



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

1051 Mt. Clinton Pike
Property Address

47 P 9 & 14 & 47 M 1
Tax Map

7.2
Total Land Area

acres or sq.ft.
(circle)

Existing Zoning Classification: B2

Special Use being requested: B2 with a Warehouse

PROPERTY OWNER INFORMATION

Christian Light Publications LLC
Property Owner Name

1066 Chicago Ave.
Street Address

Harrisonburg VA 22802
City State Zip

540-434-0768
Telephone

Andrew.crider@christianlight.org
E-Mail

OWNER'S REPRESENTATIVE INFORMATION

Ed Blackwell Blackwell Engineering
Owner's Representative

566 E. Market St.
Street Address

Harrisonburg VA 22801
City State Zip

540-432-9555
Telephone

ed@blackwellengineering.com
E-Mail

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.


PROPERTY OWNER

11-30-2020
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

Date Application and Fee Received

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

Received By



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(circle)

Existing Zoning Classification: B2

Special Use being requested: Manufacturing, processing and assembly in B-2

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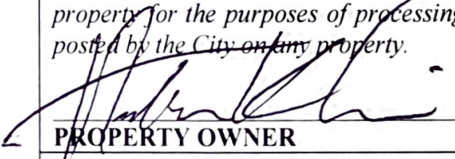
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Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Date Application and Fee Received

Total Fees Due: \$ 665.00
Application Fee: \$425.00 + \$30.00 per acre

Received By



Blackwell Engineering, PLC

566 East Market St. - Harrisonburg, Virginia 22801 - (540) 432-9555 - www.BlackwellEngineering.com

November 30, 2020

Thanh Dang, Assistant Director for Community Development

SUBJECT: Special Use Permits for warehousing and manufacturing uses
Christian Light Publications LLC
Warehouse Addition

BE: 2204-SUP

Dear Ms. Dang:

Christian Light Publications is requesting two Special Use Permits. The first is for warehousing and the second is for manufacturing, processing, and assembly.

Christian Light plans to construct a 24,800 +/- square foot warehouse addition to an existing building at 1051 Mt. Clinton Pike. A Special Use Permit is required because warehousing and other storage facilities with a floor area greater than 20,000 square feet, which are contiguous to permitted uses in the B-2 district are not a permitted by-right use. In addition, Christian Light plans to transfer existing manufacturing, processing, and assembly operations into an existing 10,000 square foot building at 1047 Mt. Clinton Pike. Warehousing currently in that building will be relocated to the existing 20,000 square foot building at 1051 Mt. Clinton Pike.

While Christian Light's near-term plans are to have a total of 44,800 +/- square feet of warehousing and storage facilities on the site, we are requesting the ability to have up to 60,000 square feet for warehousing and storage on the site, excluding production and office areas, to allow for future expansion, if we need, without having to apply for another special use permit.

An existing entrance onto Mt. Clinton Pike is planned to be closed and relocated to allow truck access to the site, and an enclosed ramp between the existing 20,000 square foot warehouse (1051 Mt. Clinton Pike) and the 10,000 square foot production building (1047 Mt. Clinton Pike) will be constructed.

Fire department access is planned to be added along the western side of the new warehouse.

Regarding the Comprehensive Plan's designation of this area for Mixed Use, there are currently six residences on the applicant's property, as well as a retail space fronting on Chicago Avenue. Additionally, several employees live on adjacent property and walk to work. Christian Light has operated with a mixed-use environment for decades and would like to be able to continue this. Future development shall take into consideration uses contained within the Comprehensive Plan for Mixed Use areas.

Sincerely,

Edmond Blackwell, P.E.



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**
www.harrisonburgva.gov/traffic-impact-analysis

Must be submitted to the Public Works Department 5 business days prior to the Planning Commission application deadline

Contact Information			
Consultant Name:	Blackwell Engineering, Ed Blackwell		
Telephone:	540-432-9555		
E-mail:	ed@blackwellengineering.com		
Owner Name:	Christian Light Publications, Andrew Crider, GM		
Telephone:	540-434-0768		
E-mail:	Andrew.Crider@christianlight.org		
Project Information			
Project Name:	Warehouse Addition		
Project Address:	1051 Mt. Clinton Pike		
TM #:	47 P 14, 47 M 1, 47-P-15, 47-P-11, 47-P-10, 47-P-16		
Existing Land Use(s):	Industrial (Manufacturing/Warehouse)/Residential/Retail/Offices		
Proposed Land Use(s): (if applicable)	Warehouse, in addition to existing uses		
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)	Addition of a 23,500 SF warehouse to existing warehouse with associated, relocated entrance drive for truck access. Construction of an enclosed ramp between existing warehouse and existing production building. One existing entrance to be closed.		
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 X

Comments:

Accepted by: John James Felder

Date: 11/19/20

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	Warehousing	150	1000 SF	23.5	4	4
2	Proposed #2	All existing uses - see below				55	75
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					59	79
8	Existing #1	21,500 SF Warehouse	150	1000 SF	21.5	4	4
9	Existing #2	Manufacturing	140	1000 SF	10.2	6	7
10	Existing #3	SF Detached Residence	210	Dwellings	4	3	4
11	Existing #4	Offices	712	1000 SF	18.5	36	45
12	Existing #5	Apartments	220	Dwellings	4	2	3
13	Existing #6	Bookstore	868	1000 SF	0.5	1	8
14	Total Existing Trips					55	75
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.