

Date Application Received: 05-13-14

### Application for Special Use Permit City of Harrisonburg, Virginia

Fee: \$375.00 plus \$30.00 per acre Total Paid: \$ 465.00

Property Owner's Name: Carmel Quinn Falls & Leon Nelson & HGC Inc.

Street Address: 2477 Reservoir Street Email: \_\_\_\_\_

City: Harrisonburg State: VA Zip: 22801

Telephone: Work \_\_\_\_\_ Fax \_\_\_\_\_ Mobile \_\_\_\_\_

Owner's Representative: Blackwell Engineering PLC/Ed Blackwell

Street Address: 566 E. Market Street Email: ed@blackwellengineering.com

City: Harrisonburg State: VA Zip: 22801

Telephone: Work 540-432-9555 Fax 540-434-7604 Mobile \_\_\_\_\_

#### Description of Property and Request

Location (Street Address): 2477 Reservoir St., Harrisonburg, VA 22801

Tax Map Number Sheet: 81 Block: A Lot: 8 Lot Area: 2.039

Existing Zoning Classification: R-3

Special Use being requested: Sec. 10-3-48.4(6) Multiple-family dwellings of up to twelve (12) units per building under conditions set forth in subsection 10-3-48.6(e) and any such other conditions deemed necessary by city council.

Please provide a detailed description of the proposed (use additional pages may be attached):  
It is proposed to construct two quadraplex buildings, 12 units per building, four bedrooms per unit, similar to those constructed in the adjacent Campus View Condominiums.

Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: See separate sheet

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

**Certification:** *I certify that the information contained herein is true and accurate.*

Signature:   
Property Owner

#### ITEMS REQUIRED FOR SUBMISSION

- Completed Application
- Site Plan
- Description of Proposed Use
- Adjacent Property Owners

- Fees Paid
- Property Located on Tax Map
- \_\_\_\_\_
- \_\_\_\_\_

June 4, 2014

Subject: Special Use Permit – Campus View – Phase III

Alison Banks  
City of Harrisonburg - Community Development  
409 S. Main St.  
Harrisonburg, VA 22801

Dear Alison:

This letter is in response to one of the comments in your May 27, 2014 Comments related to the subject request for a Special Use Permit. Comment 9. asks for descriptions of how specific conditions of Section 10-3-48.6 (e) (1 – 4) are met. The referenced Code section is below with the descriptions shown in **bold** text.

Sec. 10-3-48.6. (e)

Multiple-family development special use permits may be approved if the following conditions as determined by city council are met:

(1) Existing multiple-family development, or land planned for multiple-family development according to the Land Use Guide in the Comprehensive Plan, is located adjacent to, across the street from, or in close proximity to the proposed multiple-family development.

**The proposed development is adjacent to Phases I and II of Campus View Apartments. The property line between Phase II and Phase III will be abandoned during site plan development creating one unified parcel.**

(2) The applicant has demonstrated that adequate vehicular, transit, pedestrian and bicycle facilities:

- Currently serve the site;

**There are two entrances on Chestnut Ridge Drive serving the existing Campus View Apartments that will serve this proposed Phase III. Sidewalks and bicycle facilities will be included with the site plan development.**

or

- Are planned to serve the site according to a city or state plan with reasonable expectation of construction within the timeframe of the need created by the development;

**A connection to Reservoir Street is also being considered in discussions with Harrisonburg Public Works Department. However, actual construction of such a connection cannot be completed until the Reservoir Street widening project is completed – possibly in 2016.**

or

- Will be provided by the applicant at the time of development;

or

- Are not needed because of the circumstances of the proposal.

(3) The applicant has demonstrated that the proposed multiple-family development's design is compatible with adjacent existing and planned single-family, duplex and townhouse development. Compatibility may be achieved through architectural design, site planning, landscaping and/or other measures that ensure that views from adjacent single-family, duplex and townhouse development and public streets are not dominated by large buildings, mechanical/electrical and utility equipment, service/refuse functions and parking lots or garages. **Architectural design and landscaping will be similar to Campus View Phases I and II. In addition, screening shall be provided along the boundaries with two adjacent single family detached home parcels.**

(4) The applicant has shown that the site is environmentally suitable for multiple-family development. There shall be adequate area within the site, or the development shall be designed, to accommodate buildings, roads and parking areas with minimal impact on steep slopes and floodplains.

**The site has an average, existing-grade, south-to-north slope of 8.4%. This slope is similar to or less than existing Phases I and II. There are no critical (2.5:1) slopes.**

After reviewing these responses, let us know if they are satisfactory in responding to your Comment 9.

*Dick Johnson*

Blackwell Engineering

540-432-9555 (Office)

540-434-7604 (Fax)

[www.blackwellengineering.com](http://www.blackwellengineering.com)

CAMPUS VIEW  
 2477 RESERVOIR STREET  
 B/E #2417

**PROPERTY CONTAINING BUILDING TO BE DEMOLISHED**

| TM#    | ZONING  |             | OWNER                                      | OWNER ADDRESS      |                        |
|--------|---------|-------------|--|--------------------|------------------------|
|        | Current | Rezoned as: |  |                    |                        |
| 81 A 8 | R-3     | -           | CARMELQUINN FALLS & LEON NELSON & HQC INC. | 2477 RESERVOIR ST. | HARRISONBURG, VA 22801 |

**ADJACENT PROPERTIES**

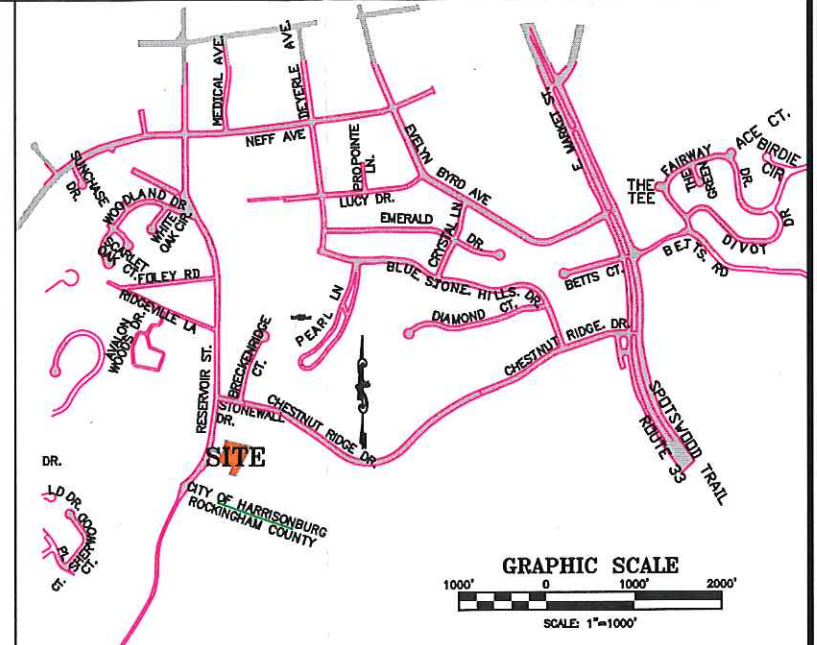
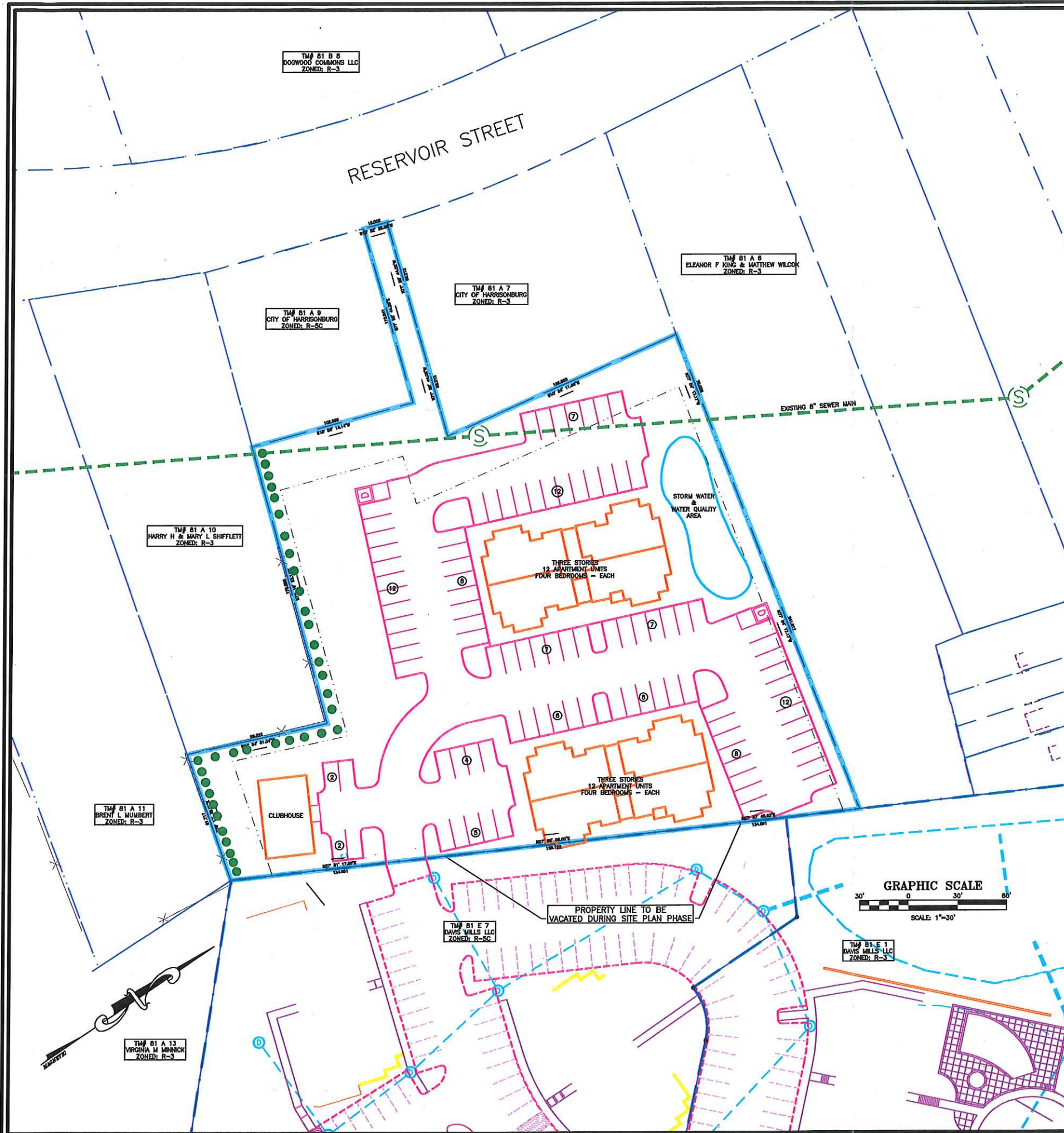
|   | TM#     | ZONING | OWNER                           | OWNER ADDRESS               | CITY                   |
|---|---------|--------|---------------------------------|-----------------------------|------------------------|
| 1 | 81 E 7  | R-5C   | DAVIS MILL LLC                  | P.O. BOX 54                 | SOMERSET, VA 22972     |
| 2 | 81 A 13 | R-3    | VIRGINIA M. MINNICK             | 916 GREENDALE RD.           | HARRISONBURG, VA 22801 |
| 3 | 81 A 11 | R-3    | BRENT L MUMBERT                 | 2421 RESERVOIR ST.          | HARRISONBURG, VA 22801 |
| 4 | 81 A 10 | R-3    | HARRY H & MARY L SHIFFLETT      | 2511 RESERVOIR ST.          | HARRISONBURG, VA 22801 |
| 5 | 81 A 9  | R-3    | CITY OF HARRISONBURG            | 345 S. MAIN ST.             | HARRISONBURG, VA 22801 |
| 6 | 81 B 8  | R-3    | DOGWOOD COMMONS LLC             | 2403 MASSANETTA SPRINGS RD. | HARRISONBURG, VA 22801 |
| 7 | 81 A 7  | R-3    | CITY OF HARRISONBURG            | 345 S. MAIN ST.             | HARRISONBURG, VA 22801 |
| 8 | 81 A 6  | R-3    | ELEANOR F KING & MATTHEW WILCOX | 21 SHENANDOAH AVE.          | HARRISONBURG, VA 22801 |
| 9 | 81 E 1  | R-3    | DAVIS MILL LLC                  | P.O. BOX 54                 | SOMERSET, VA 22972     |

Trip Generation Table

| LUC    | Description                 | Size | Units | Weekday Daily | AM Peak Hour |     |       | PM Peak Hour |     |       | Saturday Daily |     | Saturday Peak Hour |    |
|--------|-----------------------------|------|-------|---------------|--------------|-----|-------|--------------|-----|-------|----------------|-----|--------------------|----|
|        |                             |      |       |               | In           | Out | Total | In           | Out | Total | In             | Out | Total              |    |
| 220-SH | Apartment - Student Housing | 96   | BR    | 352           | 6            | 11  | 17    | 16           | 13  | 30    | 338            | 13  | 11                 | 24 |
|        |                             |      |       | 0             | 0            | 0   | 0     | 0            | 0   | 0     | 0              | 0   | 0                  | 0  |
|        |                             |      |       | 352           | 6            | 11  | 17    | 16           | 13  | 30    | 338            | 13  | 11                 | 24 |
|        |                             |      |       |               | 6            | 11  | 17    | 16           | 13  | 30    | 338            | 13  | 11                 | 24 |
|        |                             |      |       |               | 6            | 11  | 17    | 16           | 13  | 30    | 338            | 13  | 11                 | 24 |
|        |                             |      |       |               | 6            | 11  | 17    | 16           | 13  | 30    | 338            | 13  | 11                 | 24 |
|        |                             |      |       |               | 6            | 11  | 17    | 16           | 13  | 30    | 338            | 13  | 11                 | 24 |

Color Legend

|  |  |
|--|--|
|  | Equations for adjacent street  |
|  | Average rates for adjacent street - no formula given                       |
|  | Formula for generator - no adjacent street data available                  |
|  | Average rates for generator - no formula or adjacent street data available |
|  | Substituted Weekday Daily and PM volumes for Saturday.                     |



Date: MAY 2014  
 Scale: 1" = 30'  
 Designed by: EHB  
 Drawn by: EHB  
 Checked by: EHB

**BLACKWELL ENGINEERING, PLC**  
 566 East Market Street  
 Harrisonburg, Virginia 22801  
 PHONE: (540) 532-5555 FAX: (540) 534-7864  
 E-MAIL: EHB@blackwellengineering.com

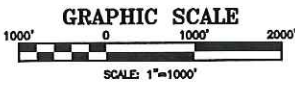


**SITE DESIGN:**  
 BLACKWELL ENGINEERING  
 ATTN: ED BLACKWELL  
 566 EAST MARKET STREET  
 HARRISONBURG, VA 22801  
 540-432-9555

**DEVELOPER:**  
 DAVIS MILLS LLC  
 GUY BLUNDON  
 P.O. BOX 54  
 SOMERSET, VA 22972  
 540-872-0825

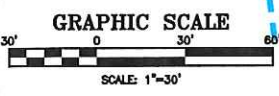
**PROPERTY INFO:**  
 TM# B1 A B  
 2.059± ACRES  
 PROPOSED ZONING: R-3C  
 PROPOSED USE:  
 STUDENT HOUSING  
 FEMA FLOOD ZONE X

**BUILDING INFO:**  
 BUILDINGS #1 & #2:  
 3 STORY QUADRAPLEX  
 TOTAL AREA =  
 5,788SF/FLOOR  
 17,364SF/BUILDING  
 UNIT HEIGHT = 34'  
 NFF= 1000 GPM



**LEGEND**

- CENTER LINE
- CITY/COUNTY LINE
- SITE BOUNDARY
- ELECTRIC/TELEPHONE
- METER/ TRANSFORMER
- GUY WIRE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLES
- PROPOSED UTILITY POLE
- WATER LINES
- SANITARY SEWER FORCE MAIN
- SANITARY LINES
- SANITARY SEWER CLEWOUT
- STORM SYSTEM
- PROPOSED DITCH
- GAS LINES
- EXISTING PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED ROAD/EDP
- EXISTING PARKING
- EXISTING ROAD
- EXISTING PARKING
- CURBING: CO-6 OR CO-7
- CURBING: CO-2 OR CO-3
- HANDICAP PARKING
- CG-12/ASPHALT RAMP
- DUMPSTER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- WATER METER
- EXISTING FENCE LINE
- PROPOSED FENCE
- CONCRETE PAVING
- HEAVY PAVEMENT
- LIGHT PAVEMENT
- GRAVEL AREA
- GRASS AREA
- TRAFFIC FLOW
- REVISION SYMBOLS



| PROPOSED BUILDINGS    | USE                         | SIZE, sf | RATE       | UNITS       | REQUIRED SPACES |
|-----------------------|-----------------------------|----------|------------|-------------|-----------------|
| 2                     | MU-RISE APARTMENT 3 STORIES | 5788/FL  | 3 1/2/UNIT | 12/BUILDING | 84              |
|                       | CLUBHOUSE                   | 1440 SF  | 1 /250 SF  | 1           | 6               |
| TOTAL REQUIRED SPACES |                             |          |            |             | 90              |
| HANDICAP REQUIRED     |                             |          |            |             | -               |
| TOTAL PROVIDED SPACES |                             |          |            |             | 198             |
| HANDICAP PROVIDED     |                             |          |            |             | -               |

\* PER TABLE 17-124 (C) (1)  
 ONE SPACE FOR EACH EMPLOYEE ON THE MAXIMUM WORKING SHIFT, PLUS ONE SPACE FOR EACH COMPANY VEHICLE OPERATING FROM THE PREMISES.

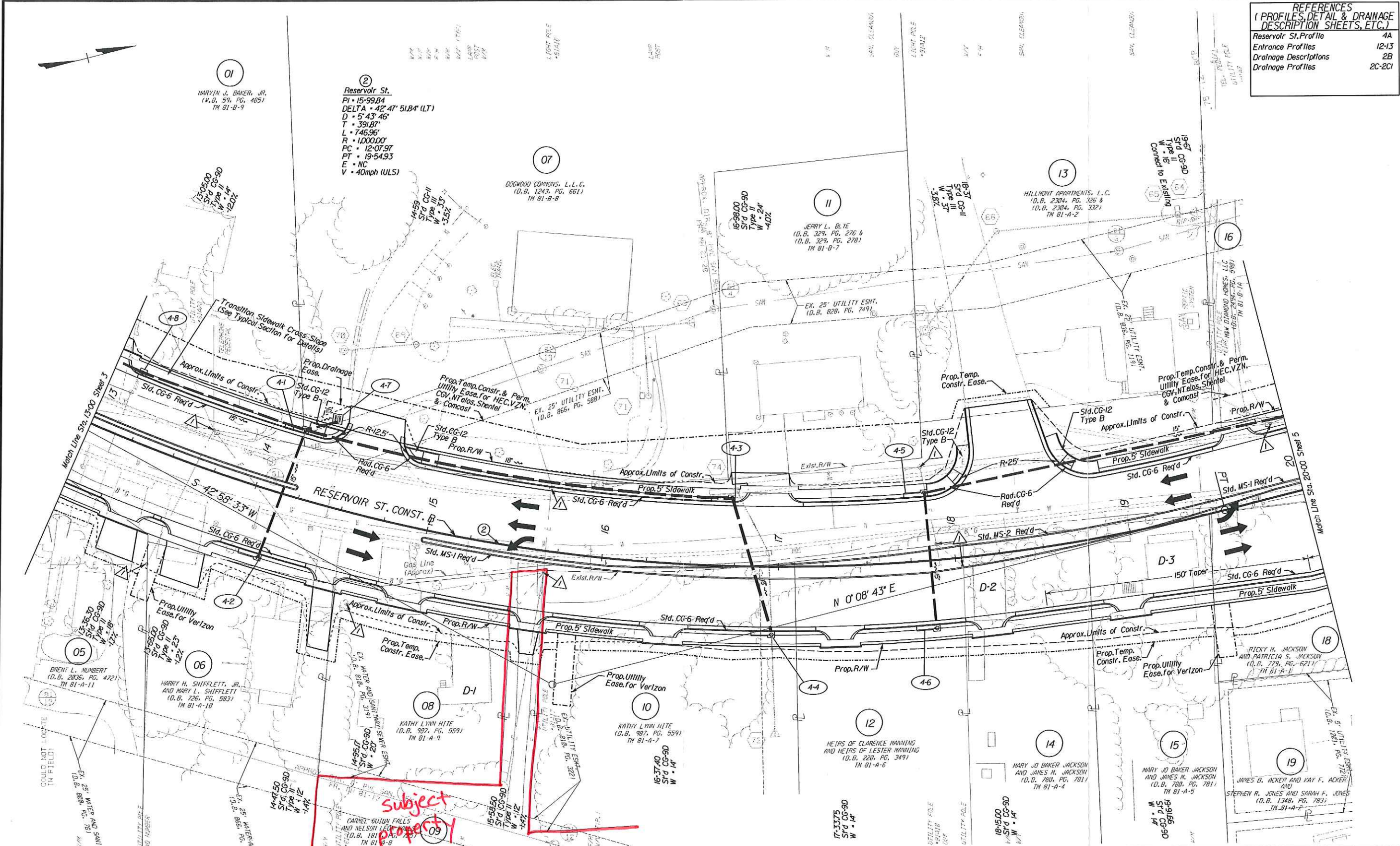
| Revision Dates |
|----------------|
|                |
|                |
|                |

**PHASE III - PRELIMINARY SITE PLAN**  
 CAMPUS VIEW APARTMENTS  
 DAVIS MILLS LLC  
 P.O. BOX 54  
 SOMERSET, VA 22972

Drawing No.  
**1**  
 of 1 Sheets

Job No. 2417

| REFERENCES<br>(PROFILES, DETAIL & DRAINAGE<br>DESCRIPTION SHEETS, ETC.) |        |
|---|--------|
| Reservoir St. Profile   | 4A     |
| Entrance Profiles   | 12-13  |
| Drainage Descriptions   | 2B     |
| Drainage Profiles   | 2C-2C1 |



THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

| UTILITY LEGEND |   |
|----------------|---|
|                | Denotes Exist. Utility Pole to be Relocated by Others |

|  |  |     |      |             |    |                 |  |       |
|--|--|-----|------|-------------|----|-----------------|--|-------|
|  |  | REV | DATE | DESCRIPTION | BY | SCALE: 1" = 25' | RESERVOIR STREET   | SHEET |
|  |  |     |      |             |    |                 |  |       |
|  |  |     |      |             |    |                 | PLAN   | 4     |
|  |  |     |      |             |    |                 | STA. 13+00-20+00   |       |
|  |  |     |      |             |    |                 | DIVISION OF ENGINEERING<br>CITY OF HARRISONBURG<br>405 SOUTH MAIN STREET<br>HARRISONBURG, VIRGINIA |       |