Date Application Received: _05-06-16_ _updated May 4, 2018_

Application for Special Use Permit
City of Harrisonburg, Virginia

Fee: $375.00 plus $30.00 per acre   Total Paid: $ 405.00 AP
+ $202.50 YHD 6/13/18

Property Owner's Name: H2 Investments, LLC

Street Address: 1500 Pleasants Drive   Email:

City: Harrisonburg   State: VA   Zip: 22801

Telephone: Work 540-564-1986   Fax _____   Mobile _____

Owner's Representative: William S. Moore, PE - Balzer and Associates, Inc.

Street Address: 128 West Market St, Suite 103   Email: wmoore@balzer.cc

City: Harrisonburg   State: VA   Zip: 22801

Telephone: Work 540-433-1908   Fax _____   Mobile _____

Description of Property and Request

Location (Street Address): 753 Foley Road

Tax Map Number   Sheet: 84   Block: A   Lot: 9   Lot Area: 0.536 Acre

Existing Zoning Classification: R-3 Medium Density Residential

Special Use being requested: Multi-Family Dwellings up to 12 units per building

Please provide a detailed description of the proposed (use additional pages may be attached): _____
Multi-Family Dwellings with up to 12 units per building and associated parking.

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

North: Kathy Lynn Hite, P.O. Box 1552, Gloucester, VA 23061
South: N/A (Foley Rd)
East: Forrest RUcker, Jr. & Mary Ann Rucker, 708 Stuart St, Harrisonburg VA 22802
West: J&K Enterprises, LLC, 71 East Market Street, Harrisonburg, VA 22801

Certification: *I certify that the information contained herein is true and accurate.*

Signature: _____
Property Owner

ITEMS REQUIRED FOR SUBMISSION

✓	Completed Application	✓	Fees Paid
✓	Site Plan	✓	Property Located on Tax Map
✓	Description of Proposed Use	☐	
✓	Adjacent Property Owners	☐	

Last Updated: 07/01/2011

May 4, 2018

City of Harrisonburg
Department of Planning & Community Development
Attn: Alison Banks
409 South Main Street
Harrisonburg, Virginia 22801
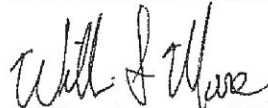540-432-7700
alisonb@ci.harrisonburg.va.us

Re: Special Use Permit Request
753 Foley Road
Balzer Project # 44160004

Ms. Banks,

On behalf of the property owner, Balzer and Associates, Inc. is providing this summary letter to address the required conditions outlined in City Ordinance Article J.2, Section 10-3-48.6, Paragraph (e):

1. Existing multiple-family development is located immediately adjacent to the subject parcel to the west and across the street to the south. Other similar developments exist to the east within 220-ft of the subject parcel.

2. Adequate vehicular, transit, and bicycle facilities serve the site. A new sidewalk is proposed along the property frontage which will connect to an interior sidewalk and bike rack (see Concept Site Plan prepared by Balzer & Associates, dated 05-04-2018).

3. The proposed building design will be 3-story structures with residential style exterior finishes and possible garage spaces. Landscaping will be provided in accordance with the City Ordinance. Mechanical equipment will be placed to the rear of the buildings, which will be screened. Parking spaces will also be screened from adjoining properties.

4. The Concept Site Plan illustrates how the site is generally suitable for the proposed development. With the proposed layout of the parking and building, area for open space can be created as an amenity for the residents. An approved site plan will be obtained for final site development to address specific building locations, parking areas, and site grading.

BALZER AND ASSOCIATES, INC.

William S. Moore, PE
Associate

Contact Information

Consultant Name: Telephone: E-mail:	William S. Moore, Balzer & Associates 540-433-1908 wmoore@balzer.cc
Owner Name: Telephone: E-mail:	Hans Harman, H2 Investments, LLC 540-746-8826 hans@momentumearthworks.com

Project Information

Project Name:	**753 Foley Road**
Project Address: TM #:	**753 Foley Road, 84-A-9**
Existing Land Use(s):	**Residential, Vacant**
Proposed Land Use(s): (if applicable)	**Residential (Apartments)**
Submission Type:	Comprehensive Site Plan ○ Special Use Permit ◉ Rezoning ○ Preliminary Plat ○
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	7 Apartment Units Refer to Concept Site Plan prepared by Balzer & Associates, dated 05-04-2018

Peak Hour Trip Generation (from row 15 on the second page)

AM Peak Hour Trips:	7
PM Peak Hour Trips:	7

(reserved for City staff)

TIA required?   Yes _____   No _X___
Comments:

Accepted by: _____   Date: 7/5/18

Revised Date: May 2017

Peak Hour Trip Generation by Land Use

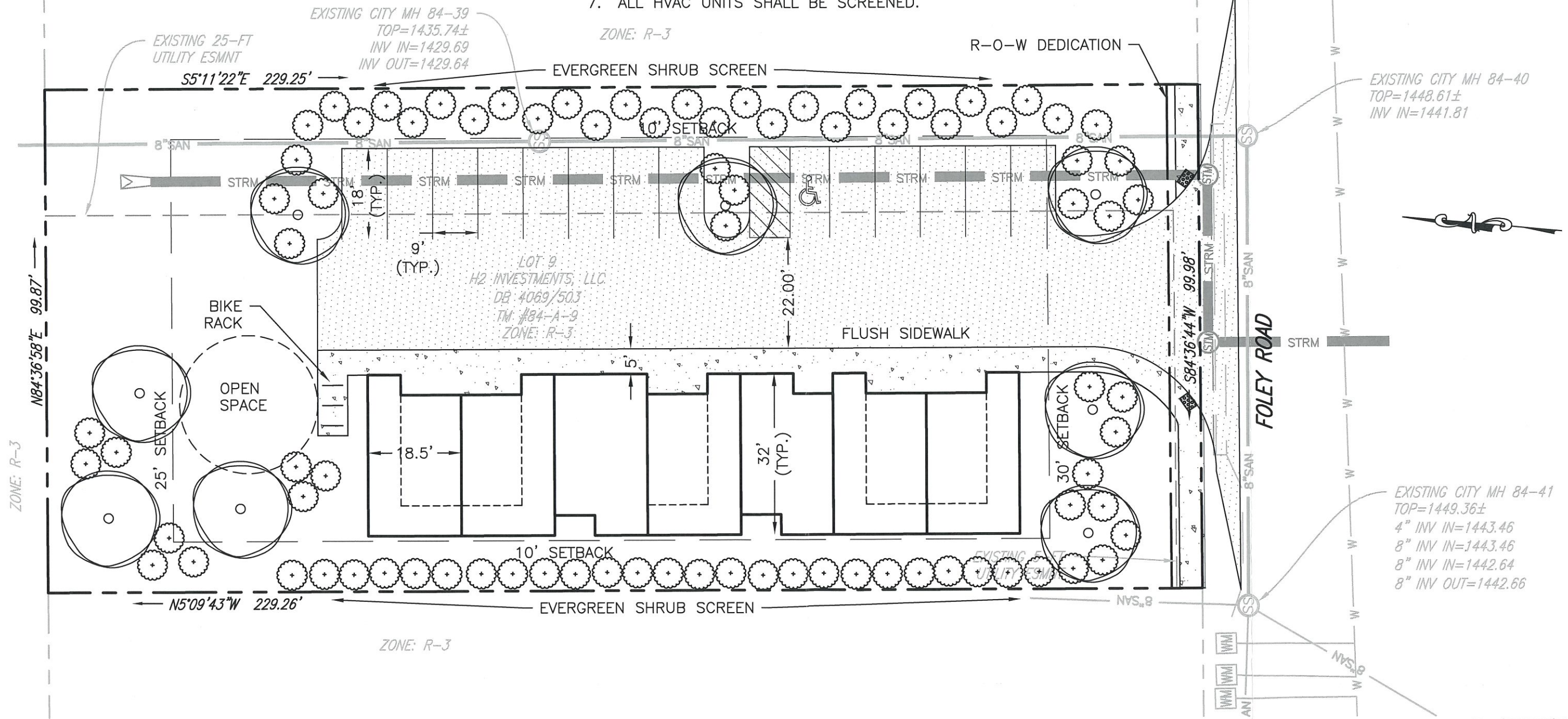| Row	Land Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	221	DU	7	7	7
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1					
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips					
15	Final Total (Total New – Total Existing)				7	7

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.

Revised Date: May 2017

NOTES:
1. 0.526 ACRES
2. 7 APARTMENT UNITS (2 OR 3 BEDROOM), 3 STORIES.
3. DENSITY = 13.3 UNITS PER ACRE
4. 18 PARKING SPACES REQUIRED.
5. POSSIBLE GARAGE SPACES.
6. OPEN SPACE FOR BENCH, TABLE, TOT LOT, ETC.
7. ALL HVAC UNITS SHALL BE SCREENED.

ZONE: R-3

R—O—W DEDICATION

EXISTING 25-FT UTILITY ESMNT

EXISTING CITY MH 84-39
TOP=1435.74±
INV IN=1429.69
INV OUT=1429.64

S5°11'22"E 229.25'

EVERGREEN SHRUB SCREEN

EXISTING CITY MH 84-40
TOP=1448.61±
INV IN=1441.81

10' SETBACK

8"SAN

STRM

18' (TYP.)

9' (TYP.)

LOT 9
H2 INVESTMENTS, LLC
DB 4069/503
TM #84-A-9
ZONE: R-3

22.00'

FLUSH SIDEWALK

N84°36'58"E 99.87'

ZONE: R-3

BIKE RACK

OPEN SPACE

25' SETBACK

18.5'

5'

32' (TYP.)

30' SETBACK

S84°36'44"W 99.98'

FOLEY ROAD

STRM

EXISTING CITY MH 84-41
TOP=1449.36±
4" INV IN=1443.46
8" INV IN=1443.46
8" INV IN=1442.64
8" INV OUT=1442.66

10' SETBACK

EXISTING 25-FT
UTILITY ESMNT

N5°09'43"W 229.26'

EVERGREEN SHRUB SCREEN

8"SAN

ZONE: R-3

WM

WM

WM

WM