



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Change of Zoning District  
(Rezoning) Application**  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

lot in front of 837 Chicago Ave  
Property Address  
39-F-6  
Tax Map Parcel/ID  
6,184 sq ft  
Total Land Area  
acres or sq.ft.  
(circle)  
Existing Zoning District: B-2C  
Proposed Zoning District: B-2  
Existing Comprehensive Plan Designation: \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

Lock-Minn Holdings, LLC c/o Russell G. Lockey  
Property Owner Name  
871 Rockingham Dr  
Street Address  
Harrisonburg Va 22802  
City State Zip  
540-246-4210  
Telephone  
russell.g.lockey@highspeedlink.net  
E-Mail

**OWNER'S REPRESENTATIVE INFORMATION**

Russell G. Lockey  
Owner's Representative  
79 Laurel St  
Street Address  
Harrisonburg Va 22801  
City State Zip  
540-246-4210  
Telephone  
russell.g.lockey@highspeedlink.net  
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.*

Russell G Lockey  
**PROPERTY OWNER**  
11 MAY 23  
**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](http://www.harrisonburgva.gov/traffic-impact-analysis).

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

Date Application and Fee Received  
Received By  
Total Fees Due: \$ \_\_\_\_\_  
Application Fee: \$550.00 + \$30.00 per acre

***Russell G. Lockey\****  
Attorney at Law

57 South Main Street, Ste 504  
Harrisonburg, Virginia 22801

Tel: (540) 246-4210  
rglockey@highspeedlink.net

11 May 2023

City of Harrisonburg  
409 South Main Street  
Harrisonburg, Virginia 22801

Re: Rezoning Application for TM# 39-F-6

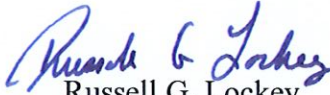
Dear Sirs:

Attached are the Change of Zoning District (Rezoning) Application form requesting removal of conditions on the lot at TM# 39-F-6 and the required Determination of Need for a Traffic Impact Analysis form.

The purpose of this request is to remove restrictions on the property which limits its use. The property is currently being used as a parking lot for adjacent businesses; however, the conditions attached to the property limit what can be done on the property. Removal of the conditions would allow the adjacent businesses to expand their use of the property to include all permitted uses.

If you have any questions or need any additional information, please let me know.

Sincerely,

  
Russell G. Lockey  
Attorney at Law

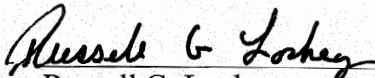
Enclosed: Rezoning Application  
TIA Determination form

## Proffer Statement

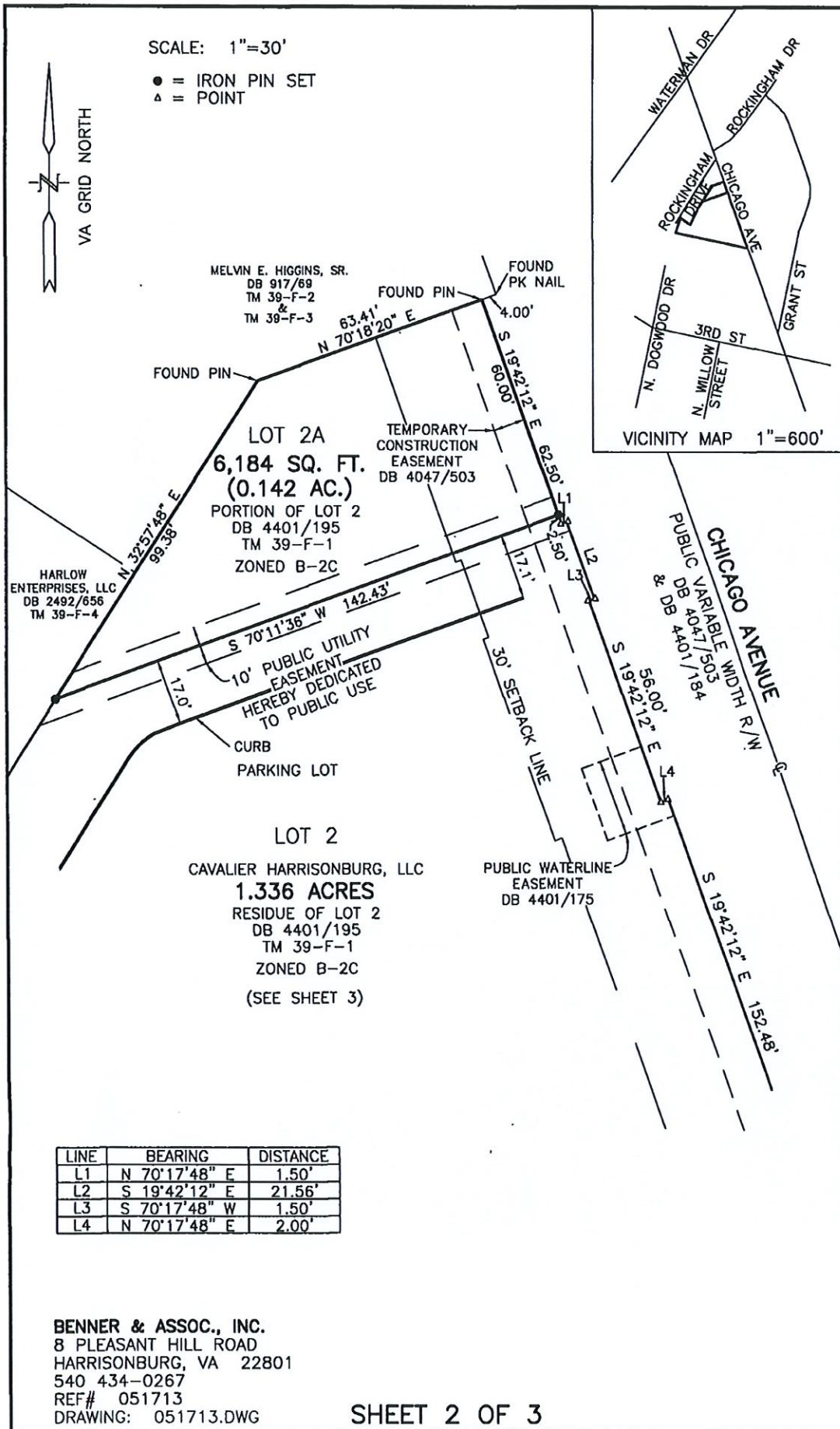
In connection with the rezoning request for the property located in front of 837 Chicago Avenue and identified as tax map parcel 39-F-6, I hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in this submission.

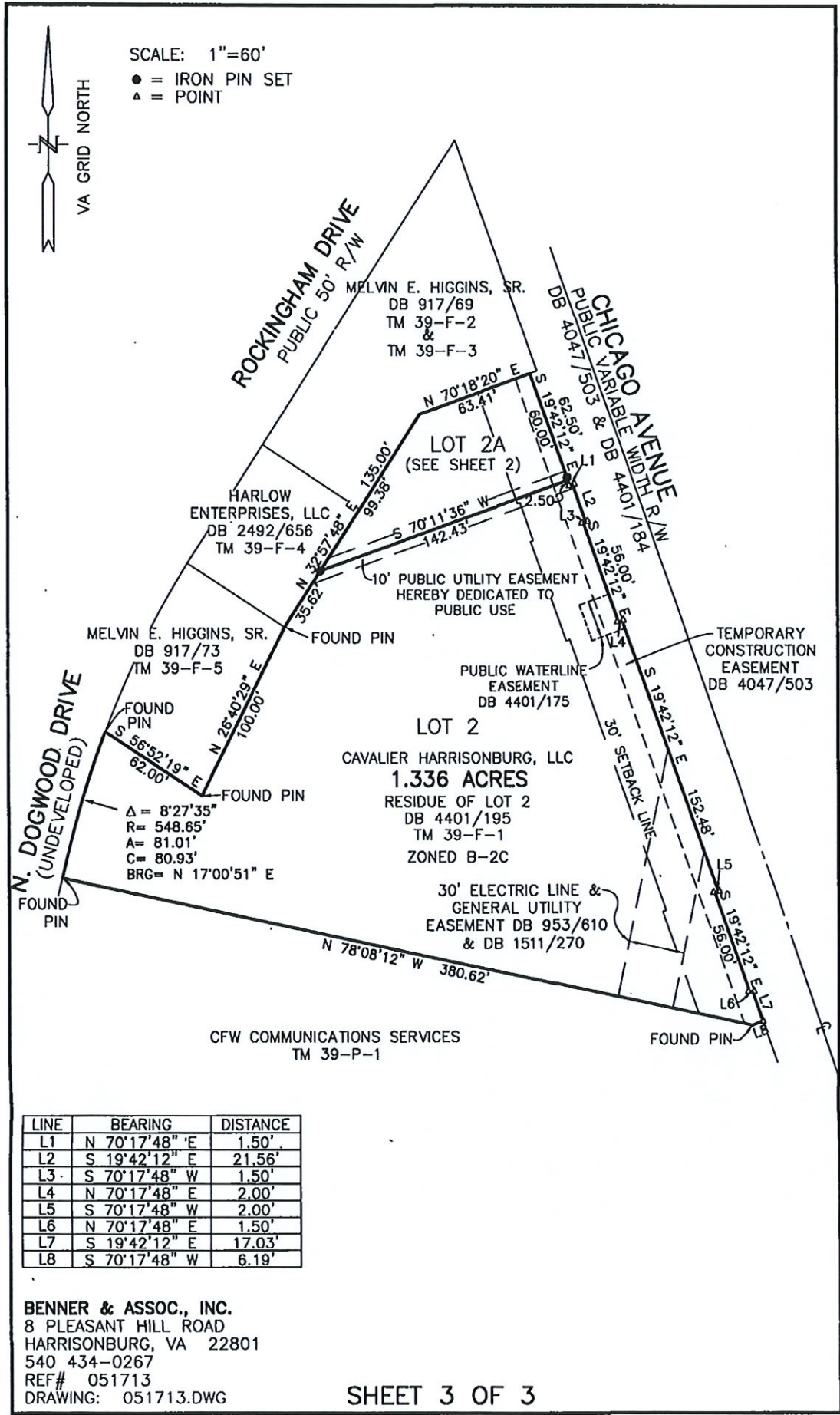
The follow uses will not be permitted:

- (3) Hotels, motels and similar types of transient accommodations. Nontransient housing facilities are not permitted nor may existing housing facilities be expanded.
- (4) Theaters, community rooms, museums and galleries and other places of assembly for the purpose of entertainment or education. In addition, customary recreational and leisure-time activities which are compatible with surrounding uses are permitted.
- (5) Religious, educational, charitable or benevolent institutional uses which do not provide housing facilities.
- (9) Pet shop or pet grooming establishment and animal hospitals.
- (10) Radio and television stations and studios or recording studios.
- (11) Public utilities, public service or public transportation uses or buildings, generating, purification or treatment plants, water storage tanks, pumping or regulator stations, telephone exchange and transformer or substations.
- (13) Funeral homes.
- (19) Vehicle fuel stations, bus terminals or other facilities designed for vehicular convenience. Vehicle excludes over the road tractors, their trailers, heavy equipment, manufactured homes, industrialized buildings, and agricultural equipment. No vehicle salvage, storage of inoperable vehicles, or sale of junk is allowed.
- (20) Small cell facilities, concealed wireless telecommunications facilities, industrial microcells, distributed antenna systems, and macrocells. Telecommunications towers are permitted only by special use permit. Wireless telecommunications facilities are further regulated by Article CC.

  
Russell G. Lockey  
Lock-Minn Holdings, LLC

6 June 2023  
Date

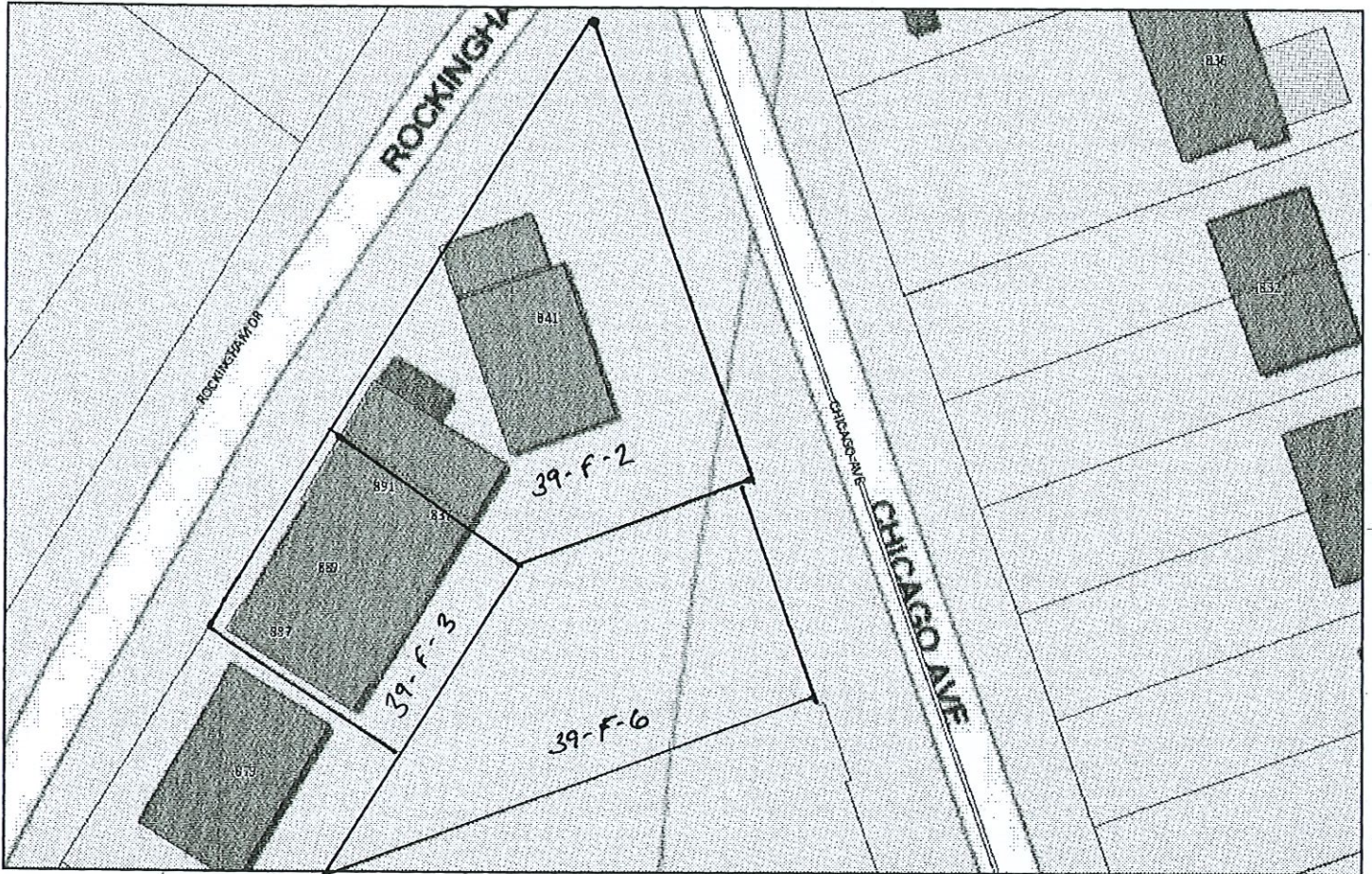




LINE	BEARING	DISTANCE
L1	N 70°17'48" E	1.50'
L2	S 19°42'12" E	21.56'
L3	S 70°17'48" W	1.50'
L4	N 70°17'48" E	2.00'
L5	S 70°17'48" W	2.00'
L6	N 70°17'48" E	1.50'
L7	S 19°42'12" E	17.03'
L8	S 70°17'48" W	6.19'

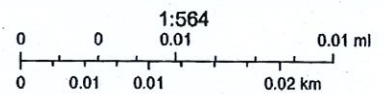
**BENNER & ASSOC., INC.**  
 8 PLEASANT HILL ROAD  
 HARRISONBURG, VA 22801  
 540 434-0267  
 REF# 051713  
 DRAWING: 051713.DWG

# ArcGIS Web Map



4/12/2022, 9:35:24 AM

- |                  |                |                |                        |                                |
|------------------|----------------|----------------|------------------------|--------------------------------|
| City Limits      | Local Streets  | Railroad       | City Parks             | Rescue Squad Services          |
| Real Estate      | Private Street | City Buildings | Public Safety          | Department of Public Utilities |
| Streets          | Interstate     | Addresses      | Public Safety Building | Department of Public Works     |
| Principal Street |                | Fire Station   |                        |                                |



Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBasis, IGN, Kadaster NL, Ordnance Survey, Esri  
 City of Harrisonburg  
 VITA, West Virginia GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA



City of Harrisonburg, VA  
Department of Public Works

**Determination of Need for a  
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

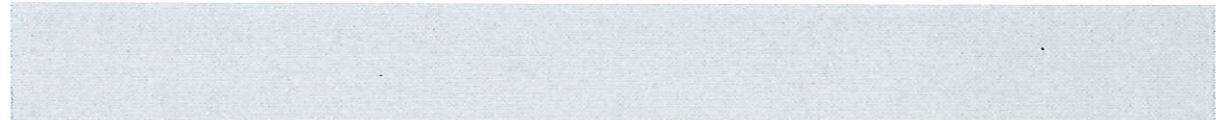
For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

<b>Contact Information</b>				
Consultant Name: Telephone: E-mail:				
Owner Name: Telephone: E-mail:	Lock-Minn Holdings LLC, c/o Russell G. Lockey 540-246-4210 rglockey@highspeedlink.net or russell.g.lockey@gmail.com			
<b>Project Information</b>				
Project Name:	Rezone TM# 39-F-6 from B-2C to B-2 to remove Conditions			
Project Address: TM #:	Lot on Chicago Ave in front of 837 Chicago Ave Harrisonburg Va 22802 039-F-6			
Existing Land Use(s):	Parking Lot for Adjacent Businesses			
Proposed Land Use(s): (if applicable)	Parking Lot for Adjacent Businesses			
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)	Remove Conditions on lot that make it unusable for parking by the adjacent businesses.			
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>				
AM Peak Hour Trips:	0			
PM Peak Hour Trips:	0			

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No TM

Comments:



Accepted by: Zenetta Mason

Date: 5/10/2023

**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	Parking Lot (Vacant)	NA			0	0
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips						
8	Existing #1	Parking Lot (Vacant)	NA			0	0
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips						
15	Final Total (Total New – Total Existing)					0	0

**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.

Revised Date: December 2019