

Total Fees Due: \$ 730  
Application Fee: \$550.00 plus \$30.00 per acre

Date Application & Fee Received: 1/3/19  
Received by: THD  
Date TIA accepted: 2/25/19

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

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

### Section 1: Description of Property

Location (street address): 1051 Peach Grove Ave.  
Tax Map Number: Sheet: 92 Block: F Lot: 10 Total Land Area: 5.44 acres or sq. ft.  
Existing Zoning District: B-2 Proposed Zoning District: R-5C  
Existing Comprehensive Plan Designation: Mixed use

### Section 2: Property Owner's Information

Property Owner's Name: Skylar & Talli, LLC  
Street Address: PO Box 1039 Email: \_\_\_\_\_  
City: Harrisonburg State: VA Zip: 22803  
Telephone: Work: 540-432-9477 Fax: \_\_\_\_\_ Mobile/Home: \_\_\_\_\_

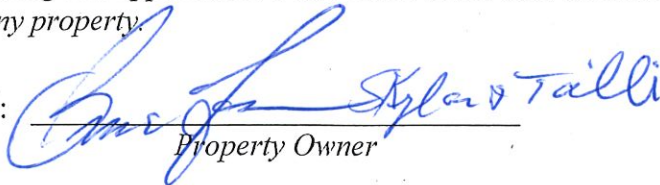
### Section 3: Owner's Representative Information

Owner's Representative: \_\_\_\_\_  
Street Address: \_\_\_\_\_ Email: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: Work: \_\_\_\_\_ 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: \_\_\_\_\_

  
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
- 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](http://www.harrisonburgva.gov/traffic-impact-analysis).

Total Fees Due: \$ 605  
Application Fee: \$425.00 plus \$30.00 per acre

Date Application & Fee Received: 1/3/19  
Received by: JHD  
Date TIA accepted: 2/25/19

## Application for Special Use Permit City of Harrisonburg, Virginia

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

### Section 1: Description of Property

Location (street address): 1051 Peach Grove Ave.  
Tax Map Number: Sheet: 92 Block: F Lot: 10 Total Land Area: 5.44 acres or sq. ft.  
Existing Zoning Classification: B-2  
Special Use being requested: Non-Residential Uses

(10-3-55.4) To allow retail stores, convenience shops, personal service establishments, restaurants (excluding those with drive through facilities) within the R-5 High Density Residential District

### Section 2: Property Owner's Information

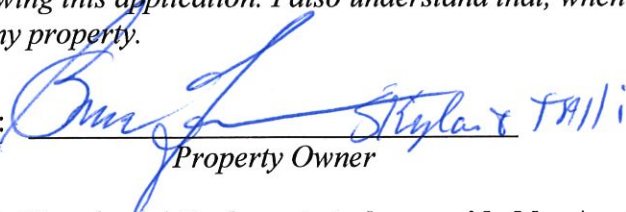
Property Owner's Name: Skylar & Talli, LLC  
Street Address: PO Box 1039 Email: \_\_\_\_\_  
City: Harrisonburg State: VA Zip: 22803  
Telephone: Work: 540-432-9477 Fax: \_\_\_\_\_ Mobile/Home: \_\_\_\_\_

### Section 3: Owner's Representative Information

Owner's Representative: \_\_\_\_\_  
Street Address: \_\_\_\_\_ Email: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: Work: \_\_\_\_\_ 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:   
Property Owner

### Section 5: Required Attachments to be provided by Applicant

- Survey of Property or Site 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 Department prior to submitting Special Use Permit application. More information at [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis).

**NOTE: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.**

Total Fees Due: \$ 605  
Application Fee: \$425.00 plus \$30.00 per acre

Date Application & Fee Received: 1/3/19  
Received by: THD  
Date TIA accepted: 2/25/19

## Application for Special Use Permit City of Harrisonburg, Virginia

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

### Section 1: Description of Property

Location (street address): 1051 Peach Grove Ave.  
Tax Map Number: Sheet: 92 Block: F Lot: 10 Total Land Area: 5.44 acres or sq. ft.  
Existing Zoning Classification: B-2  
Special Use being requested: More than 4 Stories  
(10-3-55.4) To allow multiple-family dwellings to be greater than four (4) stories and/or fifty-two (52) feet in height within the R-5 High Density Residential District.

### Section 2: Property Owner's Information

Property Owner's Name: Skylar & Talli, LLC  
Street Address: PO Box 1039 Email: \_\_\_\_\_  
City: Harrisonburg State: VA Zip: 22803  
Telephone: Work: 540-432-9477 Fax: \_\_\_\_\_ Mobile/Home: \_\_\_\_\_

### Section 3: Owner's Representative Information

Owner's Representative: \_\_\_\_\_  
Street Address: \_\_\_\_\_ Email: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: Work: \_\_\_\_\_ 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:   
Property Owner

### Section 5: Required Attachments to be provided by Applicant

- Survey of Property or Site 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 Department prior to submitting Special Use Permit application. More information at [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis).

**NOTE: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.**

Total Fees Due: \$ 605  
Application Fee: \$425.00 plus \$30.00 per acre

Date Application & Fee Received: 1/31/19  
Received by: THD

*Date TIA accepted:*

## Application for Special Use Permit City of Harrisonburg, Virginia

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

### Section 1: Description of Property

Location (street address): 1051 Peach Grove Ave.  
Tax Map Number: Sheet: 92 Block: F Lot: 10 Total Land Area: 5.44 acres or sq. ft.  
Existing Zoning Classification: B-2  
Special Use being requested: More than 12 Units -  
(10-3-55.4) To allow multiple-family dwellings to have more than twelve (12) units per building within the R-5 High Density Residential District

### Section 2: Property Owner's Information

Property Owner's Name: Skylar & Talli, LLC  
Street Address: PO Box 1039 Email: \_\_\_\_\_  
City: Harrisonburg State: VA Zip: 22803  
Telephone: Work: 540-432-9477 Fax: \_\_\_\_\_ Mobile/Home: \_\_\_\_\_

### Section 3: Owner's Representative Information

Owner's Representative: \_\_\_\_\_  
Street Address: \_\_\_\_\_ Email: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: Work: \_\_\_\_\_ 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:   
Property Owner

### Section 5: Required Attachments to be provided by Applicant

- Survey of Property or Site 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 Department prior to submitting Special Use Permit application. More information at [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis).

**NOTE: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.**

5.44

The Shoppes

@

Peach Grove

Information submitted to City Planner  
for April 10<sup>th</sup>, 2019 Planning Commission  
Meeting / Public Hearing

April 2, 2019

## 5.44 The Shoppes @ Peach Grove

Information submitted to City Planner for April 10<sup>th</sup>, 2019  
Planning Commission Meeting / Public Hearing

### Contents:

Rezoning Application

Special Use Permits

*More than 12 Units*

*Non-Residential Uses*

*More than Four Stories*

Project Overview

Letter of Proffers

Letter/Addendum for Cross Easement

Project Visual/Elevation Examples

Maps of Surrounding Areas

Topographies & Utilities

TIA Acceptance Letter

TIA Addendum Letter

Site Layout

April 2, 2019

## The Shoppes at Peach Grove The Residence at Peach Grove Project Overview

The proposed project is located at 1051 Peach Grove Avenue in Harrisonburg, Virginia. The site is approximately 5.4 acres with a gradual slope falling south to east. The site is bordered by Peach Grove to the south; a McDonalds and a service station to the east, restaurants, Food Lion and other shops to the west and open land to the south east. The site is approximately a 2/10-mile walk from the entrance to James Madison University's (JMU) University Park and approximately a 1.3 mile drive from JMU's campus entrance. A City bus stop is presently on Peach Grove Ave. however, there is no shelter and because there is only one westbound lane, a bus pull off and shelter are proposed and will be coordinated with Harrisonburg Department of Public Transportation. In addition to City bus transportation, a secure bike rack area within the building is planned to be provided to encourage bike traffic to and from JMU. Additional bike racks outside the building will be provided for others biking to the shoppes and/or to visit the residents.

It is intended that the project be a high end, high quality, young professional – student living facility offering a high level of security, quality, convenience and maintenance. Retail area will be geared for a younger population and will cater to the residents, surrounding neighborhoods and will invite pedestrian traffic. Retail may include restaurants, coffee shops, bookstores, clothing retailers, convenience store, etc.

The building will be six (6) stories. The first floor is expected to house approximately 16,000 sqft of retail, interior dumpster facilities and a

loading dock to serve both retail and residents, and residential amenities such as secure lobby, exercise room, game room, computer room, laundry facilities, bike storage space and other on-site convenience to minimize resident vehicle trips. All entrances to the residential area of the building will be controlled.

All floors above the first floor will be for residential use designed for apartment condo 1, 2, 3, and 4-bedroom configurations, most with balconies. The building will have an approximate mix of 20 – 1-bedroom units, 20 – 2-bedroom units, 30 – 3-bedroom units and 50 – 4-bedroom units for a total of 120 total units. It is proposed to construct a sundeck at the roof level.

The entire complex is designed to be maintenance free and user friendly. The building will be built of non-combustible materials such as steel, concrete, brick, dryvit, etc. All areas will have a fully automatic fire sprinkler system installed. There will be multiple stairwells and elevators. Access to all living units and common areas outside of retail will be by way of coded security cards and/or electronic telephone entry system.

Access to the site will be from Port Republic Road through internal private streets and two points of access from Peach Grove Ave. The total project will be well landscaped and maintained by full time maintenance personnel.

The approved TIA requires a right turn taper lane serving the western most entrance to the development off Peach Grove Avenue.



Adam Fletcher, Director  
City of Harrisonburg  
Department of Planning and Community Development  
409 South Main Street  
Harrisonburg, VA, 22801

**RE: Rezoning Application of Skylar & Talli, LLC  
to Rezone Tax Map Parcel 92 F 10 from B-2 to R-5C**

Dear Mr. Fletcher,

The following rezoning proffer is set forth on behalf of the applicant in connection with the pending application for R-5C rezoning of the above-referenced parcels. The applicant hereby proffers that the development of the subject property on the referenced application shall be in strict accordance with the conditions set forth in this submission. This letter of proffer is submitted pursuant to Section 10-3-123 of the Harrisonburg City Code.

The Applicant makes the following supplemental proffers in connection with the pending rezoning:

1. The site shall contain residential and non-residential uses.

a.) There shall not be any residential dwellings located on the first floor of any building. However, the first floor of buildings may contain residential lobby area and other residential amenities for use by residential tenants, such as recreational facilities, computer room, and laundry, etc. These amenities shall not be counted as non-residential.

b.) A minimum of 15,000 square feet of non-residential uses as permitted by section 10-3-55.4(4) (i.e. retail stores, convenience shops, personal service establishments, restaurants

(excluding those with drive-through facilities), and business and professional offices shall be contained on the first floor of buildings. The proffer does not preclude the property from adding non-residential uses up to the entire first floor of any building.

2. The site shall contain no more than 400 bedrooms.
3. No more than two rows of parking and associated drive aisles can be located between any buildings and Peach Grove Avenue and between any building and the existing private access road on the property.
4. A sidewalk shall be provided along the southwestern side of the private access road from Peach Grove Avenue to tax map parcel 92-F-11 as generally depicted on the submitted layout titled "The Shoppes at Peach Grove" dated February 23, 2019.
5. A right-turn taper shall be provided for the proposed driveway. The taper shall have a minimum taper length of 125 feet.

Thank you for your acceptance of these proffer submittals on behalf of the City. Please feel free to contact me if you require additional information or have further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Forbes". The signature is stylized with a large initial "B" and a long, sweeping flourish that extends to the right.

Bruce Forbes  
Manger of Skylar & Talli, LLC

Adam Fletcher, Director  
City of Harrisonburg  
Department of Planning and Community Development  
409 South Main Street  
Harrisonburg, VA, 22801

**RE: Rezoning Application of Skylar & Talli, LLC  
to Rezone Tax Map Parcel 92 F 10 from B-2 to R-5C**

Dear Mr. Fletcher,

Attached is a copy of the addendum to the sale agreement for tax map #92 F 11 which grants a cross easement for parking to the 5.44 acre lot for the Peach Grove project. This should alleviate any questions over parking requirements.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Forbes", written in a cursive style.

Bruce Forbes

Manger of Skylar & Talli, LLC

ADDENDUM

"A" 2-6-98  
[Handwritten initials]

THIS ADDENDUM is made to that certain Sales Agreement dated February 1, 1998 by and between FORBES CRUTCHFIELD GENERAL PARTNERSHIP (Seller), ARMADA/HOFFLER HOLDING COMPANY (Buyer), and GOODMAN, SEGAR, HOGAN, HOFFLER (Agent).

The Agreement mentioned above be and is hereby amended as follows:

1. All references in the Agreement to earnest money in the sum of \$50,000 be and are hereby amended to the sum of \$75,000, with corresponding adjustments.

2. In the eighth line of Paragraph No. 4, after "all monies paid hereunder" there should be inserted the phrase "(except for the original \$25,000 previously paid)".

3. In Paragraph No. 6(f), the cross-easements to be provided in favor of Seller's adjoining land should include those for "parking, access, utilities, and drainage".

3. Paragraph No. 6(j) be and is hereby amended by deleting such paragraph as originally written and substituting therefor the following:

"(j) Seller agrees to the following restrictions being placed on Seller's adjacent land (excluding, however, the approximately 9-acre tract located behind and southwest of the proposed shopping center tract):

1. No building greater than 25 feet in height shall be permitted on any out-parcel.

2. No supermarket or grocery store selling fresh seafood, meat, poultry or produce for off-premises consumption will be permitted to operate on Seller's adjacent property. This is not intended to restrict the adjacent property from being used by a convenience store, mini-mart, or similar such business."

4. Paragraph 6(k) be and is hereby amended by deleting such paragraph and substituting therefor the following:

"(k) Seller agrees to allow access to the property off Port Republic Road and Peach Grove Avenue as shown on the attached Exhibit A. Buyer shall at its expense construct in accordance with sound engineering design, (1) an entrance road 30 feet wide (measured from face of curb) from Port Republic Road between Lots C and D, together with one entrance off of same for Lot C, and one entrance for Lot D, at locations to be designated by Seller prior to construction, and (2) a service road with curb and gutter on the northern side (the drainage ditch side) from Peach Grove Avenue, all as more particularly shown on the attached Exhibit A. Following construction, Buyer shall be responsible for the maintenance of both such roads until the adjacent tracts have been developed, at which time the maintenance shall be shared among the tracts then having the benefit of such roads."

5. Buyer agrees that any suitable excess soil or other materials from excavation on the proposed shopping center tract as shown on Exhibit A shall be placed on Lots A, B, C, or D as directed by Seller's engineers.

6. The provisions of this Agreement, as amended, shall survive the closing on the Property and shall not merge into the Deed of Conveyance.

**FORBES CRUTCHFIELD GENERAL PARTNERSHIP**

By: [Signature] [SEAL]

Its: Partner for FC/GP

Date: 2/6/98

Seller

**ARMADA-HOFFLER HOLDING COMPANY**

By: [Signature] [SEAL]  
Lewis S. Haddad, President

Date: \_\_\_\_\_

Buyer

## Thanh Dang

---

**From:** Forbes Development <forbesdevgraphics@gmail.com>  
**Sent:** Wednesday, April 3, 2019 9:31 AM  
**To:** Thanh Dang  
**Subject:** Re: Peach Grove - Parking Cross Easement - Exhibit A

Good morning again Thanh,

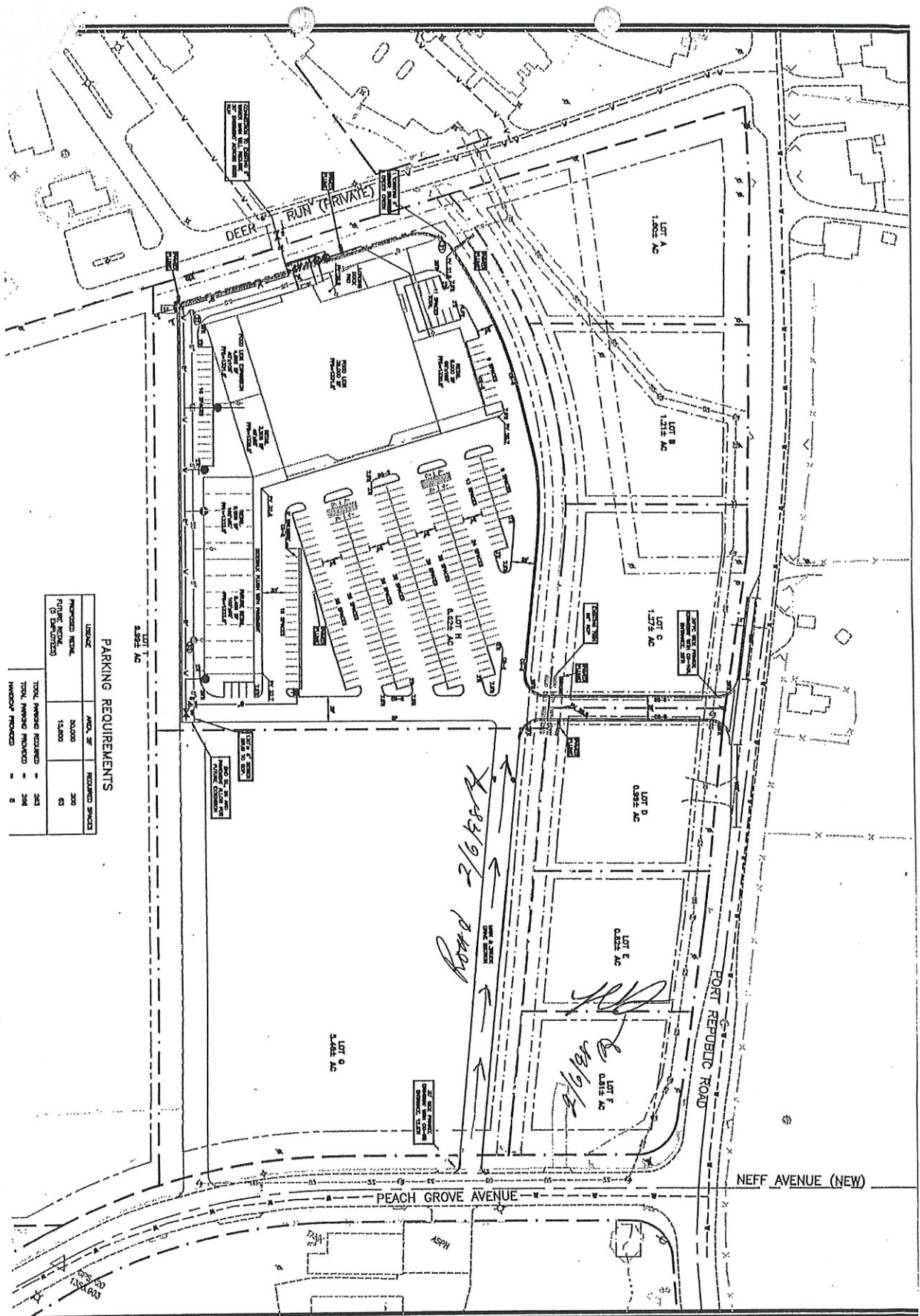
Thank you for the phone call and explanation. I see your point. While I cannot send the whole document, the original language in paragraph (f) states: "Buyer shall provide cross easements for parking access, utilities, etc. across the land being sold in favor of Seller's adjoining tracts of land. Both parties shall have access to the other property owner's utilities. It will be the responsibility of the property owner connecting into the utilities to make the connection and return the property to its preexisting condition."

Let me know if that is sufficient.

Thank you,



-Loni Kirclin-

Graphics & Marketing  
Forbes Development  
540.432.9477



**PARKING REQUIREMENTS**

LANDUSE	AVAIL. SP.	REQUIRED SPACES
PROPOSED RETAIL (100' x 150')	20,000	200
PROPOSED RETAIL (100' x 150')	14,000	63
TOTAL PARKING REQUIRED	-	263
TOTAL PARKING PROVIDED	-	264
HANDICAP PROVIDED	-	5

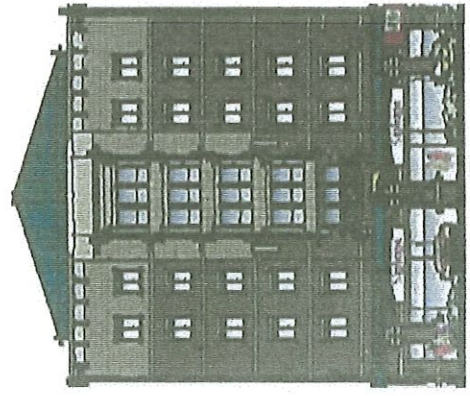
Drawing No. <b>1</b> of 1 Sheet 1/14/75	<b>SITE LAYOUT AND GRADING PLAN</b> PORT ROAD PLAZA FOOD LION GROCERY STORE PORT REPUBLIC ROAD HARRISONBURG, VIRGINIA 22801		 <b>BLACKWELL ENGINEERING, PLC</b> 558 East Market Street Harrisonburg, Virginia 22802 Phone (800) 438-9991 E-Mail: info@blackwell.com Fax: (540) 512-2922	Revision Data Date: 1/14/75 Drawn by: WTS Checked by: DMB Design by: DMB Project No: 142
--	---	--	--	---

**EXHIBIT A**



NORTH ELEVATION

# The Residence at Peach Grove The Shoppes at Peach Grove



EAST ELEVATION

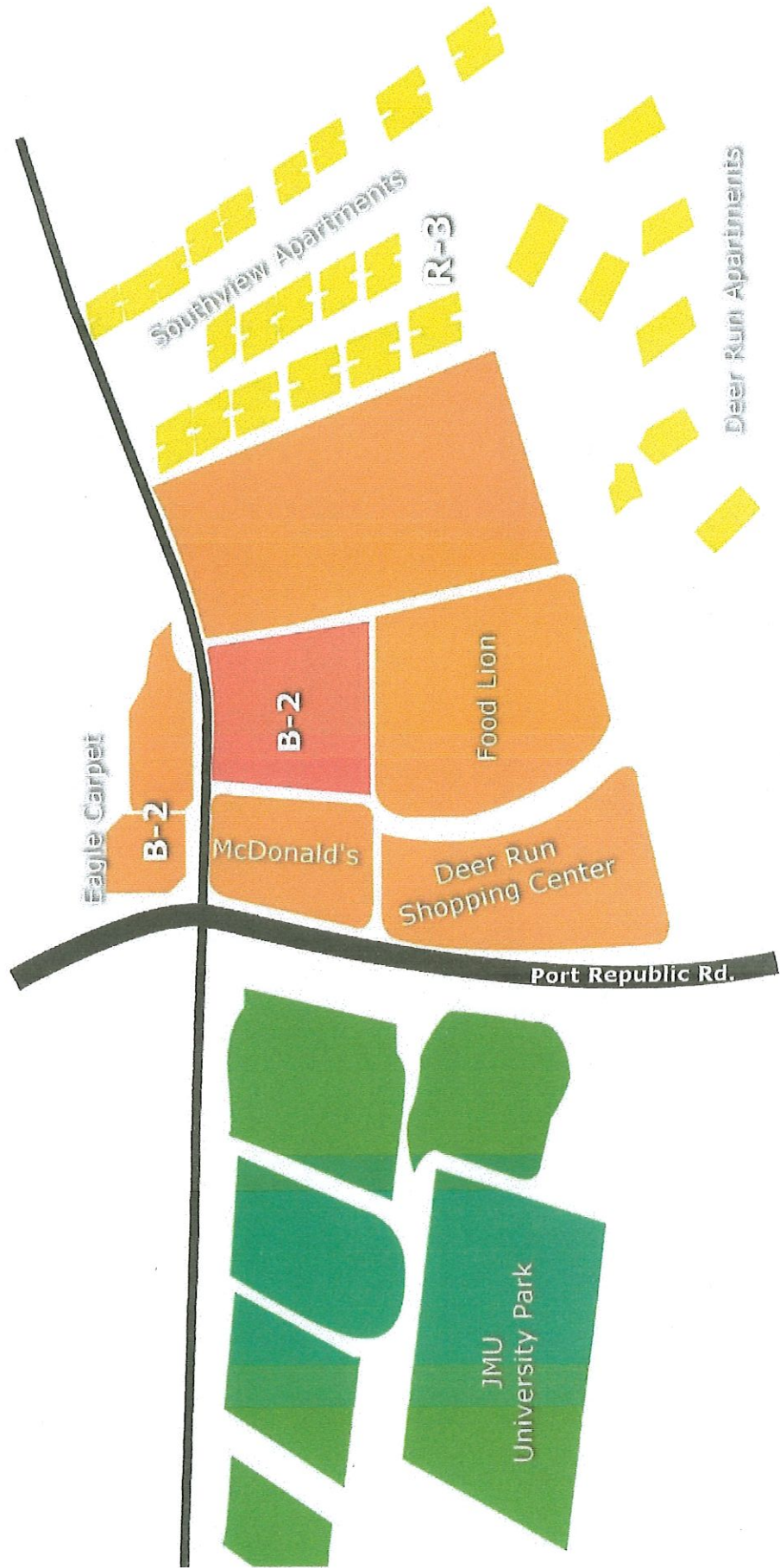


The Shoppes @ Peach Grove -- Information for Rezoning 4/2/19



The Shoppes @ Peach Grove – Information for Rezoning 4/2/19





The Shoppes @ Peach Grove – Information for Rezoning 4/2/19



# 1051 Peach Grove Ave



All Layers 1 inch = 20 feet

# 1051 Peach Grove Ave



## Legend

- JMU 1' Contours 2011
- Property Lines
- Easements
- Right of Way

1 inch = 20 feet



# City of Harrisonburg, Virginia

OFFICE OF THE PUBLIC WORKS DEPARTMENT  
320 EAST MOSBY ROAD  
HARRISONBURG, VIRGINIA 22801  
(540) 434-5928

STREET MAINTENANCE  
TRAFFIC ENGINEERING  
TRANSPORTATION PLANNING  
REFUSE/ RECYCLING  
CENTRAL STORES

April 2, 2019

Carl Hultgren  
Ramey Kemp & Associates  
Glen Allen, VA

RE: The Shoppes at Peach Grove Traffic Impact Analysis (Tax Map # 92 F 10)

Dear Mr. Carl,

We have reviewed the revised Traffic Impact Analysis (TIA) for the proposed development of The Shoppes at Peach Grove dated February 18, 2019 and the two memorandums. The first dated February 25, 2019 regarding the layout change and taper requirement, and the second dated April 1, 2019 regarding the change in number of residential units proposed. The Public Works Department finds this TIA to be acceptable, as modified by the two memos.

Thank you for your work on this TIA and promptness in providing revised submissions throughout the process.

Regards,

Dastan Khaleel  
Traffic Engineer



RAMEY KEMP & ASSOCIATES, INC.  
4343 Cox Road  
Glen Allen, VA 23060  
Phone: 804-217-8560 Fax: 804-217-8563  
www.rameykemp.com

April 1, 2019

Mr. Tom Hartman, P.E.  
Public Works  
City of Harrisonburg  
320 East Mosby Road  
Harrisonburg, Virginia 22801  
Phone: (540) 434-5928

**Subject:** The Shoppes at Peach Grove – Traffic Impact Analysis (TIA) – **Addendum #1**

Dear Mr. Hartman,

We understand the City approved the revised TIA that we submitted on February 18, which was based on the trip potential of 340 student bedrooms. The applicant is now seeking approval of up to 400 student bedrooms. The purpose of this letter is to provide the following:

- Revised trip generation calculations
- Revised site trip assignment and 2020 build-out peak hour traffic volumes
- Revised right-turn lane warrant analysis for the proposed site driveway on Peach Grove Avenue

We found that the overall results of the TIA are unchanged. The trip potential of the additional 60 bedrooms is still below the threshold for a westbound right-turn taper on Peach Grove Avenue at the proposed site driveway, but the applicant has agreed to construct the taper.



Mr. Tom Hartman, P.E.  
Page 3 of 3

We appreciate your time and assistance to this point, and we trust we have addressed the comments satisfactorily. Please contact me if you have any questions or need anything else to complete the review.

Sincerely,  
*Ramey Kemp & Associates, Inc.*

Carl Hultgren, P.E., PTOE  
Regional Manager

Enclosures: Traffic volume figures

Copy to: Mr. Bruce Forbes, Forbes Development  
Mr. Dick Blackwell, P.E., Blackwell Engineering  
Mr. Ed Blackwell, P.E., Blackwell Engineering



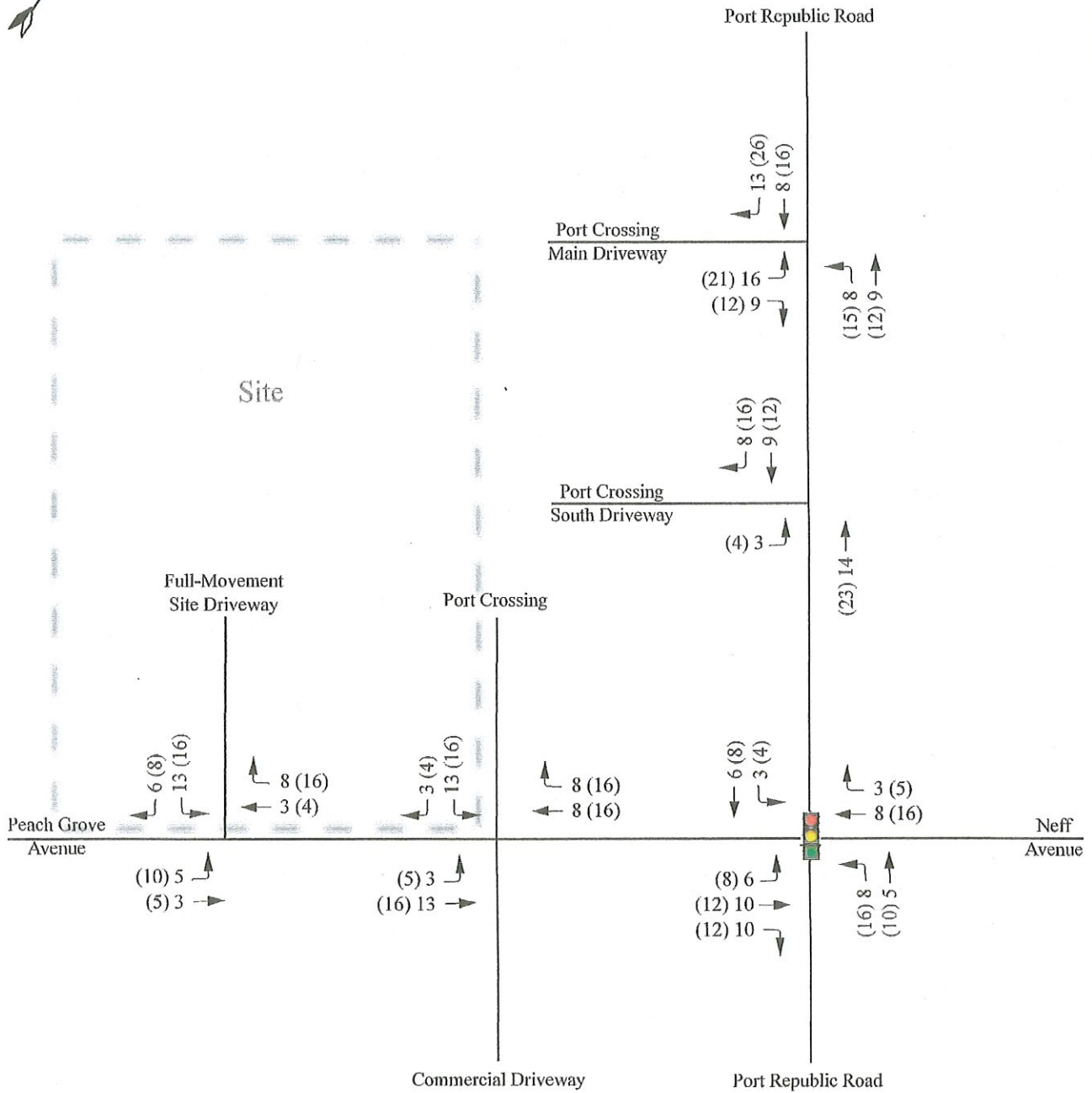
Table 1 shows the revised average weekday daily and peak hour trips for the proposed development based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10<sup>th</sup> Edition.

**Table 1 – ITE Trip Generation – Typical Weekday – 10<sup>th</sup> Edition**

Land Use (ITE Land Use Code)	Size	Average Daily Traffic (vpd)		AM Peak Hour (vph)		PM Peak Hour (vph)	
		Enter	Exit	Enter	Exit	Enter	Exit
Off-Campus Student Apartment (Over ½ mile from campus) (225)	400 bedrooms	794	794	20	51	63	59
General Retail Space (820)	5,000 s.f.	95	95	3	2	9	10
Quality Restaurant (931)	4,000 s.f.	168	168	2	1	21	10
High-Turnover Sit-Down Restaurant (932)	4,000 s.f.	225	225	22	18	24	15
Fast-Food Restaurant without Drive-Thru Window (933)	3,000 s.f.	520	520	45	30	43	43
Subtotal		1,802	1,802	92	102	160	137
Internal Capture – 18%		-324	-324	-17	-17	-26	-26
Driveway Volumes		1,478	1,478	75	85	134	111
ITE Pass-By Trips:							
General Retail Space – 34%		-26	-26	-0	-0	-2	-2
Quality Restaurant – 44%		-60	-60	-0	-0	-5	-5
High-Turnover Restaurant – 43%		-79	-79	-7	-7	-6	-6
Fast-Food Restaurant – 49% AM / 50% PM		-211	-211	-15	-15	-17	-17
<b>Net New External Trips</b>		<b>1,102</b>	<b>1,102</b>	<b>53</b>	<b>63</b>	<b>104</b>	<b>81</b>

Enclosed are the revised TIA Figures 9, 11, and 12, and the revised right-turn lane warrant chart for the westbound right-turn movement on Peach Grove Avenue at the proposed site driveway. The projected 2020 build-out AM and PM peak hour traffic volumes are still below the threshold for a right-turn taper or turn lane.

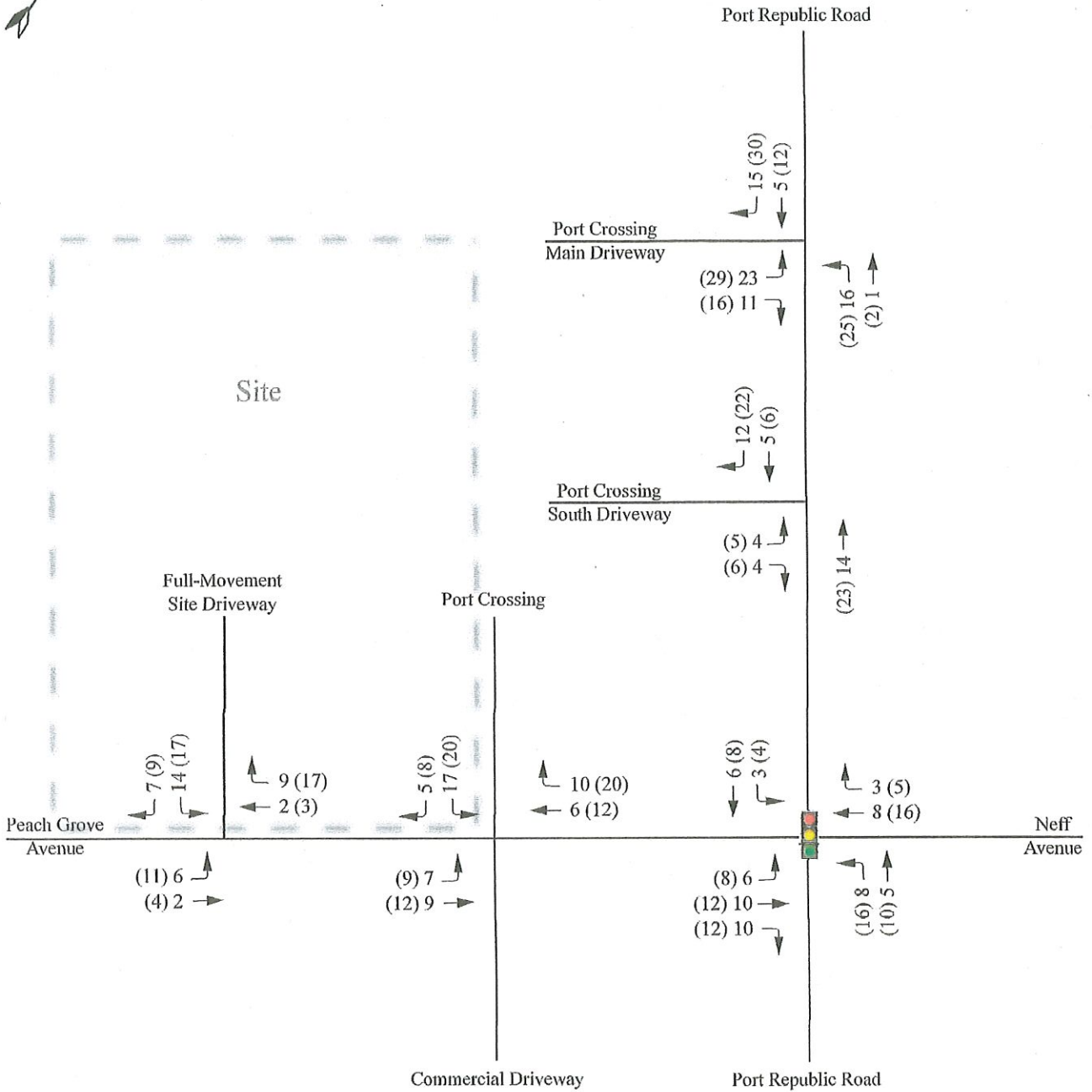
The City is requiring a westbound right-turn taper on Peach Grove Avenue at the proposed site driveway, which the applicant has agreed to construct. Peach Grove Avenue has 12 foot lanes, and is posted 25 mph, so the minimum taper length is 125 feet (based on the  $T = WS^2 / 60$  formula). The applicant is proposing to start the right-turn taper at the existing driveway, which will result in a taper that is at least 155 feet long.



**LEGEND**


X (Y) AM (PM) Peak Hour Traffic Volumes

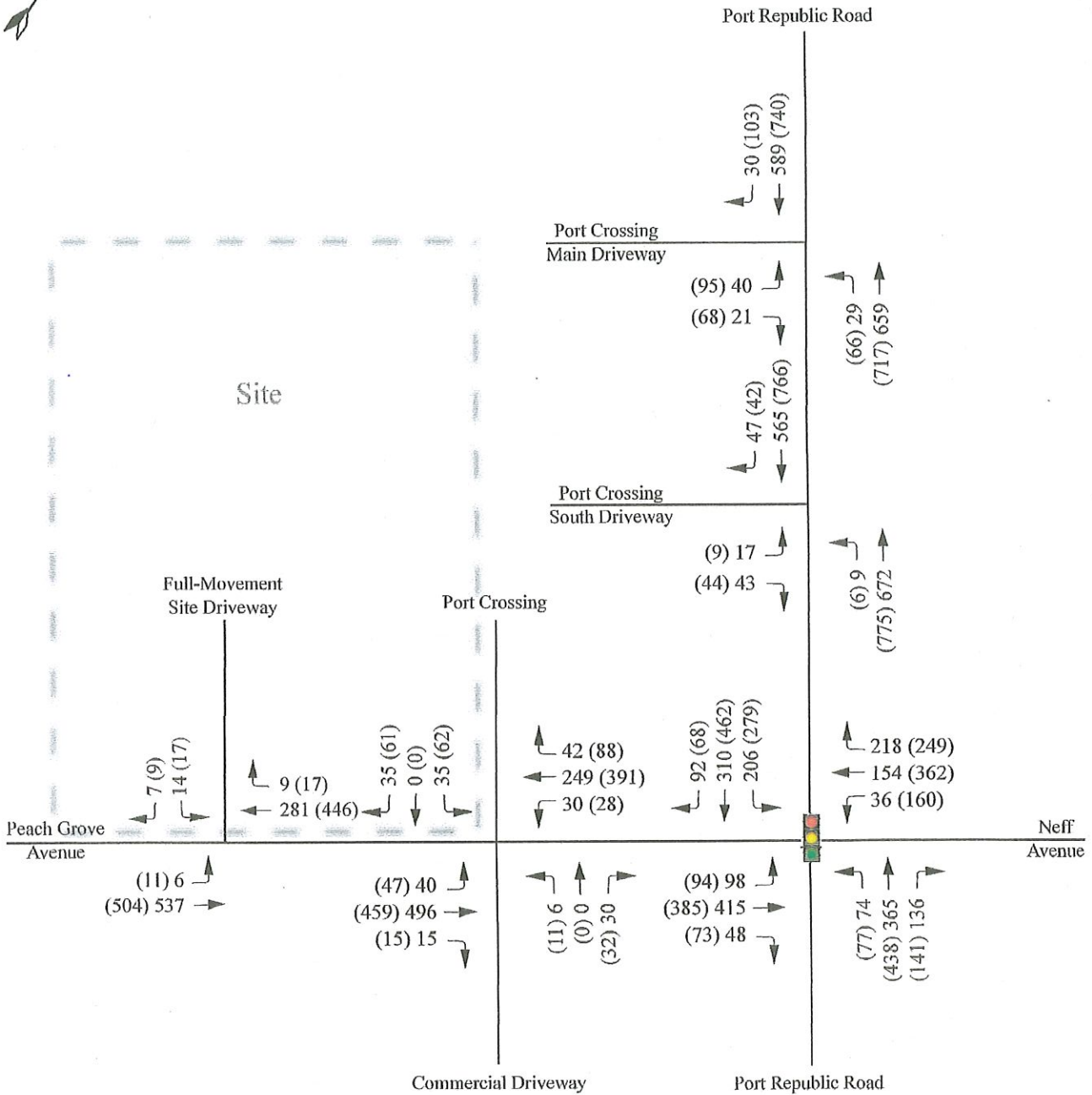
	<p>The Shoppes at Peach Grove Harrisonburg, Virginia</p>	<p>Primary Site Trip Assignment</p>	
		<p>Scale: Not to Scale</p>	<p>Figure 9</p>



**LEGEND**


X (Y) AM (PM) Peak Hour Traffic Volumes

	<p>The Shoppes at Peach Grove Harrisonburg, Virginia</p>	<p>Total Site Trip Assignment</p>	
		<p>Scale: Not to Scale</p>	<p>Figure 11</p>



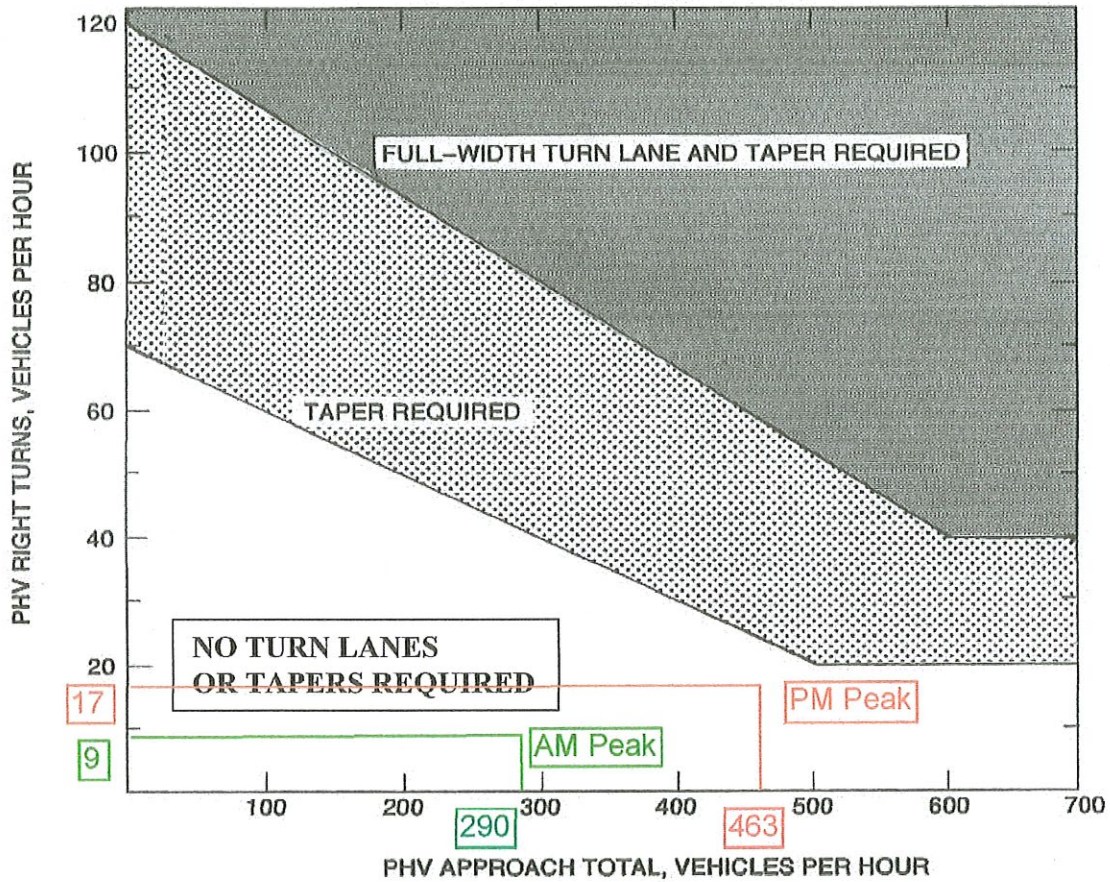
**LEGEND**

X (Y) AM (PM) Peak Hour Traffic Volumes

	<p>The Shoppes at Peach Grove Harrisonburg, Virginia</p>	<p>Build (2020) Peak Hour Traffic Volumes</p>	
		<p>Scale: Not to Scale</p>	<p>Figure 12</p>

Peach Grove Avenue at Site Driveway  
 Build (2020) Volumes  
 Westbound Right-Turn Lane Warrant

F-96



Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

**LEGEND**

**PHV** - Peak Hour Volume (also Design Hourly Volume equivalent)

**Adjustment for Right Turns**

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.

Adjusted right turns = PHV Right Turns - 20

If PHV is not known use formula:  $PHV = ADT \times K \times D$

K = the percent of AADT occurring in the peak hour

D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see Figure 3-1 for design criteria.

**FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)**



# City of Harrisonburg, Virginia

OFFICE OF THE PUBLIC WORKS DEPARTMENT  
320 EAST MOSBY ROAD  
HARRISONBURG, VIRGINIA 22801  
(540) 434-5928

STREET MAINTENANCE  
TRAFFIC ENGINEERING  
TRANSPORTATION PLANNING  
REFUSE/ RECYCLING  
CENTRAL STORES

February 25, 2019

Carl Hultgren  
Ramey Kemp & Associates  
Glen Allen, VA

RE: The Shoppes at Peach Grove Traffic Impact Analysis (Tax Map # 92 F 10)

Dear Mr. Carl,

We have reviewed the revised Traffic Impact Analysis (TIA) for the proposed development of The Shoppes at Peach Grove dated February 18, 2019 and memorandum dated February 25, 2019. The Public Works Department finds this TIA to be acceptable.

Thank you for your work on this TIA and promptness in providing revised submissions throughout the process.

Regards,

Dastan Khaleel  
Traffic Engineer



RAMEY KEMP & ASSOCIATES, INC.  
4343 Cox Road  
Glen Allen, VA 23060  
Phone: 804-217-8560 Fax: 804-217-8563  
www.rameykemp.com

February 25, 2019

Mr. Tom Hartman, P.E.  
Public Works  
City of Harrisonburg  
320 East Mosby Road  
Harrisonburg, Virginia 22801  
Phone: (540) 434-5928

**Subject:** The Shoppes at Peach Grove – Submittal of Revised Traffic Impact Analysis (TIA)

Dear Mr. Hartman,

We understand the City has approved the revised TIA that we submitted on February 18, and the City is requiring a westbound right-turn taper on Peach Grove Avenue at the proposed site driveway, which has been added to the site plan. The proposed driveway is located as far as possible from the existing driveway because the fire department wants direct access to the west side of the proposed building, and the applicant is constructing a bus turnout and shelter on Peach Grove Avenue at the west end of the property frontage.

Peach Grove Avenue has 12 foot lanes, and is posted 25 mph, so the minimum taper length is 125 feet (based on the  $T = WS^2/60$  formula). The applicant is proposing to start the right-turn taper at the existing driveway, which will result in a taper that is approximately 155 feet long.

We appreciate your time and assistance to this point, and we trust we have addressed the comments satisfactorily. Please contact me if you have any questions or need anything else to complete the review.

Sincerely,  
*Ramey Kemp & Associates, Inc.*

Carl Hultgren, P.E., PTOE  
Regional Manager

Enclosure

Copy to: Mr. Bruce Forbes, Forbes Development  
Mr. Dick Blackwell, P.E., Blackwell Engineering  
Mr. Ed Blackwell, P.E., Blackwell Engineering