

Total Fees Due: \$ 730.00
Application Fee: \$550.00 plus \$30.00 per acre

Date Application & Fee Received: 5-2-19
Received by: Abanfer

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

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 60 Carpenter Lane
Tax Map Number: Sheet: 107 Block: A Lot: 12 Total Land Area: 5.05 AC acres or sq. ft.
Existing Zoning District: B-2 Proposed Zoning District: M-1
Existing Comprehensive Plan Designation: General Industrial

Section 2: Property Owner's Information

Property Owner's Name: Henry P. Deyera, Trustee
Street Address: 94 Circle Lane Email: _____
City: Grottoes State: VA Zip: 24441
Telephone: Work: _____ Fax: _____ Mobile/Home: _____

Section 3: Owner's Representative Information

Owner's Representative: Petr Borodin
Street Address: 3475 Seneca Road Email: pborodin@gmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: (540) 421-4768 Fax: _____ Mobile/Home: _____

Section 4: 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: By Billie Hoff, signatures by Bill V. Hoff
Property Owner

Section 5: Required Attachments to be provided by Applicant

- Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- Statement of Proffers, if applying for conditional rezoning -N/A
- 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 Department prior to submitting Rezoning application. More information at www.harrisonburgva.gov/traffic-impact-analysis.

PETR BORODIN WAREHOUSE REZONING REQUEST (M-1)

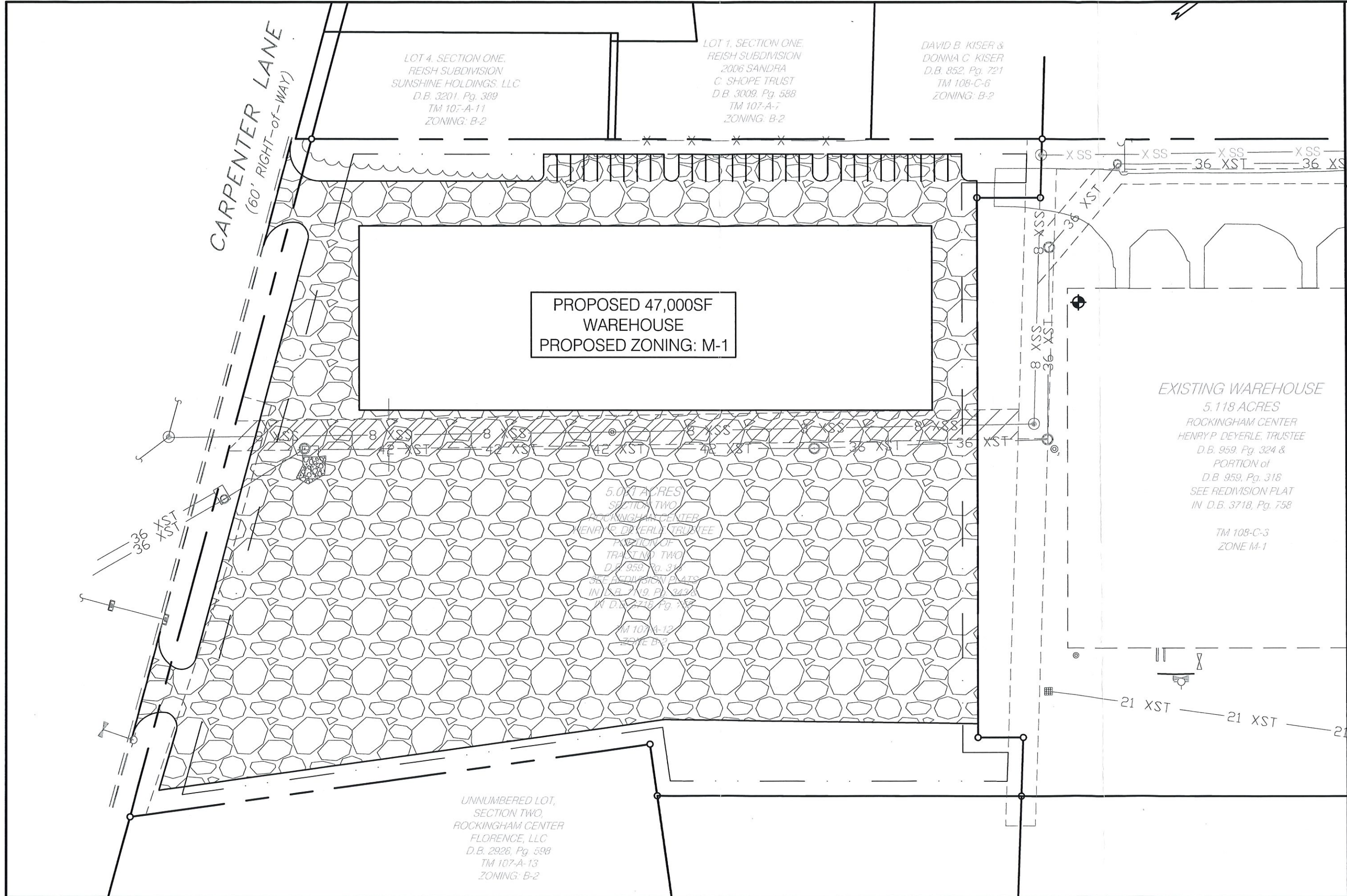
PLAN DESCRIPTION

DATE: REVISED MAY 3, 2019

The Petr Borodin Warehouse is a planned industrial warehousing facility to be located within Harrisonburg City Limits. The site is located at 60 Carpenter Lane (TM # 107-A-12). The proposed project includes approximately 47,000 SF of new warehousing space with associated parking. Primary vehicular access will be provided by two proposed entrances on Carpenter Lane as shown on the attached sketch.

The project will be phased with the first phase consisting of a truck parking lot. Future phases will include the building and other site improvements. The building and parking layout depicted on the concept plan is preliminary and subject to modification.

It is proposed that the subject property be rezoned from B-2 to M-1 General Industrial District to accommodate the proposed warehousing usage. The M-1 zoning would allow for the proposed square footage of the warehouse, as B-2 zoning only allows a maximum warehouse size of 20,000 SF. The proposed zoning is also consistent with the City's existing Comprehensive Site Plan designation of "general industrial" for the area where the property is located.



PROJECT No. 11913-2		EXPANDER No. 4553-3	
DRAFT:		SCALE: 1"=60'	
DATE: 05/02/19		SHEET 1 OF 1	
VALLEY ENGINEERING IDEAS MADE REAL		PETR BORODIN WAREHOUSE HARRISONBURG, VA 22801	
4901 CROWE DRIVE MOUNT CRAWFORD, VA 22841 TELEPHONE (540) 434-6365 OR (800) 343-6365 FAX (540) 432-0685		SKETCH PLAN 	



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:	Valley Engineering, PLC (Contact: Carl Snyder)			
Telephone:	(540) 434-6365 ext. 108			
E-mail:	csnyder@valleyesp.com			
Owner Name:	Henry P. Deyerle Trustee			
Telephone:	94 Circle Lane			
E-mail:	Grottoes, VA 24441			
Project Information				
Project Name:	Petr Borodin Warehouse			
Project Address: TM #:	60 Carpenter Lane, Harrisonburg, VA 22801 (TM # 107 A 12)			
Existing Land Use(s):	Agricultural			
Proposed Land Use(s): (if applicable)	Industrial Warehouse			
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)	The purpose of the project is to construct approximately 47,000 SF of new warehousing space, along with associate parking and utilities. The project proposes rezoning the subject parcel from B-2 to M-1.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	14			
PM Peak Hour Trips:	15			

(reserved for City staff)

TIA required? Yes _____ No

Comments:

Accepted by: 

Date: 05/21/2019

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	Warehousing	150	1000 SF	47	14	15
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					14	15
8	Existing #1						
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)					14	15

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.