



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

1812 Erickson Ave
Property Address

115 C 6
Tax Map

1.93
Total Land Area

acres or sq.ft.
(circle)

Existing Zoning Classification: B2

Special Use being requested: Multifamily Family Dwellings

PROPERTY OWNER INFORMATION

KP'S CARS LLC
Property Owner Name

540-520-6053
Telephone

4289 Lawyer Rd
Street Address

kpscars@yahoo.com
E-Mail

McGaheysville VA 22840
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Frank Gordon
Owner's Representative

540 246 9473
Telephone

3354 Lawyer Rd
Street Address

fwgordon@gmail.com
E-Mail

McGaheysville VA 22840
City State Zip

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.

Kevin Pollard

dotloop verified
02/28/25 5:59 PM EST
MPBA-VEEY-LKX-2HAK

PROPERTY OWNER

DATE

REQUIRED ATTACHMENTS

- ☒ Site or Property 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 prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

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

TO BE COMPLETED BY PLANNING & ZONING DIVISION

3/7/25
Date Application and Fee Received

Total Fees Due: \$ 485
Application Fee: \$425.00 + \$30.00 per acre

Received By

February 19, 2025

Valley Housing Trust
3354 Lawyer Rd
McGaheysville, VA 22840

Ms. Thanh Dang
Harrisonburg Community Development
Harrisonburg, VA 22801

Ms. Dang,

On behalf of the property owners, Valley Housing Trust (VHT), the contracted purchaser of 1812 Erickson Ave (Map# 115 C 6), requests a special use permit for multifamily housing in the B2 district with a minimum of 0.5 parking spaces per unit and all units either 1 bedroom or efficiency. The plan is to construct 40 efficiency or one bedroom units in two buildings of three floors each. All units will be targeted to tenants at 80% AMI and below. While construction is planned to begin as soon as possible, a 48 month period to begin in earnest is requested due to the competitive nature and the limited application windows of the state funding programs being considered for this project.

The City of Harrisonburg Comprehensive Housing Assessment & Market Study identifies this area as market type B where household incomes are high and growing, suggesting that affordable housing in this market area will improve housing choices for households seeking housing at lower income levels. This site is on transit route 3 with a stop just over 200 yards away. Shopping is available on the adjacent parcel including a full service grocery, pharmacy and department store. Medical and dental clinics are within a tenth of a mile. Together these make access to amenities far easier than average in this market type. Major employers are within a 20 minute walk or on the same bus route as this site.

At 40 efficiency or one bedroom units, the size of this project is optimized for neighborhood compatibility and operating economy of scale and the building design and siting affords residents personal space, green space and a sense of shared community.

In addition to the Harrisonburg Housing Study, this project represents a response to the recently released CSPDC's Regional Housing Study, which calls for an increase in housing types as well as numbers. The smaller size and higher density of these units provides an opportunity for affordability by design and promotes low energy costs and ease of cleaning and care. Additionally, all non handicap units will have universal design elements.

The request for reduced parking is based on feedback from stakeholders at the HRCSB, observations of parking needs at the recently completed 720 Foley Rd property, and recommendations from Enterprise Green Communities, a nationally recognized green project certifying organization.

If I may provide additional information, please feel free to contact me.

Regards,



Frank Gordon, Trustee
Valley Housing Trust



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information			
Consultant Name:	Frank Gordon		
Telephone:	540-246-9473		
E-mail:	fwgordon@gmail.com		
Owner Name:	KP'S CARS LLC		
Telephone:			
E-mail:			
Project Information			
Project Name:	Market Commons		
Project Address:	1846 Erickson Avenue		
TM #:	115-C-6		
Existing Land Use(s):	Vacant		
Proposed Land Use(s): (if applicable)	Multifamily Residential		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input checked="" type="radio"/>	Rezoning <input type="radio"/> Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	40 efficiency apartments and a private office with ingress/egress on the access road adjacent to Walmart Store that intersects with Erickson Avenue via deeded access easement		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	16		
PM Peak Hour Trips:	20		

(reserved for City staff)

TIA required?

Yes

No ☒

Comments:

Accepted by: Zenetta Mason

Date: 02/25/2025

Peak Hour Trip Generation by Land Use

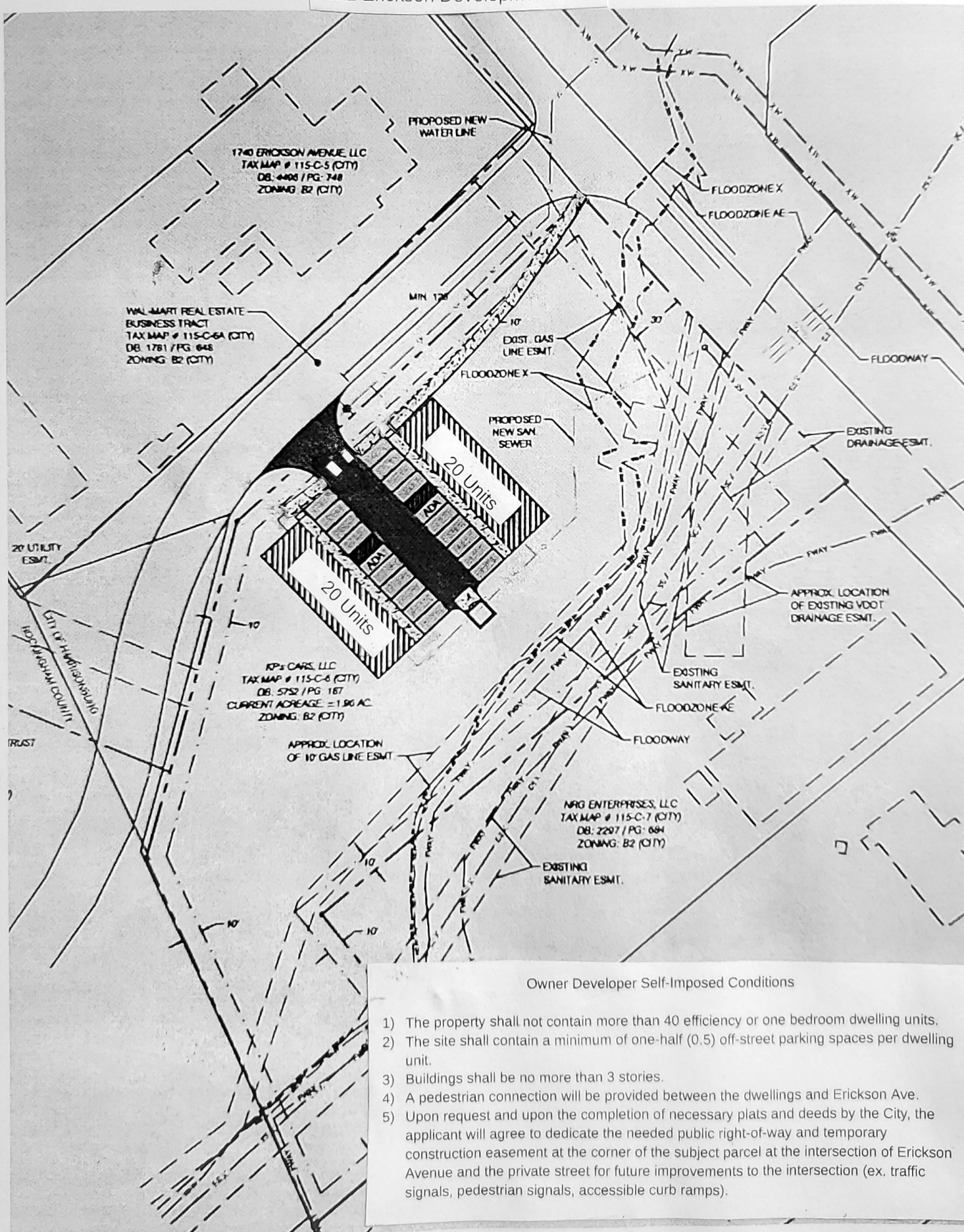
Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Multifamily Residential (low rise)	220	Dwelling Unit	40	16	20
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					16	20
8	Existing #1	Vacant	NA			0	0
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					0	0
15	Final Total (Total New – Total Existing)					16	20

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.

1812 Erickson Development Plan



Owner Developer Self-Imposed Conditions

- 1) The property shall not contain more than 40 efficiency or one bedroom dwelling units.
- 2) The site shall contain a minimum of one-half (0.5) off-street parking spaces per dwelling unit.
- 3) Buildings shall be no more than 3 stories.
- 4) A pedestrian connection will be provided between the dwellings and Erickson Ave.
- 5) Upon request and upon the completion of necessary plats and deeds by the City, the applicant will agree to dedicate the needed public right-of-way and temporary construction easement at the corner of the subject parcel at the intersection of Erickson Avenue and the private street for future improvements to the intersection (ex. traffic signals, pedestrian signals, accessible curb ramps).