



PROPERTY INFORMATION

130 Franklin St, Harrisonburg, VA 22801 026 H 7 4,973.99 acres or sq.ft.
 Property Address Tax Map Parcel/ID Total Land Area (circle)

Existing Zoning District: B2 Proposed Zoning District: B1

Existing Comprehensive Plan Designation: Mixed Use

PROPERTY OWNER INFORMATION

130 Franklin St LLC (Manager, Mark Duda) 540-560-1178
 Property Owner Name Telephone

130 Franklin St mark@responsivemanagement.com
 Street Address E-Mail

Harrisonburg VA 22801
 City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Suzanne Bothamley & Luke Smith - Funkhouser Real Estate Group 540-578-0265, 540-560-9684
 Owner's Representative Telephone

401 University Blvd suzanneboth@funkhousergroup.com, lukessmith@funkhousergroup.com
 Street Address E-Mail

Harrisonburg VA 22801
 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.

Mark Duda

5/1/2023

PROPERTY OWNER

DATE

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking change in zoning.
- Statement on 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 prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

5/4/23

Date Application and Fee Received

Total Fees Due: \$ 580 paid
 Application Fee: \$550.00 + \$30.00 per acre

Received By [Signature]

May 5, 2023

Community Development and Planning Commission
City of Harrisonburg, VA

Attachment to Application for Rezoning

Subject Property:

Parcel # 026 H 7
130 Franklin Street

Current zoning: B-2
Proposed zoning - B1

Description:

The subject property is a circa 1895 former residence that has been used as an office building since the 1990s. It is located right in the heart of downtown between S. Main St. and S. Mason St. The property is surrounded by other properties with B-1 and B-2 zoning. It has a driveway on the west side of the property as well as space for off-street parking on the east side of the property.

Reason for rezoning request:

Owners are requesting a B-1 zoning change to align with the evolving character and needs of the neighborhood. This would enable the property to better serve the local community and support the growth of the area.

Current restrictions (specifically off-street parking restrictions) make it almost impossible for the property to be utilized in a conforming manner, limiting its potential and viability.

130 Franklin Street, LLC
By Manager



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:	Suzanne Bothamley & Luke Smith			
Telephone:	540-578-0265, 540-560-9684			
E-mail:	suzanneboth@funkhousergroup.com, lukesmith@funkhousergroup.com			
Owner Name:	130 Franklin St LLC (Manager, Mark Duda)			
Telephone:	540-560-1178			
E-mail:	mark@responsivemanagement.com			
Project Information				
Project Name:	130 Franklin St			
Project Address:	130 Franklin St, Harrisonburg, VA 22801			
TM #:	026 H 7			
Existing Land Use(s):	Office			
Proposed Land Use(s): (if applicable)	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 property consists of a circa 1895 formerly residential home that has been used as an office building for at least the last 20(ish) years. The property is currently zoned B2. Though it has a private drive on the west side of the property as well as room to park on the east side of the house it does not have adequate off-street parking to comply with B2 requirements. Rezoning the property to B1 will allow the property to be compliant.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	0			
PM Peak Hour Trips:	0			

(reserved for City staff)

TIA required? Yes _____ No TM

Comments:

Accepted by: Zenith Mason

Date: 5/1/2023

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	Small Office Building	712	1000 Sq Ft	2.4	4	5
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					4	5
8	Existing #1	Small Office Building	712	1000 Sq Ft	2.4	4	5
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					4	5
15	Final Total (Total New – Total Existing)					0	0

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.



S FEDERAL ST

106

130

150

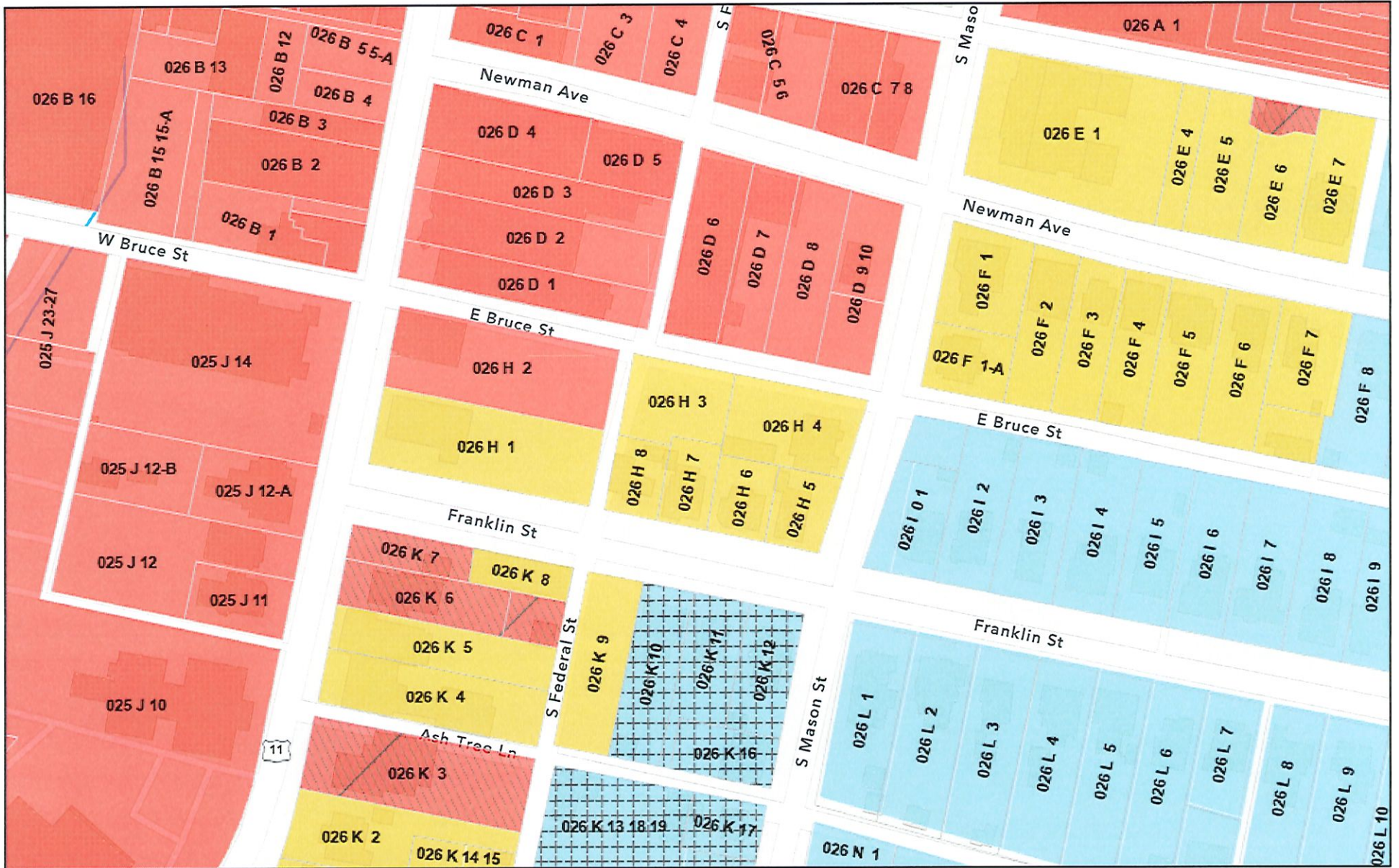
FRANKLIN ST

0 5 10 20 Feet

1 inch = 20 feet

N

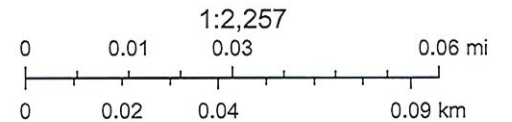
ArcGIS Web Map



5/1/2023, 9:06:02 AM

Zoning Designations

- B-2
- City Limits
- Addresses
- B-1
- U-R
- Lot Boundaries
- B-1C
- U-R R-P OVERLAY
- Parcel Boundaries



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Web AppBuilder for ArcGIS