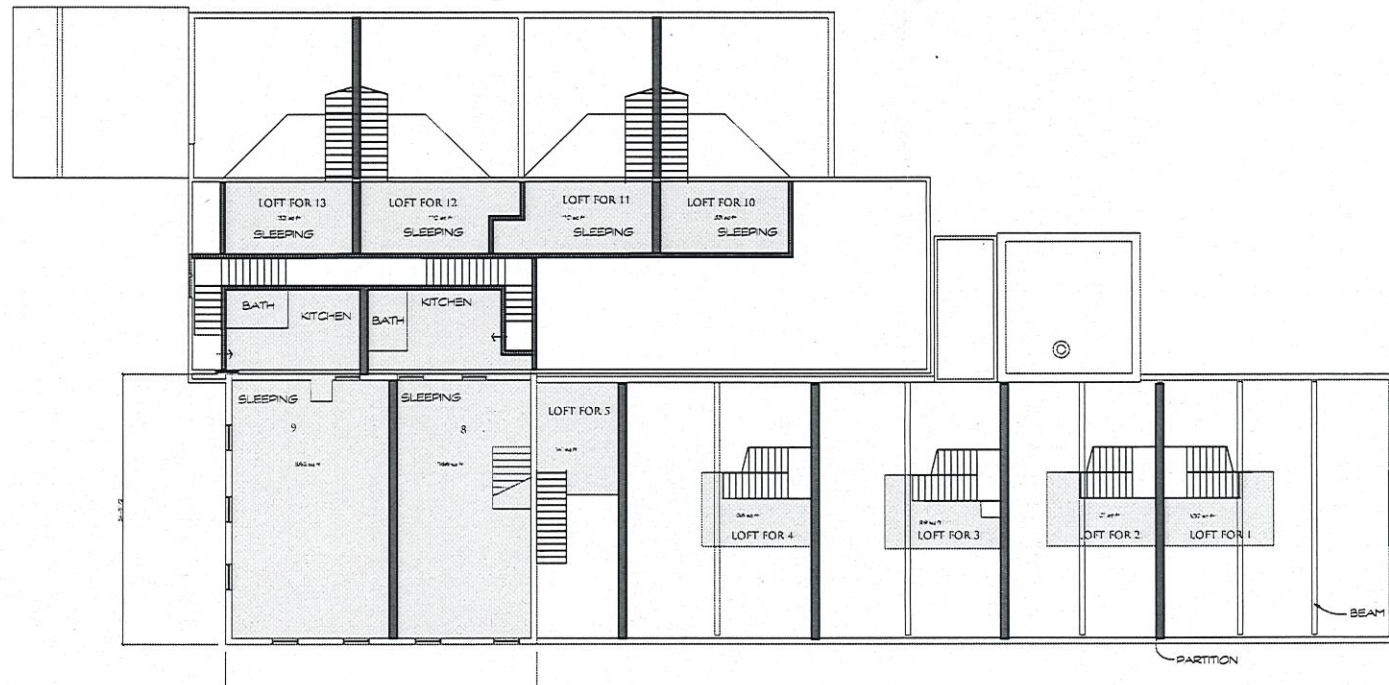
1.1 OPTION 1 - 1ST FLOOR
SCALE: 1/16" = 1'-0"



FRAZIER ASSOCIATES
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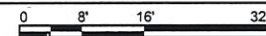
FOUNDRY
HARRISONBURG, VIRGINIA

- ↑ ENTRY POINT TO APT
- ▬ EXISTING PARTITION
- ▬ NEW PARTITION
- ▬ NEW APT AREA



1.2

OPTION 1 - 2ND FLOOR
SCALE: 1/16" = 1'-0"



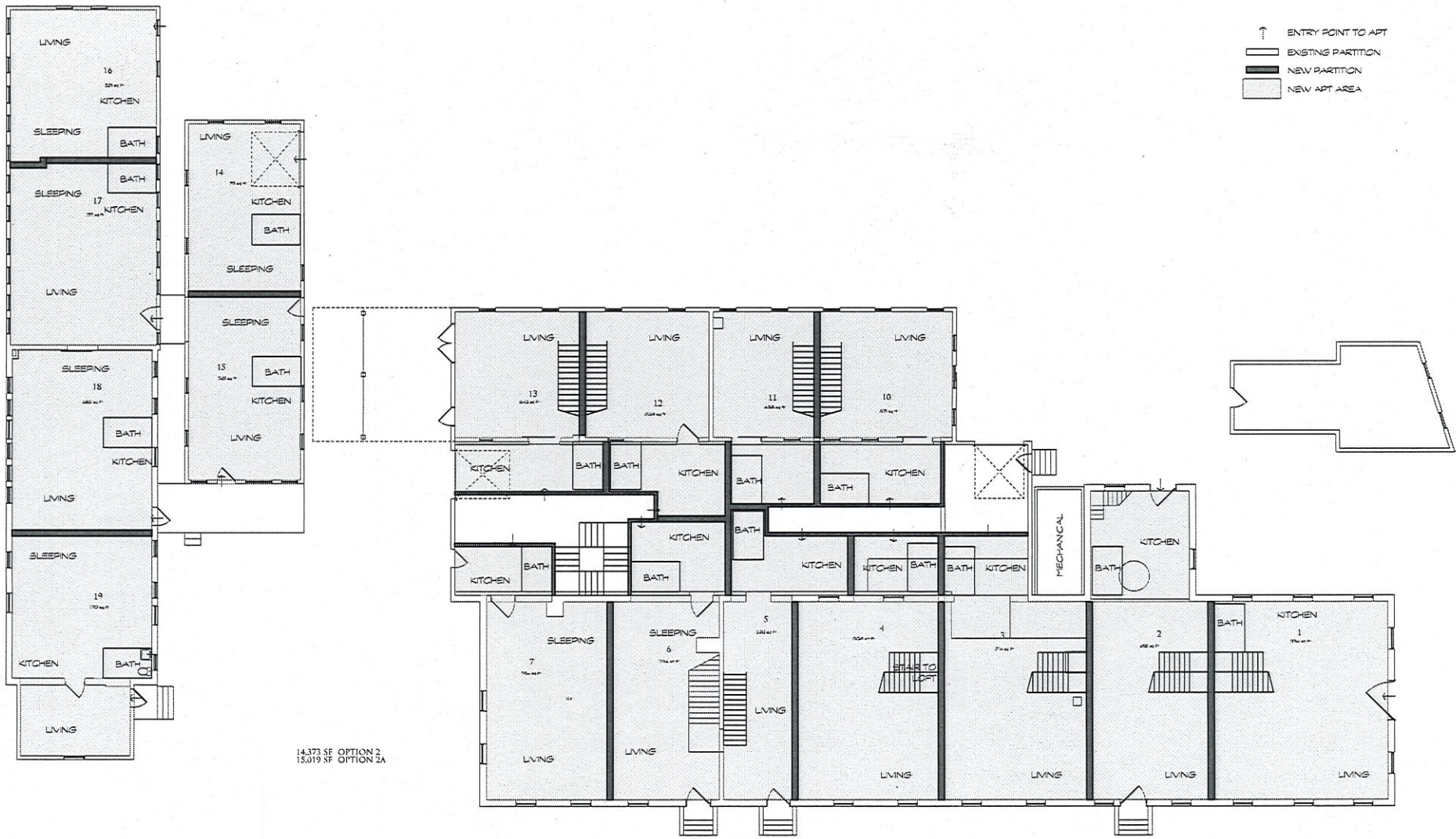
FRAZIER ASSOCIATES

ARCHITECTURE • COMMUNITY DESIGN • WAYFINDING

FOUNDRY

HARRISONBURG, VIRGINIA

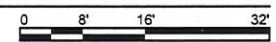
- ↑ ENTRY POINT TO APT
- ▬ EXISTING PARTITION
- ▬ NEW PARTITION
- NEW APT AREA



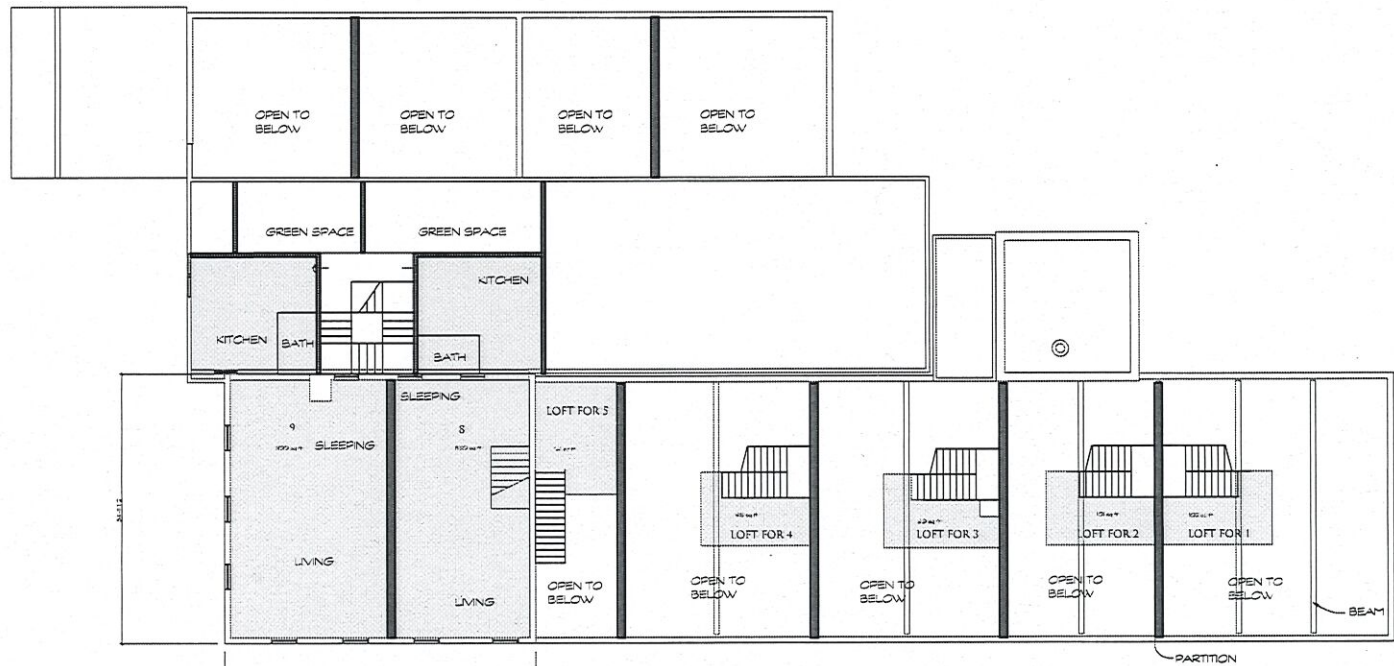
14,373 SF OPTION 2
15,019 SF OPTION 2A



2.1 OPTION 2 - 1ST FLOOR
SCALE: 1/16" = 1'-0"

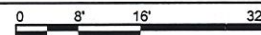


- ↑ ENTRY POINT TO APT
- ▭ EXISTING PARTITION
- ▬ NEW PARTITION
- ▨ NEW APT AREA



2.2

OPTION 2 - 2ND FLOOR
SCALE: 1/16" = 1'-0"



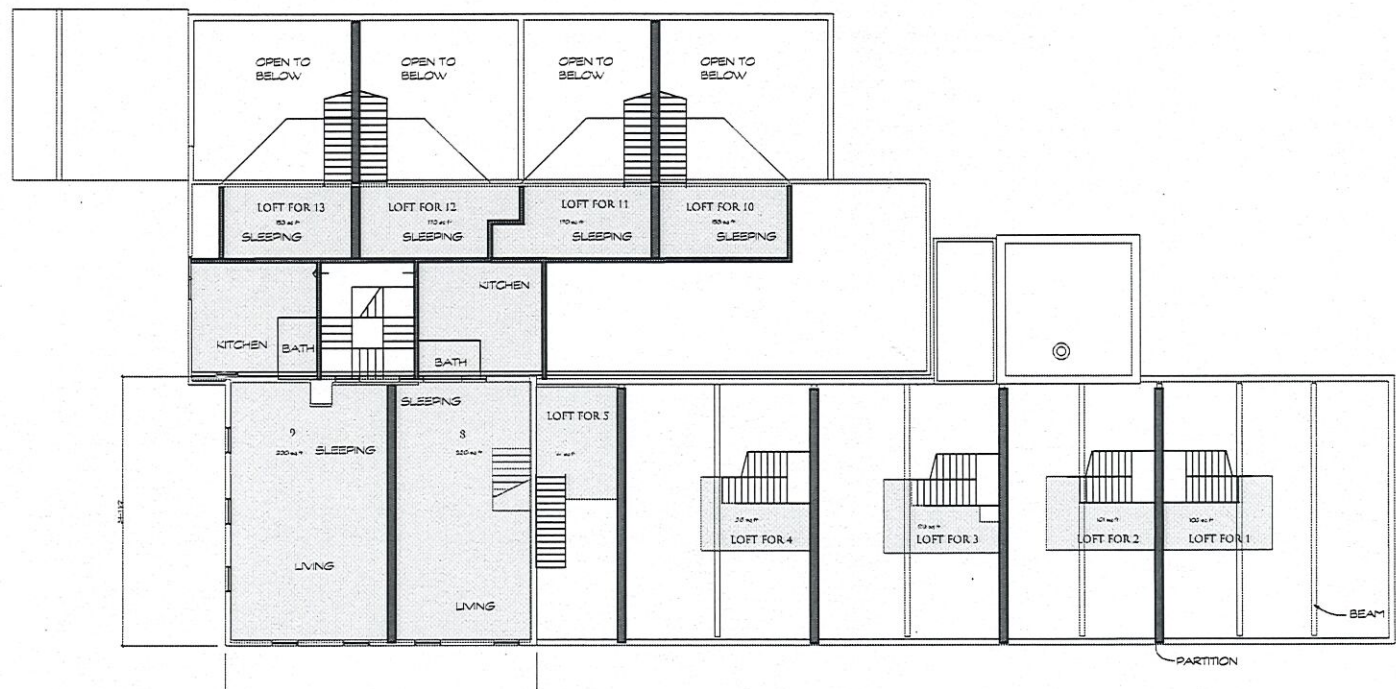
FRAZIER ASSOCIATES

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FOUNDRY

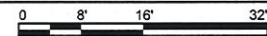
HARRISONBURG, VIRGINIA

- ↑ ENTRY POINT TO APT
- ▬ EXISTING PARTITION
- ▬ NEW PARTITION
- ▬ NEW APT AREA

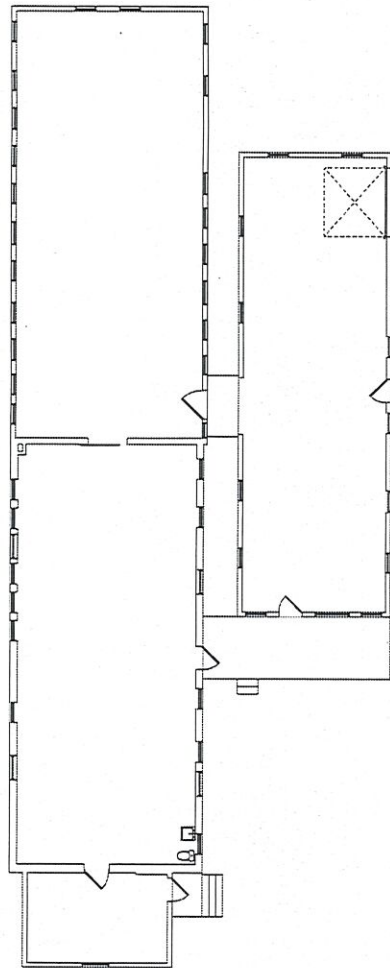


2.2A

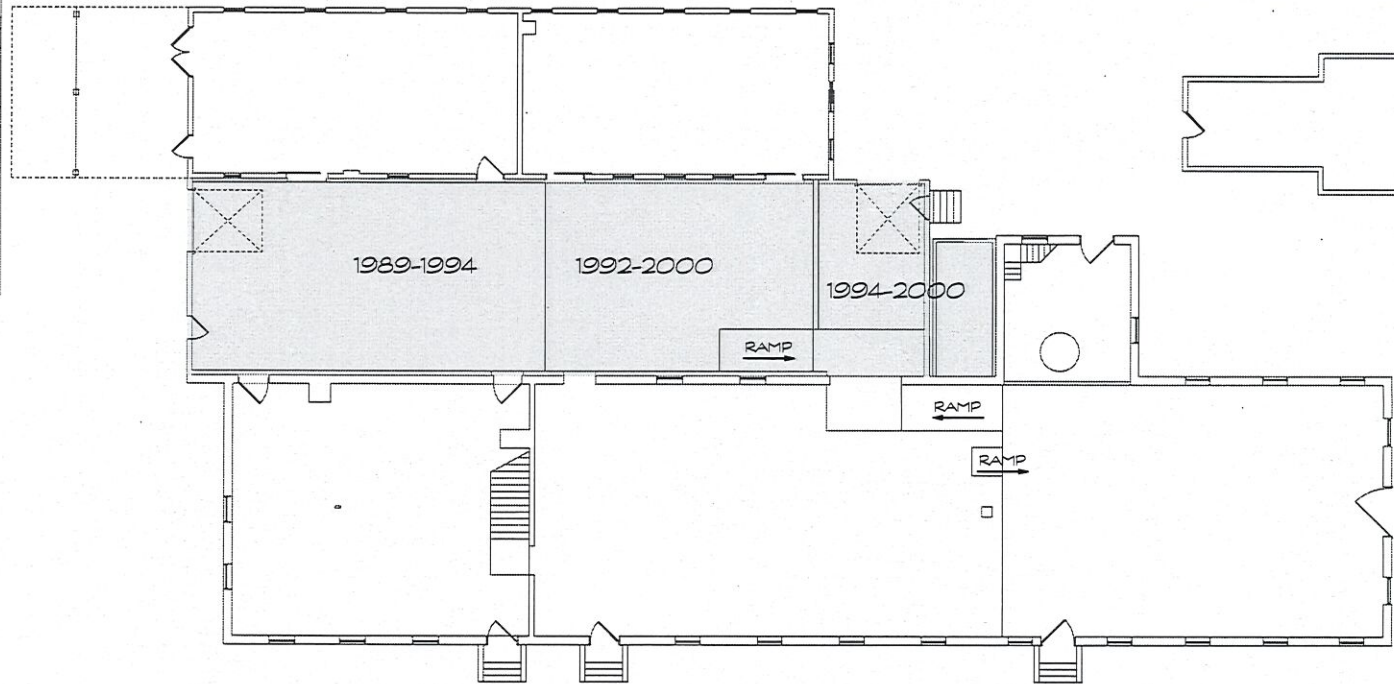
OPTION 2A - 2ND FLOOR
SCALE: 1/16" = 1'-0"



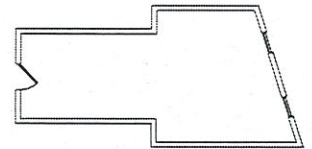
BUILDING B



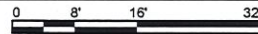
BUILDING A



BUILDING C

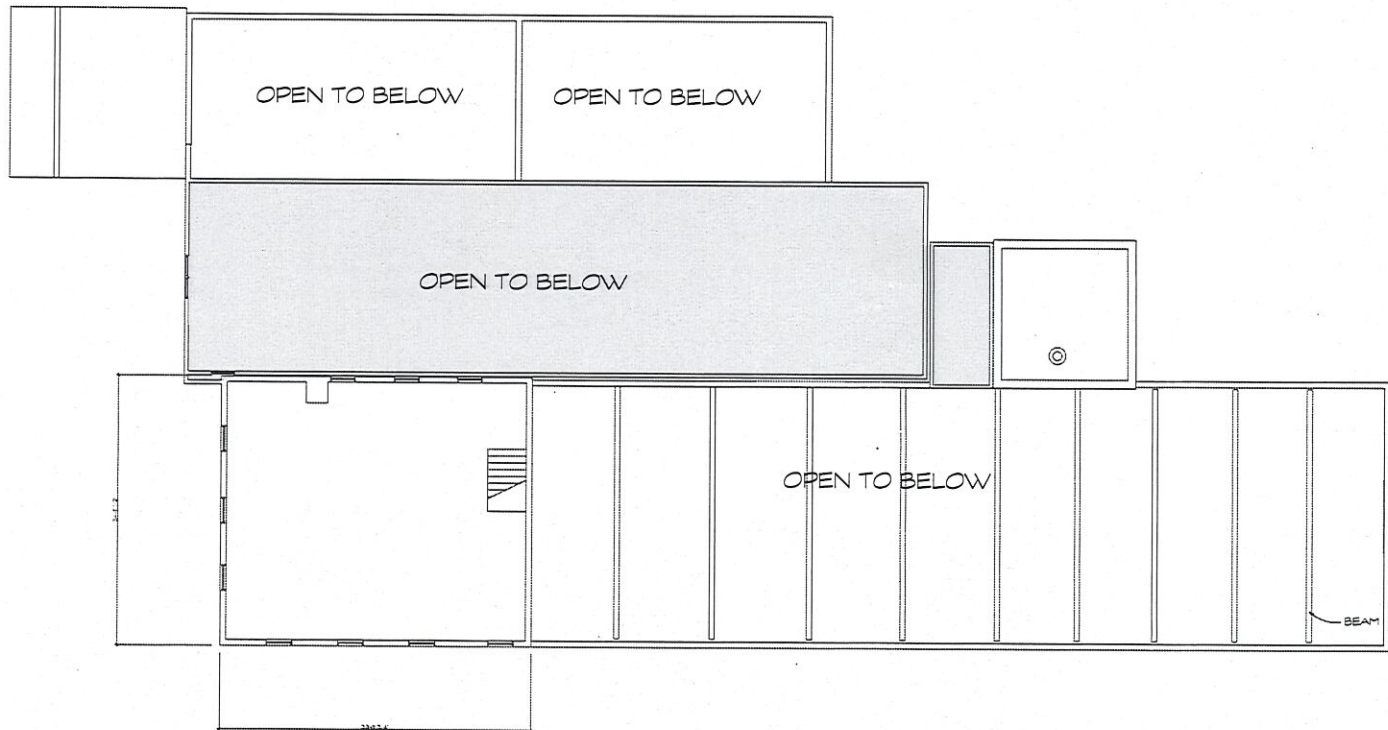


FIRST FLOOR EXISTING CONDITIONS
SCALE: 1/16" = 1'-0"



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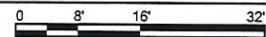
FOUNDRY
HARRISONBURG, VIRGINIA



E2

SECOND FLOOR EXISTING CONDITIONS

SCALE: 1/16" = 1'-0"



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