

MVG – Mt. Clinton Pike Re-Zoning Narrative

The intent of the proposed rezoning request is to provide the uses as exhibited on the Concept Plan provided by Balzer and Associates Inc. titled MVG Development dated 5/12/2014. The proposed grocery and gas station use requires B-2 zoning. It is understood that based on the comprehensive plan the remaining parcels along North Main St will also be a B-2 use and property to the west of the site will be industrial M-1 uses. Due to this, there will be several provisions that will need to be considered and accounted for in the development of this initial property. We have outlined several items starting with transportation, then utilities and last stormwater to describe the intent of the development strategy.

Based on future growth and access management guidelines, a private road is proposed through the future B-2 uses onto North Main St. which will have access easements granting these adjoining properties the right to access and utilize this road. A public road to the west that is opposite Technology Drive on Mt Clinton Pike shall also be constructed providing access to these adjoining properties. These entrances will be built to accommodate one inbound lane as well as two outbound lanes. Through the traffic study, we have identified the improvements required to make the access points to the site safe. A shared use path has also been identified as another improvement that will be constructed from the new public road to North Main Street along Mt. Clinton Pike. The access to the many homes that exist today will be maintained until such time comes that the development requires them to be removed.

Currently there are many properties that make up this tract that have public water and sewer available. Through the redevelopment of these parcels many of the existing utility lines will need to be relocated but the design will need to honor existing systems that will not be adjusted as well as provide the same level of service to the remaining parcels as they exist today. These systems will be coordinated through the City departments.

Stormwater is always a concern. A development plan accounting for future growth will be provided. The concept plan outlines an area where the majority of the stormwater generated with this development will be managed. Currently, Mt. Clinton Pike as well as the parcels along North Main St. drain through this site. Provision will need to be made for extension to existing systems and new systems provided to allow for future connections through the site. Stormwater will be managed according to state and local regulations.

While many of these improvements will be managed and engineered through the development phase, it is important to have an understanding of the challenges and provision required. Close coordination with the development group, the current property owners that are retaining many parcels around that development, and the City staff will be required. Many different plats will be needed to account for the vacation of Wilson Avenue and Boulevard Avenue as well as a consolidation plat of remaining parcels. The proposed development plan does provide the infrastructure to allow for the future growth and is in accordance with best management design practices.

MVG – Mt. Clinton Pike Re-Zoning Proffers

I (we) hereby proffer that the development of the subject property on this application shall be in strict accordance with the conditions set forth in this submission.

1. Cross access easements with adjoining properties shall be provided as generally shown on Exhibit A. The access road from North Main Street shall be a private road and the access road from Mt. Clinton Pike shall be a public road.
2. The following uses shall be prohibited on this property:
 - a. Vehicle, recreation equipment, or trailer sales served by a permanent building facility unless clearly incidental to an existing building. Vehicle excludes over the road tractors, their trailers, heavy equipment, manufactured homes, industrialized buildings, and agricultural equipment. No vehicle salvage, storage of inoperable vehicles, or sale of junk is allowed.
 - b. Repair of vehicles, recreation equipment, or trailers with all activities and storage of inoperable vehicles completely enclosed within a permitted structure. Vehicle excludes over the road tractors, their trailers, heavy equipment, manufactured homes, industrialized buildings, and agricultural equipment.
 - c. Tractor Trailer fueling stations selling diesel shall be prohibited on this property.
3. A shared use path will be constructed along Mt. Clinton Pike across tax map parcel 44-A-30 to the western property line of tax map parcel 42-B-11 (Northside, LLC). Adequate right-of-way will be dedicated, or easements provided, to accommodate the shared use path including two-feet beyond the width of the path. The path will be constructed in accordance with the AASHTO standards current at the time that the design of the facilities was performed. The shared use path will consist of a 10-foot wide asphalt surface with a 5-foot wide grass strip between the path and adjacent back of curb.
4. A left turn lane with 150 ft of storage and 100' taper turning into the new public road extension of Technology Drive along with a left turn lane of 100 ft and 100' taper turning into Technology Drive will be constructed on Mt Clinton Pike.
5. A signal design will be provided for the intersection of Mt Clinton Pike and Technology Drive and the developer will install all necessary conduits and all junction boxes during the road construction.
6. The extension of Technology Drive will be constructed from Mt Clinton Pike to the existing boundary line of the remaining right-of-way portion of Wilson Avenue.
7. For any required sidewalk and curb & gutter construction along public streets, the stormwater will be managed with the proposed development.

Date Application Received: 04-08-14 (PC Meeting/Agenda for June 2014)

Total Paid: \$585.00 AF

Application for Change of Zoning District City of Harrisonburg, Virginia

Section 1: Property Owner's Information

Name: Northside, LLC Attn: James Moore
Street Address: 9527 Centerville Road Email: jemjam1@aol.com
City/State/Zip: Bridgewater, Va 22812
Telephone (work): 540-828-7432 (home or cellular): 540-405-4495 (fax): _____

Section 2: Owner's Representative Information

Name: Balzer & Associates, Inc. Attn: William S. Moore
Street Address: 1561 Commerce Rd, Suite 401 Email: wmoore@balzer.cc
City/State/Zip: Verona, VA 24482
Telephone (work): 540-248-3220 (home or cellular): 540-294-0258 (fax): _____

Section 3: Description of Property

Location (street address): Mt. Clinton Pike & North Main Street (see attached exhibit)
Tax Map Number: Sheet: (various) Block: (various) Lot: (various) Total Land Area (acres or square feet): 7.0 acres (6.69 AF)
Existing Zoning District: R-2 ~~1114~~ AF Proposed Zoning District * : B-2C
Existing Comprehensive Plan Designation: Commercial & Industrial

**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

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

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: (see attached)
East: (see attached)
South: (see attached)
West: (see attached)

Section 6: Certification

I certify that the information contained herein is true and accurate. Signature: James E Moore MANAGER
Property Owner 4-8-2014

See Back for Items Required for Submission