



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7700 • FAX (540) 432-7777

To: Planning Commission
From: Department of Community Development
Date: November 10, 2021 (Regular Meeting)
Re: Special Use Permit – 3091 South Main Street (Section 10-3-91(8)) to Allow a Reduction in Required Parking Areas

Summary:

Public hearing to consider a request from Harrisonburg Ford Property, LC for a special use permit per Section 10-3-91(8) of the Zoning Ordinance within the B-2, General Business District to allow reducing required parking areas to permit fewer than the required number of vehicle parking spaces for any use, provided that an amount of open space equal to the amount of space that would have been used for the required number of vehicle parking spaces is left available for parking in the event that, at the discretion of the City Council, it is needed at some time in the future. The +/- 3.38-acre site is part of a larger +/- 11.03-acre parcel addressed as 3091 South Main Street and is identified as tax map parcel 104-E-2.

Background:

The Comprehensive Plan designates this site as Commercial. Commercial uses include retail, office, professional service functions, restaurants, and lodging uses. Commercial areas should offer connecting streets, biking and walking facilities, and public transit services. Interparcel access and connections are essential to maintaining traffic safety and flow along arterials. Parking should be located to the sides or rear of buildings.

The following land uses are located on and adjacent to the property:

Site: Undeveloped acreage; zoned B-2

North: Across Baxter Drive, undeveloped parcels, business offices, and automotive business; zoned B-2

East: Automotive sales and service businesses; zoned B-2

South: Across West Kaylor Park Drive, undeveloped parcels and financial institution; zoned B-2

West: Undeveloped acreage (part of the same +/- 11.03-acre parcel); zoned B-2, and undeveloped acreage in Rockingham County; zoned A-2

Key Issues:

The subject property is an undeveloped +/- 11.03-acre parcel located along the entire southern side of Baxter Drive, between South Main Street to the east and the City/County jurisdictional boundary to the west. As stated in the applicant's letter, a future development for Tractor Supply Co. (TSC) is proposed

for +/- 3.38 acres of the +/- 11.03-acre parcel. The applicant is requesting a special use permit per Section 10-3-91(8) of the Zoning Ordinance to allow for a reduction in required parking areas to permit fewer than the required number of vehicle parking spaces in the B-2, General Business District. The applicant plans to later subdivide the +/- 3.38-acre site from the +/- 11.03-acre parcel.

Parking requirements for a retail use are calculated at one parking space for every 250 square feet of gross floor area when the gross square footage of the building is greater than 10,000 square feet. The proposed TSC structure is illustrated as having 26,924 square feet of gross floor area under roof (the proposed fenced-in garden center does not count toward parking totals; however, the portion of garden center that would be covered by a roof structure would count toward parking totals). The required parking total for the proposed TSC would be 108 parking spaces. The applicant is proposing to provide 77 parking spaces and has illustrated where the remaining 31 parking spaces could be provided. As required, a site sketch has been provided indicating the 77 parking spaces and the locations of the additional 31 spaces. The site sketch also shows a paved area that will be used to display trailers and equipment offered for sale by TSC. The Zoning Ordinance does not allow for paved display areas to be counted toward meeting the minimum parking requirements.

The applicant has stated that based upon experience in actual demand for their prototypes, TSC targets a lower parking need of 65 parking spaces. They believe this request of 77 parking spaces is reasonable to meet their anticipated parking needs while creating no hardships on adjacent properties.

The applicant also understands that, if approved, the area that would have been used for parking must be recorded in a deed, must remain as open space, and shall not be used to meet any conflicting requirements of the Zoning Ordinance.

Staff has no concerns with this request. The proposed reduction of required parking area is consistent with good zoning practice and will have no more adverse effect on the health, safety or comfort of persons living or working in the area and will be no more injurious, economically or otherwise, to property or improvements in the surrounding area than would any use generally permitted within the district. Staff recommends approval of the reduced parking SUP request with the following condition:

- The special use permit shall be applicable only to a use that is substantially the same as the operations of a Tractor Supply Co.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Recommend approval of the special use permit request as submitted;
- (b) Recommend approval of the special use permit request with suggested conditions;
- (c) Recommend approval of the special use permit with other conditions(s); or

(d) Recommend denial of the request.

Community Engagement:

As required, the request was published in the local newspaper twice advertising for Planning Commission’s public hearing. The advertisement was published as shown below:

Special Use Permit – 3091 South Main Street (Tractor Supply) (Section 10-3-91(8) to Allow Reducing Required Parking Areas)

Public hearing to consider a request from Harrisonburg Ford Property, LC for a special use permit per Section 10-3-91(8) of the Zoning Ordinance within the B-2, General Business District to allow reducing required parking areas to permit fewer than the required number of vehicle parking spaces for any use, provided that an amount of open space equal to the amount of space that would have been used for the required number of vehicle parking spaces is left available for parking in the event that, at the discretion of the City Council, it is needed at some time in the future. The +/- 3.38-acre site is part of a larger +/- 11.03-acre parcel addressed as 3091 South Main Street and is identified as tax map parcel 104-E-2.

In addition, adjoining property owners were notified of the public hearing; the property was posted with signage advertising the request; and a notice was provided on the City’s website at <https://www.harrisonburgva.gov/public-hearings>.

Recommendation:

Staff recommends alternative (b) recommend approval of the special use permit request with the suggested condition.

Attachments:

1. Site maps
2. Application, applicant letter, and supporting documents
3. Proposed site development layout

Review:

N/A