

Date Application Received: 5-1-18

Total Fees Due: \$ 435⁰⁰
Date Paid: 5-1-18 02/pt.

Application for Change of Zoning District (Rezoning) City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Application Fee: \$375.00 plus \$30.00 per acre

Section 1: Property Owner's Information

Property Owner's Name: C. Glenn Coucks

Street Address: 917 N. Main St. Email: glenn@castleproperty.com

City: Harrisonburg State: VA Zip: 22802

Telephone: Work: 540-908-8757 Fax: _____ Mobile/Home: _____

Section 2: Owner's Representative Information

Owner's Representative: Matthew W. Brackens

Street Address: 7325 Lamar Dr Email: mattbrackens@aol.com

City: Springfield State: VA Zip: 22150

Telephone: Work: 703-593-8884 Fax: _____ Mobile/Home: _____

Section 3: Description of Property

Location (street address): 917 N. Main St. Harrisonburg, VA 22802 ^{entire lot}

Tax Map Number: Sheet: 41 Block: C Lot: 41A Total Land Area: 0.9967 ACRE 43,416 SQ FT
_{portion of requested rezoning}

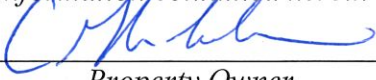
Existing Zoning District: R2 Proposed Zoning District * : R2 _{0.4 +/- acres}

Existing Comprehensive Plan Designation: Commercial

**If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper*

Section 4: Certification

I certify that the information contained herein is true and accurate.

Signature:  C. Glenn Coucks
Property Owner

Section 5: Required Attachments

- Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- Statement of Proffers, if applicable
- Survey of Property or Site Map
- TIA Determination Form OR Accepted TIA, signed by Public Works Department*

* Applicant is responsible for coordinating with Public Works Department prior to submitting Rezoning application. If a Traffic Impact Analysis is required, this application shall not be considered accepted until the TIA has been reviewed and TIA fees paid. More information at www.harrisonburgva.gov/traffic-impact-analysis.

Matthew W. Brackens

7325 Lamar Dr

Springfield, Va 22150

(703) 593-8884

June 5, 2018

Re: 917 North Main St. Harrisonburg, Va

To whom ever it may concern,

Our family is applying for the rezoning of the rear portion of the lot (residential) to match the front portion of the property (commercial). We would like to offer the following proffer regarding this property (tax map # 41 block C lot 41A).

- Construction of a 6' solid, opaque fence for the entire portion of the northwest boundary line (rear of property) and 50' along the northeast boundary (right side of property while facing) measured starting from the rear of the property.

The Brackens family is currently collecting bids for the construction of this 300'+/- fencing.

Furthermore beyond the above proffer, It is our sincere intention to not only improve the appearance of the boundary lines of this property, but to also improve the overall looks of the building and property. We are collecting bids for, landscaping improvements to include flowers and shrubs (\$3k-\$4,000) exterior paint work (initial quotes in excess of \$4,000), the repair/replacement of existing walkways on the property (\$5k-\$6,000), improvements of current parking lot (\$35k-\$50,000).

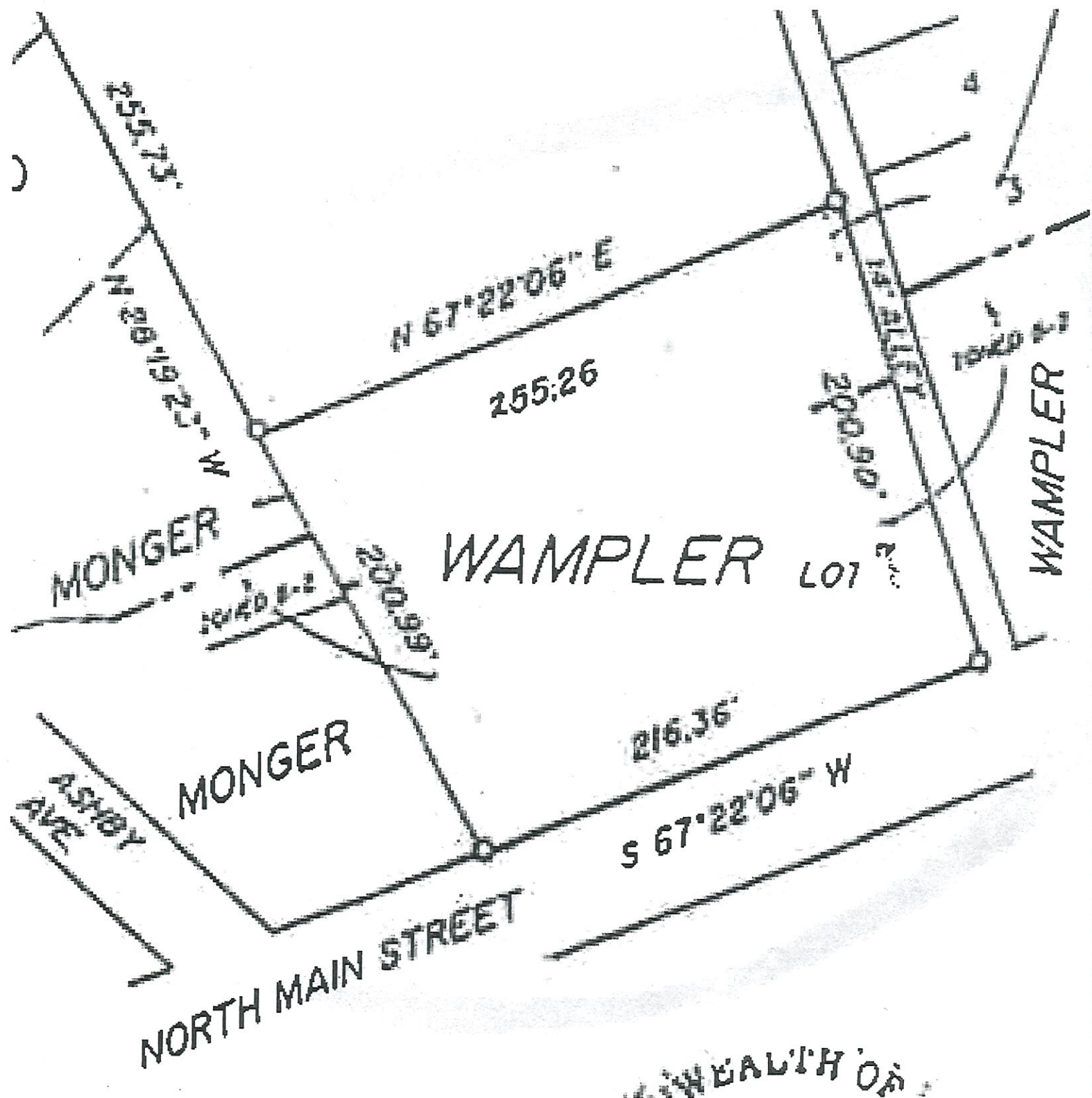
We look forward to serving the community in and around Harrisonburg and Rockingham County. We believe that we'll provide a valuable service to this community as well as an esthetically pleasing property along Main St.

Thank you for this consideration.

Sincerely,



Matthew W. Brackens



255.73

N 68°19'22" W

MONGER

N 67°22'06" E

255.26

WAMPLER LOT 1

19°41'16" E

WAMPLER

MONGER

216.36

S 67°22'06" W

NORTH MAIN STREET

ASHBY AVE

WEALTH OF



41 C 51
41 C 48
41 C 52
41 C 53
41 C 54
41 C 55
41 C 56
41 C 57
137
133
125

41 F 8
41 F 7
41 F 6
41 F 28
MADISON ST

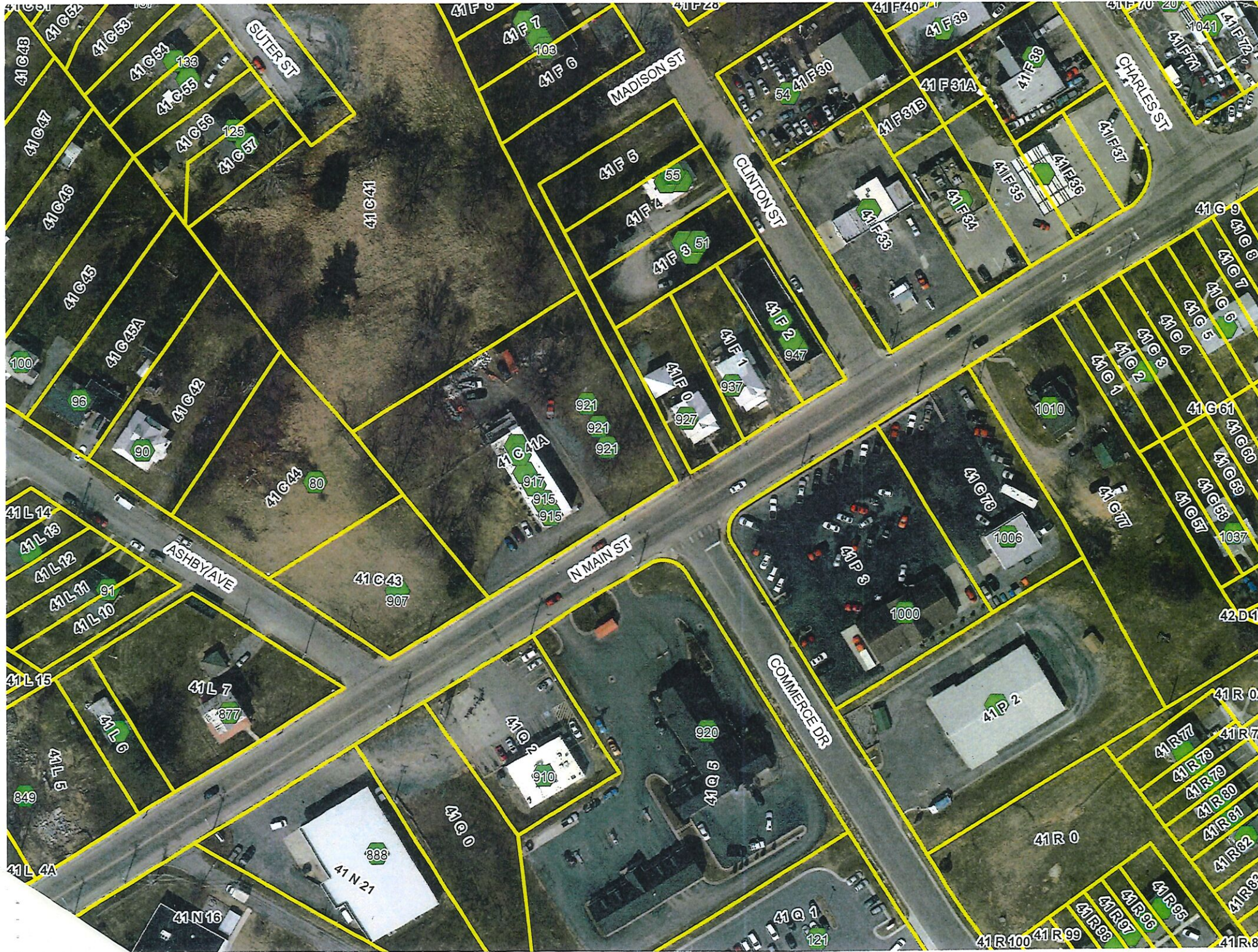
41 F 40
41 F 39
41 F 38
41 F 37
41 F 36
41 F 35
41 F 34
41 F 33
41 F 31A
41 F 31B
41 F 30
CLINTON ST
CHARLES ST

41 C 41
41 C 45
41 C 46
41 C 47
41 C 48
41 C 49
41 C 50
41 C 51
41 C 52
41 C 53
41 C 54
41 C 55
41 C 56
41 C 57
100
96
90
41 C 45A
41 C 42
41 C 44
80
41 C 43
907
41 C 41A
921
921
921
917
915
915

41 F 5
41 F 4
41 F 3
41 F 2
41 F 1
41 F 0
937
927
947
41 G 9
41 G 8
41 G 7
41 G 6
41 G 5
41 G 4
41 G 3
41 G 2
41 G 1
41 G 61
41 G 60
41 G 59
41 G 58
41 G 57
1010
1006
41 G 78
41 G 17
42 D 12
41 P 3
1000
41 P 2

41 L 14
41 L 13
41 L 12
41 L 11
41 L 10
41 L 15
41 L 7
877
41 L 6
41 L 5
849
41 L 4A
41 N 21
888
41 N 16
41 Q 0
41 Q 2
910
41 Q 5
920
41 Q 1
41 P 3
1000
41 P 2

41 R 0A
41 R 77
41 R 78
41 R 79
41 R 80
41 R 81
41 R 82
41 R 83
41 R 0
41 R 90
41 R 91
41 R 92
41 R 93
41 R 94
41 R 95
41 R 96
41 R 97
41 R 98
41 R 99
41 R 00





City of Harrisonburg, VA
Department of Public Works

Determination of Need for a
Traffic Impact Analysis (TIA)
www.harrisonburgva.gov/traffic-impact-analysis

Contact Information			
Consultant Name:	Matthew W. Brackens		
Telephone:	78-543-8884		
E-mail:	Matt.Brackens@aol.com		
Owner Name:	Glenn Loucks		
Telephone:	540-908-8757		
E-mail:	glenn@castleproperty.com		
Project Information			
Project Name:	Brackens / Loucks		
Project Address: TM #:	917 W Main St. Harrisonburg, VA #41-C-41A		
Existing Land Use(s):	Apartment + property management		
Proposed Land Use(s): (if applicable)	Apartment + car dealership		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" type="checkbox"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)			
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	1		
PM Peak Hour Trips:	3		

(reserved for City staff)

TIA required? Yes _____ No

Comments:

Accepted by: Ian Pol

Date: 4-12-18

Peak Hour Trip Generation by Land Use

Row	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	220	D.U.	3	3	3
2	Proposed #2	841	Sq Ft	2.7	6	8
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips				9	11
8	Existing #1	220	D.U.	3	3	3
9	Existing #2	710	Sq Ft	2.7	5	5
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips				8	8
15	Final Total (Total New – Total Existing)				1	3

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.