



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

TBD Evelyn Byrd Ave  
Property Address

079-(A)-4  
Tax Map

0.54ac  
Total Land Area

acres or sq.ft.  
(circle)

Existing Zoning Classification: B-2

Special Use being requested: Mixed Use Building: Retail & Multiple-Family Dwellings - per Section 10-3-91.(17)

**PROPERTY OWNER INFORMATION**

DANIELA NEWBERRY (SAAARAZ)  
Property Owner Name

540-478-5555  
Telephone

2040 PROPOINTELN  
Street Address

DNEWBERRY@TPO-AD.COM  
E-Mail

H'BURG VA 22801  
City State Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Land & Home, Attn: Nathan W. Blackwell  
Owner's Representative

(540) 434-1752  
Telephone

330 Boyers Road  
Street Address

Nathan@LandandHomeVA.com  
E-Mail

Rockingham VA 22801  
City State Zip

**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.*

[Signature]  
PROPERTY OWNER

5/4/23  
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](http://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**

Date Application and Fee Received

Total Fees Due: \$ \_\_\_\_\_  
Application Fee: \$425.00 + \$30.00 per acre

Received By \_\_\_\_\_



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330 Boyers Road · Rockingham, VA 22801 · (540) 434-1752 · [www.LandAndHomeVA.com](http://www.LandAndHomeVA.com)

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April 7, 2023

Thanh Dang  
Department of Planning and Community Development  
409 South Main Street  
Harrisonburg, VA 22801  
(540) 432-7700  
[Thanh.Dang@HarrisonburgVA.gov](mailto:Thanh.Dang@HarrisonburgVA.gov)

RE: Special Use Permit for NERD Apartments on Evelyn Byrd Ave - TM# 079-(A)-4

Dear Ms. Dang,

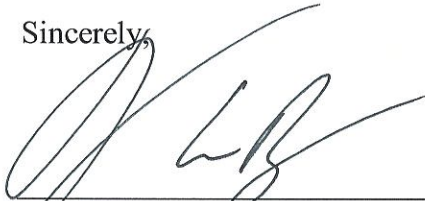
NERD Apartments is requesting a Special Use Permit to construct a mixed-use building on TM# 079-(A)-4, 0.54ac lot on Evelyn Byrd Avenue. The residential units will be a mixture of one (1), two (2), & three (3) bedroom units.

The site is currently zoned B-2 and is a vacant parcel. Per Sec. 10-3-91.(17) mixed use buildings are allowed in B-2 zonings only by special use. Harrisonburg Crossing borders to the North, Texas Roadhouse to the East, Regal Cinema to the South, a detention pond, and Forbes Crossing is to the West.

The property will be serviced by City water & sewer. The existing sidewalk will be reconstructed and widened along Evelyn Byrd Avenue along the frontage. A bus-stop pull off will be incorporated with the site plan.

We are excited for this opportunity, and think this project will be excellent for walkability and anticipate the ability to serve a diverse population based on this location. Please let me know if you have any questions or need additional information.

Sincerely,



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Nathan W. Blackwell, P.E.  
Land & Home, LLC



City of Harrisonburg, VA  
Department of Public Works

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

www.harrisonburgva.gov/traffic-impact-analysis

Must be submitted to the Public Works Department 5 business days prior to the Planning Commission application deadline

<b>Contact Information</b>				
Consultant Name: Telephone: E-mail:				
Owner Name: Telephone: E-mail:				
<b>Project Information</b>				
Project Name:				
Project Address: TM #:				
Existing Land Use(s):				
Proposed Land Use(s): (if applicable)				
Submission Type:	Comprehensive Site Plan	Special Use Permit	Rezoning	Preliminary Plat
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)				
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>				
AM Peak Hour Trips:				
PM Peak Hour Trips:				

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No T/M

Comments:

Accepted by: Zenith Mason

Date: 3/14/2023

### Peak Hour Trip Generation by Land Use

Row	IVG'Nand Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1					
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1					
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)					

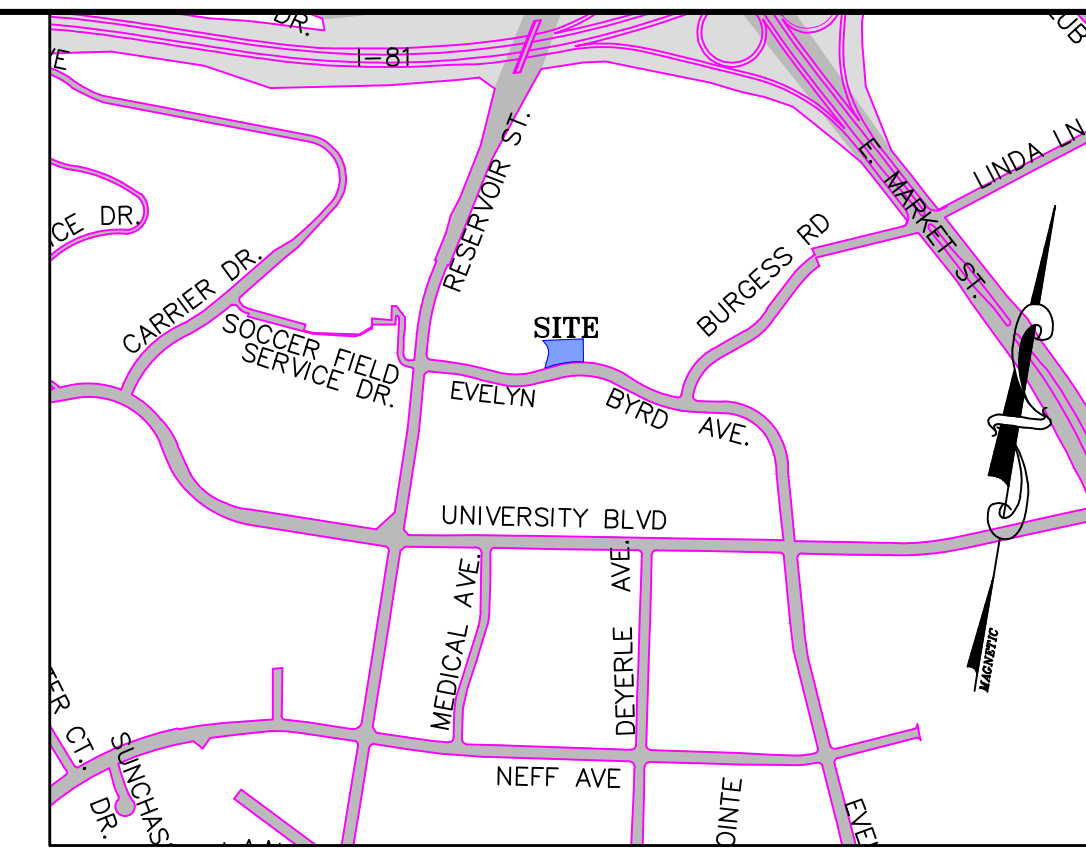
**Instructions**

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.

**OWNER/DEVELOPER SELF IMPOSED CONDITIONS:**

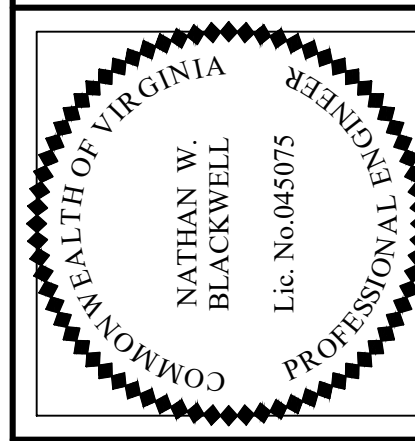
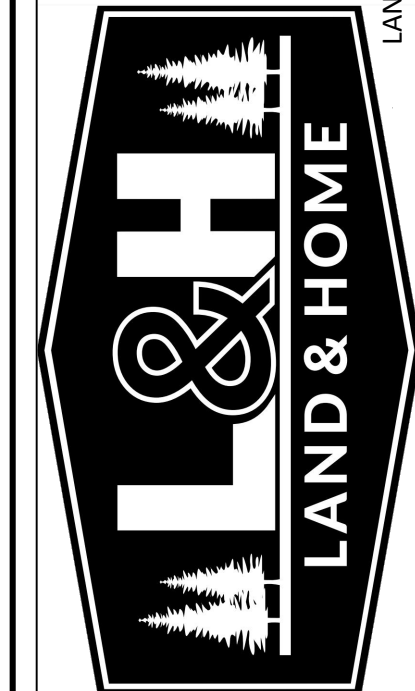
1. THE PROPERTY SHALL NOT CONTAIN DWELLING UNITS THAT HAVE MORE THAN THREE (3) BEDROOMS.
2. THE SITE SHALL CONTAIN NO MORE THAN 1.45 PARKING SPACES PER DWELLING UNIT.
3. ONE-BEDROOM DWELLING UNITS SHALL MAKE UP AT LEAST 10% OF THE TOTAL NUMBER OF UNITS.
4. ONE DWELLING UNIT WILL BE CONSTRUCTED TO BE FULLY HANDICAP ACCESSIBLE, TYPE A.
5. A BUS PULL-OFF, CONCRETE PAD, AND EASEMENT FOR A BUS SHELTER SHALL BE PROVIDED AT A LOCATION ACCEPTABLE TO HARRISONBURG DEPARTMENT OF PUBLIC TRANSPORTATION (HDPT). THE BUS PULL-OFF AND CONCRETE PAD SHALL BE CONSTRUCTED TO HDPT'S SPECIFICATIONS.
6. MAXIMUM OF 20 DWELLING UNITS TO BE CONSTRUCTED, UP TO FIVE STORIES ABOVE GRADE, EXCLUDING THE BASEMENT.



**VICINITY MAP**  
SCALE: 1" = 1,000'

Date: APRIL 2023  
Scale: AS NOTED  
Designed by: EHB  
Drawn by: ---  
Checked by: ---

**INDUSTRIAL  
RESIDENTIAL  
COMMERCIAL  
AGRICULTURAL**  
330 BOYERS ROAD  
ROCKINGHAM, VIRGINIA 22801  
540.434.1752  
LANDandHOMEVA.com



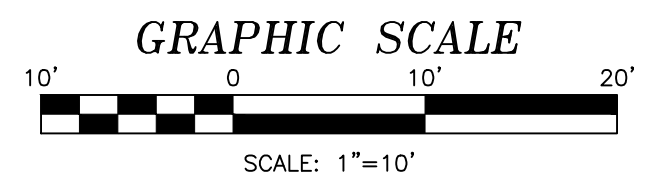
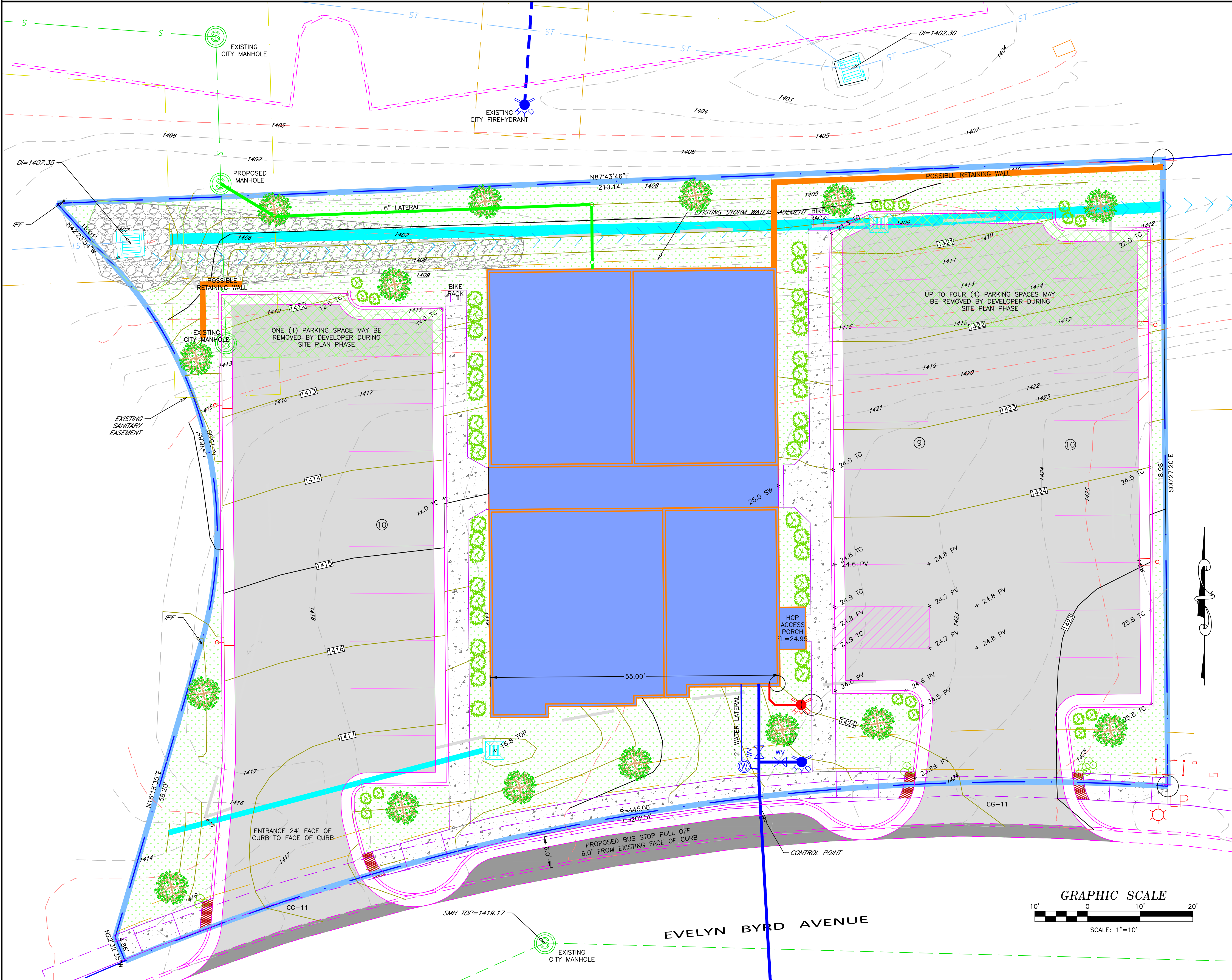
**SITE DESIGN:**  
LAND & HOME, LLC  
ATTN: NATHAN W. BLACKWELL  
330 BOYERS ROAD  
ROCKINGHAM, VA 22801  
540-434-1752

**DEVELOPER:**  
NERD APARTMENTS, LLC  
330 BOYERS ROAD  
ROCKINGHAM, VA 22801  
540-434-1752

**PROPERTY INFO:**  
TM# 079-A-4  
0.54 ACRES  
ZONED: B-2  
USE: VACANT

**LEGEND**

- SITE BOUNDARY
- ELECTRIC/TELEPHONE
- GUY WIRE
- EXISTING UTILITY POLE
- W WATER LINES
- FIRE FIRE LINE
- C WATER METER CONDUIT
- SANITARY LINES
- STORM SYSTEM
- SETBACK LINE
- EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED ROAD/EOP
- PROPOSED PARKING
- EXISTING ROAD
- EXISTING PARKING
- CURBING: CG-6 OR CG-7
- PROPOSED CG-12A
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- WATER METER
- EXISTING FENCE LINE
- CONCRETE PAVING
- HEAVY PAVEMENT
- GRASS AREA
- FIRE ACCESS



Revision Dates  
4/26/2023 PER CITY  
4/28/2023 PER CITY  
5/1/2023 PER CITY

**PRELIMINARY SITE PLAN**  
EVELYN BYRD AVENUE - LOT 1C-2  
NERD APARTMENTS, LLC  
330 BOYERS ROAD  
ROCKINGHAM, VA 22801

Drawing No.  
**1**  
of 1 Sheets

Job No. 001