

Date Application Received: _____

Total Paid: 405.⁰⁰ AF

Application for Change of Zoning District City of Harrisonburg, Virginia

Section 1: Property Owner's Information

Name: Alan E. Strawderman
Street Address: 4010 Traveler Road Email: butch.strawderman@cottonwood.com
City/State/Zip: Harrisonburg, VA 22801
Telephone (work): 540-437-3542 (home or cellular): 540-246-5959 (fax): 540-437-0105

Section 2: Owner's Representative Information

Name: Nitin Avaiya
Street Address: 121 Broadview Avenue Email: avaiyan@gmail.com
City/State/Zip: Warrenton, VA 20186
Telephone (work): _____ (home or cellular): 540-270-0136 (fax): _____

Section 3: Description of Property

Location (street address): 1320 Port Republic Road
Tax Map Number: Sheet: 88 Block: C Lot: 6 Total Land Area (acres or square feet): 0.45 acres
Existing Zoning District: B-2C Proposed Zoning District * : B-2C
Existing Comprehensive Plan Designation: Low Density Residential

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

Section 4: Application Fee

\$375.00 plus \$30.00 per acre, and if applicable, Fees for a Traffic Impact Analysis (TIA) Review (see below)

- (a) Would the development from this rezoning require a Traffic Impact Analysis by VDOT?
Yes _____ No X

If yes, then fees must be made payable to VDOT to cover costs associated with the TIA review.

PLEASE NOTE – If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

- (b) Would the development from this rezoning require a Traffic Impact Analysis review by the City?
Yes _____ No X

If yes, then an additional \$1,000.00 must be made payable to the City to cover costs associated with the TIA review.

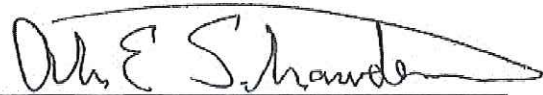
PLEASE NOTE – If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

Section 5: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: Ramirez Adolfo Maria, 1310 Port Republic Road
East: Universal of Harrisonburg, 1330 Port Republic Road
South: Comsonics Inc, 1350 Port Republic Road
West: Harrisonburg Community Health Center, 1335 Port Republic Road

Section 6: Certification

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


Property Owner

See Back for Items Required for Submission

ITEMS REQUIRED FOR SUBMISSION

- | | |
|---|--|
| <input checked="" type="checkbox"/> Completed Application | <input checked="" type="checkbox"/> Fees Paid |
| <input checked="" type="checkbox"/> Survey of Property | <input checked="" type="checkbox"/> Source Deed |
| <input checked="" type="checkbox"/> Description of Proposed Use | <input checked="" type="checkbox"/> Proffers (if applicable) |
| <input checked="" type="checkbox"/> Adjacent Property Owners | <input type="checkbox"/> _____ |

Additional Property Owners

West: Gibson Kenneth W, 1317 Port Republic Road, Harrisonburg, VA 22801

West: Heatwole Linda Allison, 169 Pleasant Hill Road, Harrisonburg, VA 22801

Existing Proffers

ELLEN E. DESARNO PROFFERS
1320 PORT REPUBLIC ROAD
DECEMBER 9, 2008

1. The "by right" use of the property is limited to mercantile establishments and accessory uses, including those which promote the show, sale and rental of goods or equipment for impaired, handicapped or disabled persons, inclusive of goods or equipment for their medical treatment or rehabilitation or mobility or transportation, under Section 10-3-90 (1) and (15) of the Code of the City of Harrisonburg.

2. The existing playground area will be maintained in its present state and will not be paved, except as provided for the purposes of the special use permit for the property.

3. If in the future exterior lighting is regulated by a City ordinance applicable to the B-2, General Business zone, then the property will comply with the regulations at that time.

4. The building will not be open later than 9:00 o'clock p.m.

5. No drive-thru, restaurant or shopping center uses will be allowed.

6. Any freestanding sign on the property will be restricted to 24 square feet and 6 feet in height.

City of Harrisonburg Community Development
Senior Planner
Adam Fletcher
409 South Main Street
Harrisonburg, VA 22801

April 3, 2015

Subject: Rezoning of T.M. Parcel 88-C-6

BE: 2472

Dear Mr. Fletcher:

As a condition of rezoning, the Owners (the "Owners") hereby proffer that the development of the subject property (the "Property") on this application shall be in accordance with §15.2-2298 of the Code of Virginia and the Zoning Ordinance of the City of Harrisonburg and for the conditions set forth in this submission, if and only if, the zoning request for B-2C, General Business District, is granted. In the event that the request for rezoning is denied or approved with conditions not agreed to by the Owners, the proffers and conditions shall immediately be null and void and of no further force or effect. If the rezoning request is granted, these proffers and conditions will supersede all proffers and conditions that may now exist on the Property.

This application contains one exhibit described as follows:

Exhibit A –Conceptual Site Plan prepared by Blackwell Engineering, PLC and dated March 31, 2015.

The following is proffered:

1. Use Restrictions. All uses as delineated in Harrisonburg's Zoning Ordinance, Article Q. B-2 General Business District, § 10-3-90 (1) and (15) shall be permitted on the Property. Except that no drive-thru, restaurant or shopping centers will be allowed.
2. Sign restrictions:
 - a. The total square footage of all free standing signs will not exceed 24 sf (each side).
 - b. The free standing sign height will be limited to 6 feet.
 - c. No electronic message boards or flashing signs shall be permitted on site.
3. The building will not be open later than 11:00 o'clock p.m. and not open before 6:00 o'clock a.m.
4. A six foot opaque privacy fence shall be installed adjacent to any new parking lot area along the northern and eastern property lines. In addition, an evergreen vegetated screen shall be installed along the same boundaries. At the time of planting, such plantings shall be at least six feet in height and planted a minimum of seven feet on center so as to form a dense screen. Such vegetation shall be maintained and replaced when necessary.

It is also our intent to work with the adjoining mobile home park property owner and the City to provide a safe area for students to wait for the bus.



Butch Strawderman

City of Harrisonburg, VA

Determination of Need for a Traffic Impact Analysis (TIA)

Applicant Ajay Madhani
Name of Project 1320 Port Republic Road
Project Address or TM # 88-C-6
Proposed Use in General Convenience Store

Breakdown of Peak Hour Trip Generation by Land Use per ITE:

Land Use 1.	Type & Code #	<u>Open 17 hrs LUC 852</u>
	Unit base (SF, # units, # empl., etc.)	<u>SF</u>
	Quantity	<u>4,500</u>
	Peak Hour Trip Generation (use greater of AM or PM and indicate which one)	<u>156 PM</u>

Land Use 2.	Type & Code #	_____
	Unit base (SF, # units, # empl., etc.)	_____
	Quantity	_____
	Peak Hour Trip Generation (use greater of AM or PM and indicate which one)	_____

Land Use 3,4, etc. (attach additional information as necessary)

Total Project Peak Hour Trip Generation	<u>156 PM</u>
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(reserved for City staff)

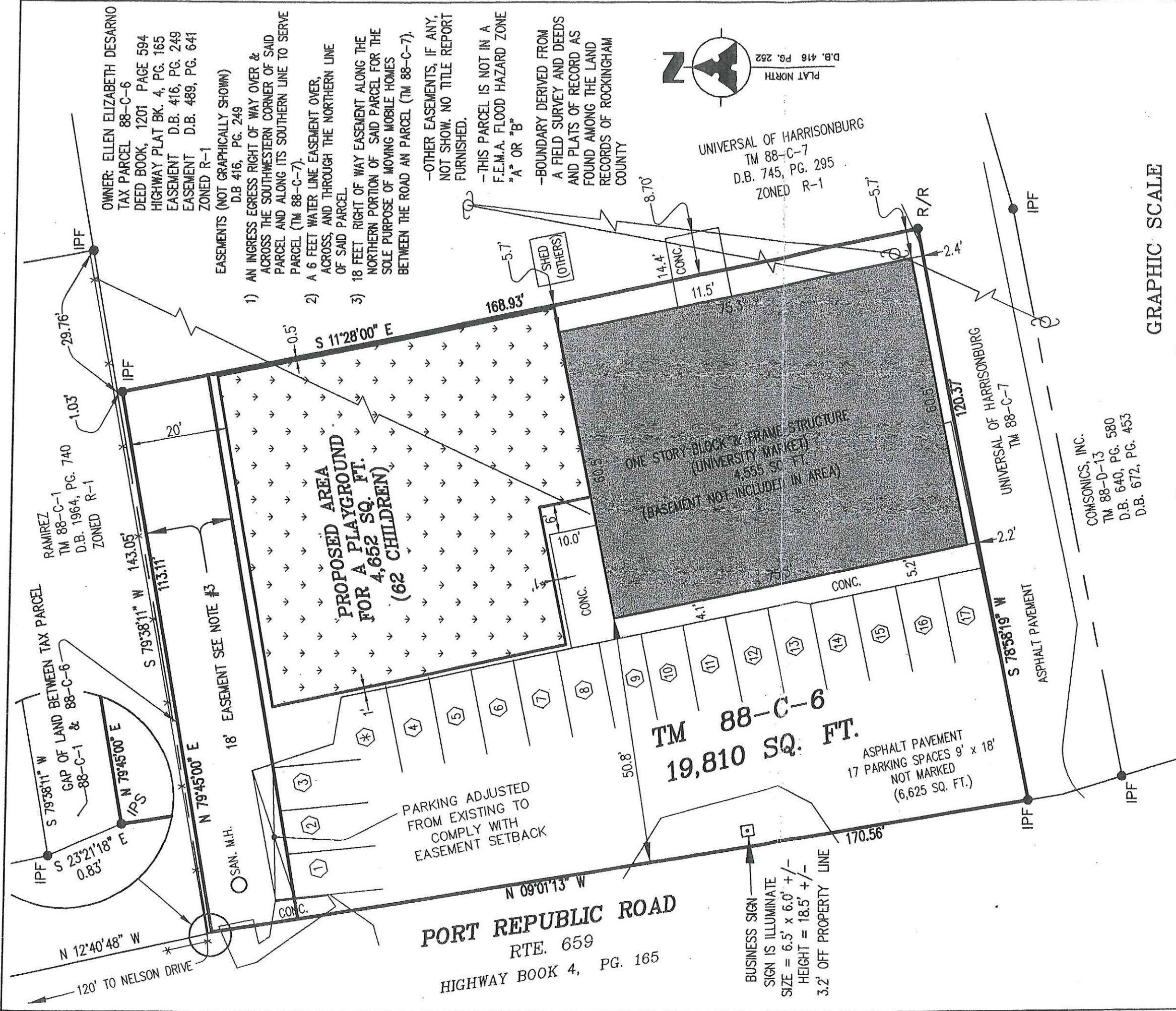
TIA Required? Yes _____ No

Comments:

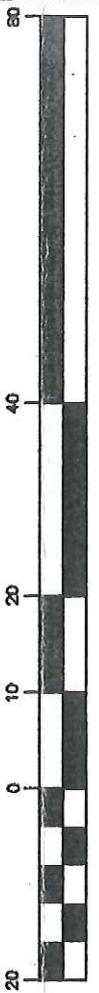
Port Republic Road was recently reconstructed to a 5-lane facility and provides a center turn lane that can be used to access this site. It is the opinion of Public Works staff that additional turning lanes and/or traffic control devices will not be needed to support the traffic generated by the proposed development. It is recommended that the applicant consider ways to limit backing from parking spaces into the shared driveway. Ideally, the driveways for the mobile home park and the commercial use would be kept separate to limit conflicts and possible safety issues on-site.

Reviewed by: Brad Reed
Brad Reed

Date: 3/9/2015



GRAPHIC SCALE



- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- R/R - RAILROAD SPIKE FOUND
- UTILITY POLE AN OVERHEAD WIRES
- CHAIN LINK FENCE

- R-1 SETBACKS
- WIDTH 80 FEET
- DEPTH 100 FEET
- FRONT YARD 30 FEET
- SIDE YARD 10 FEET
- REAR YARD 25 FEET

EXISTING SITE PLAN
 FOR A

SPECIAL USE PERMIT
 ON THE LAND OF

ELLEN ELIZABETH DESARNO

CITY OF HARRISONBURG
 ROCKINGHAM COUNTY, VIRGINIA

SCALE: 1" = 20' DATE: MARCH 3, 2004

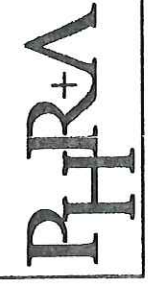
EXHIBIT 1

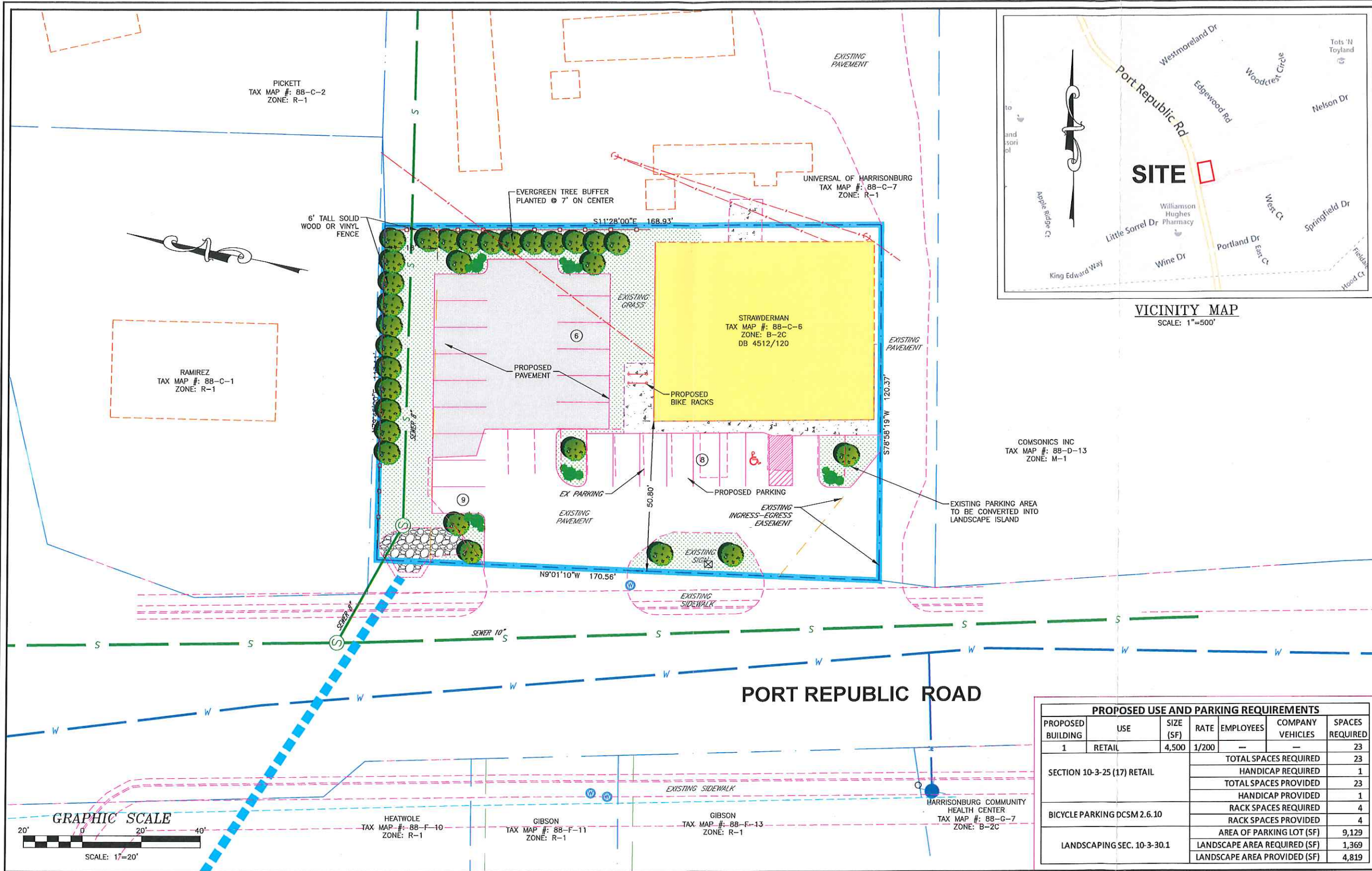
17 PARKING SPACES ADJUSTED FROM THE EXISTING PARKING TO COMPLY WITH EASEMENT SETBACK

PLAYGROUND (62 CHILDREN)

Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.

116 North Main Street,
 PO Box 46
 Bridgewater, VA. 22812
 T 540.828.2616
 F 540.828.6437

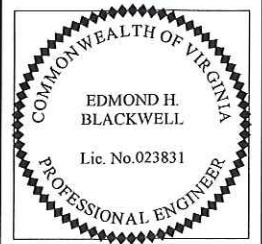




BLACKWELL ENGINEERING, PLC
566 East Market Street
Harrisonburg, Virginia 22801
Phone: (540) 432-9555 BE@BlackwellEngineering.com Fax: (540) 434-7604

Date: APRIL 1, 2015
Revision Date

Designed by: TBF
Scale: 1"=20'
Drawn by: MMS
Job No. 2472



REZONING SITE EXHIBIT A
1320 PORT REPUBLIC ROAD
ALAN E. STRAWDERMAN
4010 TRAVELER ROAD
HARRISONBURG, VA 22801

Drawing No.
1
of 1 Sheets