

Date Application Received: 6-9-2017

Total Fees Due: \$ 525⁰⁰ - 45
Date Paid: 6-9-2017

Application for Special Use Permit

City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Application Fee: \$375.00 plus \$30.00 per acre

Section 1: Property Owner's Information

Property Owner's Name: Davis Mill, LLC
Street Address: 407 south Cherry St. #302 Email: _____
City: Richmond State: VA Zip: 23220
Telephone: Work: 804-248-2205 Fax: _____ Mobile/Home: _____

Section 2: Owner's Representative Information

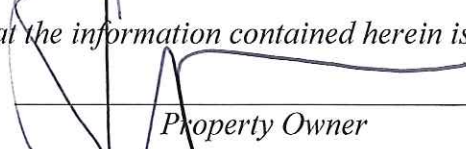
Owner's Representative: Blackwell Engineering, PLC (Ed Blackwell)
Street Address: 566 East Market St. Email: ed@blackwellengineering.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 540-432-9555 Fax: _____ Mobile/Home: _____

Section 3: Description of Property

Location (Street Address): 2477 & 2511 Reservoir St.
Tax Map Number Sheet: 81 Block: A ~~1E~~ E Lot: ~~7,9,10,11~~ 7,8,9 Lot Area: 4.34
Existing Zoning Classification: R-5C
Special Use being requested: Sec. 10-3-55.4(1) Multiple-family dwellings of more than twelve (12) units per building under conditions set forth in subsection 10-3-55.6(e) and such other conditions deemed necessary by city council.

Provide a detailed description of the proposed (attach additional pages or separate letter if necessary):
To allow buildings 17 & 18 to have 14 units each

Section 4: Certification

I certify that the information contained herein is true and accurate.
Signature:  _____
Property Owner

Section 5: Required Attachments

Survey of Property or Site Map

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



BLACKWELL ENGINEERING, PLC

566 E. MARKET ST. • HARRISONBURG, VIRGINIA 22801 • (540) 432-9555 • FAX (540) 434-7604

June 9, 2017

BE# 2417-Ph4

Ms. Alison Banks, Zoning Administrator
Department of Planning and Community Development
City of Harrisonburg
409 South Main Street
Harrisonburg, VA 22801

Subject: Campus View Phase 4 – Special Use Permit Narrative

Dear Alison,

In this final phase of the Campus View development three buildings are proposed. Due to the steep existing terrain of the site illustrated on grading plan Sheet 2, two of the buildings lend themselves to basement units and would thus avoid excessively tall foundation walls.

The Special Use Permit request is for two additional dwelling units in the basement floor level of Buildings #17 and #18.

Please call me if you have any questions or require additional information.

Cordially,

T. Basil Finnegan
Senior Designer

Cc: Guy Blundon

Enclosure: Special Use Permit Application fee (\$525), Grading Plan Sheet 2



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:	Blackwell Engineering, PLC
Telephone:	540-432-9555
E-mail:	ed@blackwellengineering.com
Owner Name:	Davis Mill, LLC, Guy Blundon, Manager
Telephone:	804-248-2205
E-mail:	c_blundon@hotmail.com
Project Information	
Project Name:	Campus View Phase 4
Project Address: TM #:	81-A-7, 9, 10, 11 and portion of 81-E-7
Existing Land Use(s):	Residential - Vacant/Single Family Detached
Proposed Land Use(s): (if applicable)	Residential - Student Housing
Submission Type:	Comprehensive Site Plan <input type="radio"/> Special Use Permit <input checked="" type="radio"/> Rezoning <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	The fourth and final phase of the Campus View development. One 12-unit and two 14-unit apartment buildings with four bedrooms per unit for student housing.
Peak Hour Trip Generation (from row 15 on the second page)	
AM Peak Hour Trips:	28
PM Peak Hour Trips:	48

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Ian Ri

Date: 6/28/17

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	220-SH	Bedroom	160	29	50
2	Proposed #2				(Formula for peak hour of generator	no adjacent street data available)
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1	210	DU	2	1	2
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)				28	48

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.