



CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

381 University Blvd, Harrisonburg, VA 22801

79-E-2

9.544

acres or sq.ft.  
(circle)

Property Address

Tax Map

Total Land Area

Existing Zoning Classification: B-2

Special Use being requested: We are requesting special use for multifamily units within the B-2 district.

See concurrent zoning ordinance amendment.

**PROPERTY OWNER INFORMATION**

A/H Harrisonburg Regal, L.L.C.

757.366.4000

Property Owner Name

Telephone

222 Central Park Avenue, Suite 2100

jharris@armadahoffler.com

Street Address

E-Mail

Virginia Beach

VA

23462

City

State

Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Jennifer Harris

757-439-2412

Owner's Representative

Telephone

222 Central Park Avenue, Suite 2100

jharris@armadahoffler.com

Street Address

E-Mail

Virginia Beach

Virginia

23462

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.*

DocuSigned by:

Jennifer Harris

12.1.2021

A/H Harrisonburg Regal, L.L.C.

PROPERTY OWNER

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](http://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

Jennifer Harris  
(757) 439-2412  
[jharris@armadahoffler.com](mailto:jharris@armadahoffler.com)



November 30, 2021

Adam Fletcher, Director  
Planning and Zoning Division  
City of Harrisonburg Community Development  
409 S Main St, Harrisonburg, VA 22801

RE: A/H Harrisonburg Regal, L.L.C. – Application for Zoning Ordinance Amendment and Special Use for a multifamily community not to exceed 274 units and a parking garage; located at 381 University Blvd, Harrisonburg, VA 22801, Tax Map Reference: 79-E-2

Dear Mr. Fletcher,

With this letter, A/H Harrisonburg Regal, L.L.C., the current owner (an entity controlled by Armada Hoffler Properties), proposes this zoning ordinance amendment and requests approval for special use in response to the need for pedestrian-oriented, multifamily development within the City of Harrisonburg. The proposed amendment and requested special use approval would allow for the redevelopment of underutilized surplus parking of the existing Regal Cinemas, adding to the vitality of the B-2 district.

The applicant, A/H Harrisonburg Regal, L.L.C., of the above-listed property, desires to establish an apartment community not to exceed 274 units with a parking garage on a portion of the 9.54-acre site. There are no intentions of modifying the existing Regal Cinemas structure.

This applicant intends to retain the parcel and improve two portions of the existing asphalt parking along Evelyn Byrd Avenue. The current one-story 47,576 square feet Regal structure will remain, but a portion of the existing asphalt parking will have to be removed. The existing overhead and underground utilities conflict with the proposed apartment building's footprint and will be relocated to ensure a buildable site. A proposed site plan is attached.

The property is located between University and Evelyn Byrd Avenue. Evelyn Byrd Avenue and University Boulevard are both major collectors regarding their street functions. The surrounding properties around the subject site are zoned B-2 and include Harrisonburg Crossing retail center, Forbes Crossing retail center, Texas Roadhouse, Buffalo Wild Wings, and other commercial properties.

We propose amending the current zoning ordinance and request approval of special use for multifamily units within the B-2 district.

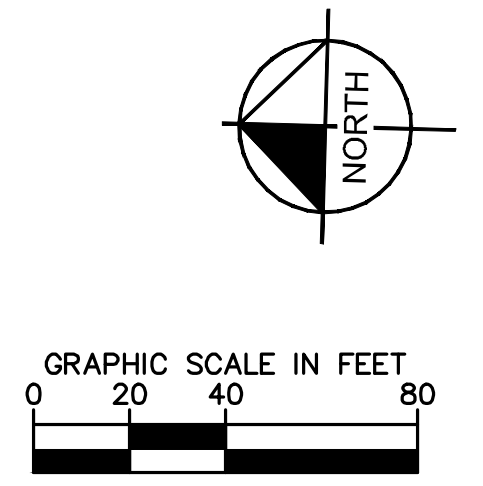
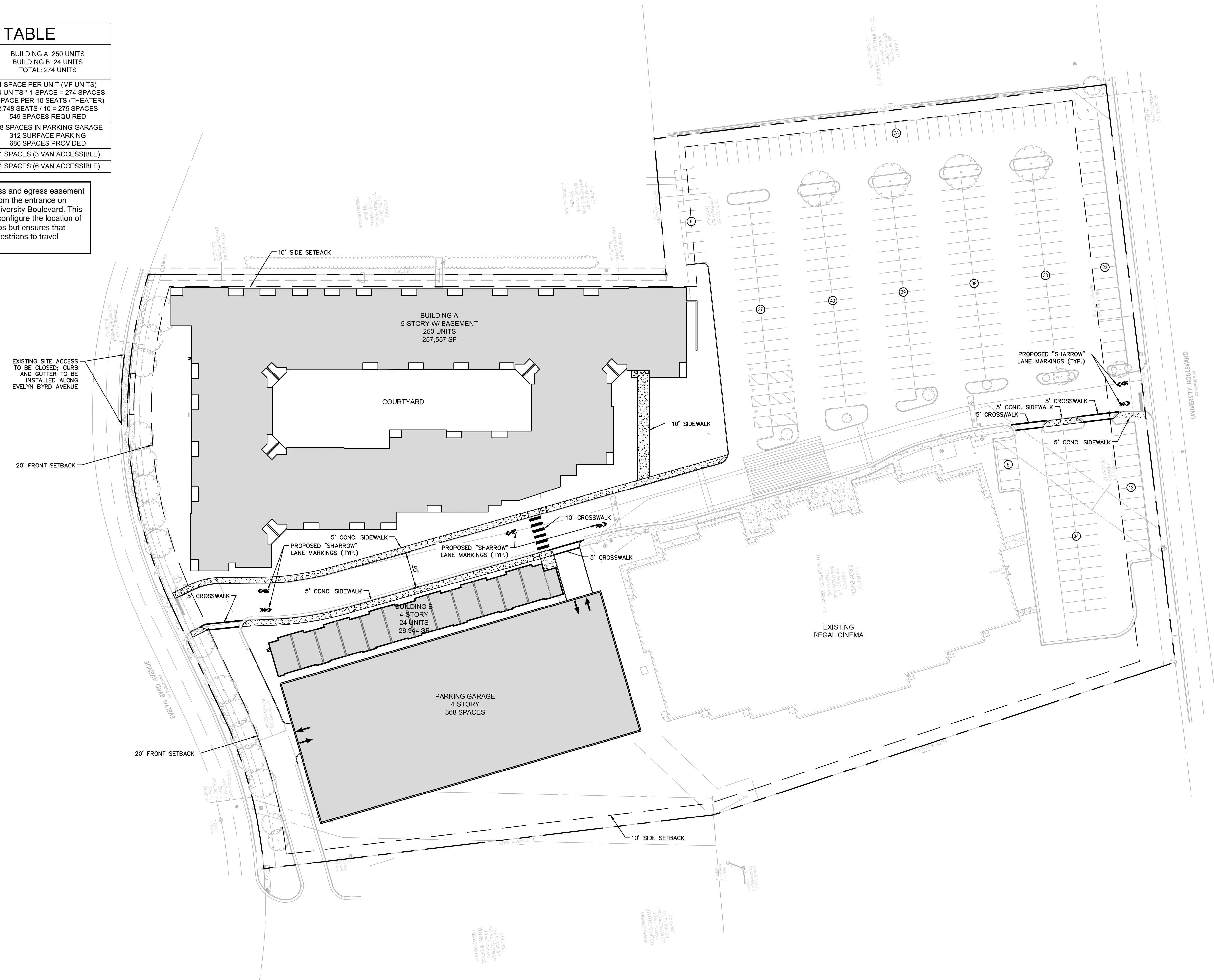
Sincerely,  
  
Jennifer Harris

A/H Harrisonburg Regal LLC  
222 Central Park Ave, Suite 2100  
Virginia Beach, VA 23462

Plotted By: Boyd, Mark. Sheet: Set:Kha - Layout:Option 1 - January 06, 2022 - 02:55:56pm. K:\NRIC\_CIV\113518000 - Harrisonburg Regal Apartments - Harrisonburg, VA\CAD\Exhibits\Development Plan for SUP.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA TABLE	
NUMBER OF UNITS:	BUILDING A: 250 UNITS BUILDING B: 24 UNITS TOTAL: 274 UNITS
PARKING REQUIRED: (PER ZONING ORDINANCE)	1 SPACE PER UNIT (MF UNITS) 274 UNITS * 1 SPACE = 274 SPACES 1 SPACE PER 10 SEATS (THEATER) 2,748 SEATS / 10 = 275 SPACES 549 SPACES REQUIRED
PARKING PROVIDED:	368 SPACES IN PARKING GARAGE 312 SURFACE PARKING 680 SPACES PROVIDED
ACCESSIBLE SPACES REQUIRED:	14 SPACES (3 VAN ACCESSIBLE)
ACCESSIBLE SPACES PROVIDED:	14 SPACES (6 VAN ACCESSIBLE)

**Note:** There will be a continuous ingress and egress easement for use by bicyclists and pedestrians from the entrance on Evelyn Byrd Ave to the entrance on University Boulevard. This easement leaves open the ability to reconfigure the location of the path if the theater portion redevelops but ensures that there's still a way for bicyclists and pedestrians to travel through the property.



No.	REVISIONS	DATE	BY

**Kimley»Horn**

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 PHONE: 804-673-3882  
 WWW.KIMLEY-HORN.COM

KHA PROJECT  
113518000  
DATE  
12/21/2021  
SCALE AS SHOWN  
DESIGNED BY  
DRAWN BY  
CHECKED BY

**HARRISONBURG REGAL**  
 PREPARED FOR  
**ARMADA HOFFLER**

CITY OF HARRISONBURG VIRGINIA

LICENSED PROFESSIONAL

DATE:

**DEVELOPMENT PLAN  
 FOR SPECIAL USE PERMIT**

SHEET NUMBER  
**SP-1**



CITY OF HARRISONBURG  
**PUBLIC  
WORKS**

320 EAST MOSBY ROAD, HARRISONBURG, VA 22801

OFFICE (540) 434-5928 • FAX (540) 434-2695

December 7, 2021

Omar Kanaan, P.E. PTOE  
Kimley-Horn and Associates  
1700 Willow Lane Drive, Suite 200  
Richmond, VA 23230

RE: Regal Apartments TIA

Dear Mr. Kanaan,

The City of Harrisonburg Public Works Department staff has reviewed the Traffic Impact Analysis (TIA) for the Regal Apartments development proposal dated November 30, 2021. Pending the following changes, we find the TIA to be acceptable. We do not consider these changes to have a significant impact on our understanding of future traffic conditions. Please consider this as an acceptance letter for the special use permit.

We offer the following comments:

1. An additional section should be included in the TIA for planned bicycle and pedestrian facilities, consistent with the site plan, and should explain how these facilities will be connected to the surrounding active transportation network
  - a. This section should also include any proposed crossings or traffic calming measures throughout the internal site access. Given there is no proposed sidewalk on the housing side, it is anticipated pedestrian crossing usage will be high to access the parking garage and sidewalk.
  - b. Is there any plan or has there been discussion to incorporate bike lanes and/or a shared use path instead of a sidewalk? Consider further bicycle connectivity. There is bicycle parking called out on the site plan and planned bike lanes with the road diets on Evelyn Byrd and University Boulevard.
2. The use of entrances to the north side of the property are not clear within the TIA. During the scoping meeting, the proposed plan was to keep the entrances on the North and Northwest sides of the site, while the entrance on the Northeast side was said to be closed
  - a. Make note of the assumption that all traffic that may be diverted to the local parcel is accounted for by the Evelyn Byrd Ave Driveway.

- b. If the plan for the site is to close any entrances, make note of this or otherwise clarify the assumptions regarding trip distribution.
3. Include future roadway characteristics or make note on the existing roadway characteristics table that University Blvd. and Evelyn Byrd Ave will become three lane roads.
4. For Appendix A:
  - a. Clarify the access for the parking garage, the current model does not show an acceptable access plan. If the garage has one exit and one entrance, make note of how that would affect the trip distribution. Document all traffic control devices and planned internal site circulation.
  - b. Provide a legend for the unit types on the unit
  - c. Provide a scale for the site plan, along with a north arrow
5. Include VDOT RDM Appendix F Section 3 - Turn Lane and Taper Warrants for the driveways at University and Evelyn Byrd using the future road diet configuration.
6. Explain the process for selecting the peak hour volumes.
  - a. Clarify within the TIA why the peak hour volumes and peak hour factors are different between the counts in appendix C and the inputs synchro in appendix D
7. Synchro Analysis
  - a. Change the lane widths for Reservoir, Evelyn Byrd, University, and Burgess to 11 feet.
  - b. Include the 95<sup>th</sup> Percentile Queue lengths in the Synchro outputs
  - c. Adjust 2024 Build and No Build scenarios and Synchro outputs to use the standard minimum peak hour factor of 0.92 at the Driveways with Evelyn Byrd Ave and University Blvd, as well as the intersection of University Blvd and Deyerle Ave.
  - d. Set all taper lengths to 0 feet, in accordance with TOSAM.
8. Include, if possible, the Heavy Vehicle counts within Appendix C.
9. Include the signal timing sheets provided by the city in the appendices.
10. Update Appendix B to include all correspondence with the City

Thank you for your work on this TIA and promptness in providing revisions.



Timothy Mason  
Public Works-Transportation Systems Specialist



\*Note: Height as measured from grade to top of parapet from lowest point (basement) to highest point is 72'-6". The building will be below the 75'-0" max threshold. The parking deck will not get close to this height at approximately 54'0".

\*Note: Rendering images are conceptual and subject to change  
**EVELYN-BYRD FACING UP INTERNAL ROAD**



\*Note: Rendering images are conceptual and subject to change  
**INTERNAL ROAD AT REGAL**

**100% SCHEMATIC DESIGN**

HARRISONBURG  
 MULTIFAMILY

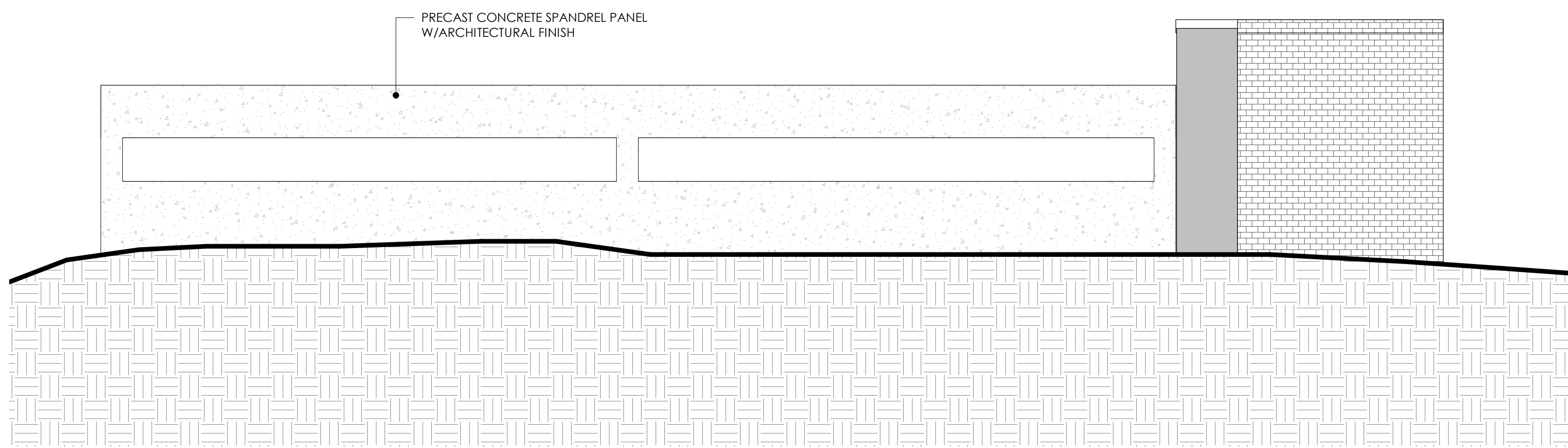


**LOCATION** / HARRISONBURG, VA  
**PROJECT #** / ARMADA HOFFLER  
**DATE** / 12.20.2021  
**DRAWN** / PT

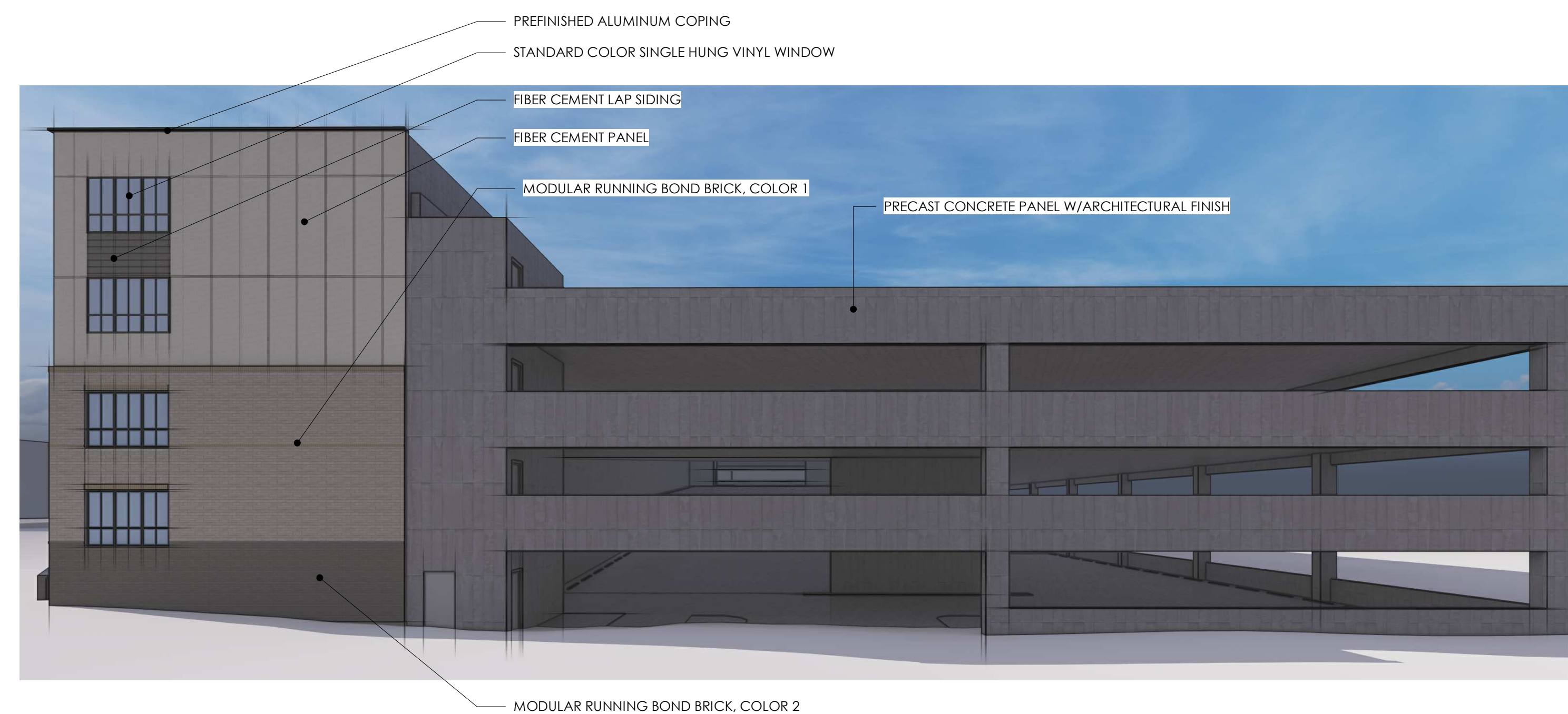
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Revisions		
No.	Description	Date

**CONCEPTUAL 3D  
 IMAGERY**

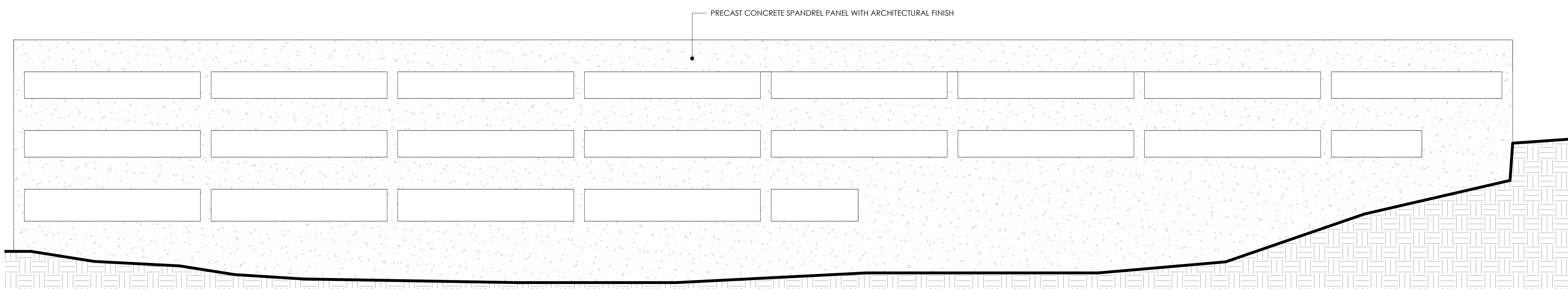


1  
A4.03 BUILDING B - SOUTH  
SCALE: 3/32" = 1'-0"



3  
A4.03 BUILDING B - NORTH  
SCALE: 3/32" = 1'-0"

\*Note: Rendering images are conceptual and subject to change



2  
A4.03 BUILDING B - WEST  
SCALE: 3/32" = 1'-0"



4  
A4.03 BUILDING B - EAST  
SCALE: 3/32" = 1'-0"

100% SCHEMATIC DESIGN

HARRISONBURG  
MULTIFAMILY



LOCATION / HARRISONBURG, VA  
PROJECT # / ARMADA HOFFLER  
DATE / 12.20.2021  
DRAWN / PT

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Revisions		
No.	Description	Date

CONCEPTUAL  
IMAGERY