

Total Fees Due: \$ 580.00 ✓
Application Fee: \$550.00 plus \$30.00 per acre

Date Application & Fee Received: 10-5-18
Received by: ABanks

Application for Change of Zoning District (Rezoning) City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 1123 South High Street
Tax Map Number: Sheet: 20 Block: B Lot: 6A Total Land Area: 0.64 acres or sq. ft.
Existing Zoning District: M-1 Proposed Zoning District: B-2C
Existing Comprehensive Plan Designation: Limited Commercial

Section 2: Property Owner's Information

Property Owner's Name: 1123 South High Street, LLC
Street Address: 815 Elmwood Drive Email: thecolmans@gmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 540-818-5265 Fax: _____ Mobile/Home: _____

Section 3: Owner's Representative Information

Owner's Representative: Gil Colman with Colman Engineering
Street Address: 320 South Main Street, Suite 1A Email: gil@colmanengineering.com
City: Harrisonburg State: Virginia Zip: 22801
Telephone: Work: (540) 246-3712 Fax: _____ Mobile/Home: (540) 818-5265

Section 4: 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.

Signature: _____

Property Owner

Section 5: Required Attachments to be provided by Applicant

- Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- Statement of Proffers, if applying for conditional rezoning
- Survey of Property or Site Map
- 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 Department prior to submitting Rezoning application. More information at www.harrisonburgva.gov/traffic-impact-analysis.

October 3, 2018

Adam Fletcher
Director of Planning and Community Development
City of Harrisonburg
409 South Main Street
Harrisonburg, VA 22801

Mr. Fletcher,

The purpose of this letter is to seek the rezoning of the property located at 1123 South High Street, currently zoned M-1 General Industrial District, to B-2 General Business District.

The property is currently vacant and has been used as a residence, a non-conforming use for the M-1 zoning district. We would like to use the current building and property as professional offices. While Business and Professional Offices are a permitted use by special use permit within the M-1 District, we would like to request instead a rezoning of the property to B-2 General Business District. This would align the proposed uses with the intent of the City's Comprehensive Plan and the Land Use Guide, which identifies this property and the adjacent ones along South High Street as for Limited Commercial use.

In addition, to conform more adequately to the surrounding properties and uses, including the residential use to the rear of the property, we have included proffers to further condition / limit the allowable uses of the property. See attached.

Thank you and staff for your consideration.

Guillermo Colman (Owner)
1123 South High Street, LLC
815 Elmwood Drive
Harrisonburg, VA 22801

A handwritten signature in black ink, appearing to read 'Guillermo Colman', is written over the typed name and address. The signature is stylized and fluid.

In connection with the rezoning request for the property located at 1123 South High Street (TM: 20-B-6A) the following permitted uses are hereby proffered:

A. Uses permitted by right.

1. Mercantile establishments which promote the show, sale and rental of goods, personal service establishments, restaurants and other shops and stores customary to shopping centers and convenience outlets.
2. Governmental, business and professional offices and financial institutions.
3. Hotels, motels and similar types of transient accommodations. Nontransient housing facilities are not permitted nor may existing housing facilities be expanded.
4. Theaters, community rooms, museums and galleries and other places of assembly for the purpose of entertainment or education. In addition, customary recreational and leisure-time activities which are compatible with surrounding uses are permitted.
5. Religious, educational, charitable or benevolent institutional uses which do not provide housing facilities.
6. General service or repair shops permitted by right in the B-1 Central Business district but without the limitation as to the number of employees.
7. Pet shop or pet grooming establishment and animal hospitals.
8. Radio and television stations and studios or recording studios.
9. Public utilities, public service or public transportation uses or buildings, generating, purification or treatment plants, water storage tanks, pumping or regulator stations, telephone exchange and transformer or substations.
10. Warehousing and other storage facilities with floor area limited to twenty thousand (20,000) square feet, which are contiguous to permitted uses in this district.
11. Accessory buildings and uses customarily incidental to any of the above listed uses.
12. Research and development activities which do not cause any more smoke, dust, odor, noise, vibration or danger of explosion than other uses permitted in this district and which involve no more than fifteen (15) percent of the gross floor area in the assembling or processing of products. Any assembling or processing shall only involve products developed on the premises. All services and storage shall be conducted within the principal structure which is to be completely enclosed.
13. Plant nurseries, greenhouses, landscaping businesses, and similar operations provided any outside storage of material, other than plants, must be screened.
14. Public uses.
15. Small cell facilities, concealed wireless telecommunications facilities, industrial microcells, distributed antenna systems, and macrocells. Telecommunications towers are permitted only by special use permit. Wireless telecommunications facilities are further regulated by Article CC.

B. Uses permitted only by special use permit.

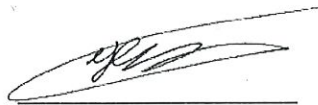
- Special use permits shall be permitted as approved by City Council

C. Screening / Buffer

- When redevelopment of the site triggers an engineered comprehensive site plan, the redeveloped site shall include a minimum 10-foot landscaping buffer with trees or other plants installed and maintained with the intent to form a dense screen. The installed vegetation shall be 6 feet in height at the time of planting, installed at a minimum of 5 feet on center, and located along the rear of the property where it adjoins the R-1, Single-Family Residential Zoned properties to the West.

Property Owner and Representative:

1123 South High Street, LLC
Guillermo Colman
815 Elmwood Drive
Harrisonburg, VA 22801



Signature

11/1/18
Date



City of Harrisonburg, VA
Department of Public Works

Determination of Need for a
Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Contact Information			
Consultant Name:	Gil Colman, PE - Colman Engineering, PLC		
Telephone:	(540) 246-3712, contact@colmanengineering.com		
E-mail:			
Owner Name:	Shirley Herring		
Telephone:			
E-mail:			
Project Information			
Project Name:	1123 South High Street Property Rezoning from M-1 to B-2		
Project Address: TM #:	1123 South High Street / TM#: 20-B-6A		
Existing Land Use(s):	Residential		
Proposed Land Use(s): (if applicable)	Professional Office		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" 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)	The existing 1,250 sf dwelling structure will be used as a professional office. The existing building will be expanded at a later date. Expected total square footage 4,000 sf.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	4		
PM Peak Hour Trips:	4		

(reserved for City staff)

TIA required? Yes _____ No

Comments:

Accepted by: 

Date: 10/16/2018

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	710	ksf	4	5	5
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1	210	DU	1	1	1
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips				1	1
15	Final Total (Total New – Total Existing)				4	4

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