

Date Application Received: 2/14/17

## Application for Ordinance Amendment City of Harrisonburg, Virginia

Fee: \$375.00

Total Paid: \$ 375 <sup>14D</sup> 11/8/16

Applicant's Name: Marusstodd Properties, LLC

Street Address: 190 E. Mosby Road Email: \_\_\_\_\_

City: Harrisonburg State: VA Zip: 22801

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

Applicant's Representative: Richard Blackwell

Street Address: 566 East Market Street Email: dick@blackwellengineering.com

City: Harrisonburg State: VA Zip: 22801

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

### Description of Amendment

Zoning Ordinance Section: 10-3-55.4

Proposed Text: by special use permit allow "business and professional offices"

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

Signature:   
Applicant Signature

### ITEMS REQUIRED FOR SUBMISSION

- Completed Application
- Ordinance Text
- Letter of description

- Fees Paid
- 
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March 23, 2017

Mrs. Thanh Dang, Sr. Planner  
City of Harrisonburg  
Department of Planning and Community Development  
409 South Main Street  
Harrisonburg, VA 22801

Ref: Stone Suites – Description of Proposed Use (TM: 18-R-22, 22A, 23, 24, 24A)

Dear Mrs. Dang,

It is proposed that the subject property located on the east side of the 1300 block of South Main Street now designated “Professional Use” in the Land Use Guide be changed to “Mix Use Development Area”.

Port Republic Road to East Weaver Avenue on the east side is “Professional” and on the west side is “Medium Density Mixed Residential”. However, at present, the development along South Main Street from Port Road to Miller Circle incorporates a variety of uses: professional, apartments, single family detached, financial institutions, and commercial. In approximately 0.4 mile, there are many different uses.

It is believed that the high traffic counts on South Main Street will attract commercial uses. However, with the existing apartments along South Main, and the single-family development one block east of South Main and the existing commercial and professional uses, a “Mix Use Development” designation for the proposed development appears to be appropriate.

It is proposed to have a mixed use of commercial and/or professional (if an ordinance amendment to allow professional by special use in “Mixed Use” is passed) on the first floor and 22 one bedroom apartments on the second and third floors. The building is to be located near the street to promote walkability along South Main Street. A sidewalk will be constructed along the north side of Weaver Ave. to better enable the residents of the Purcell Park neighborhood to access the commercial development on the first floor located nearer South Main. The development will connect to the sidewalk on South Main Street and Weaver Ave. to promote walk up traffic.

The one bedroom apartments are generally designed for singles. This is expected to make little or no impact on its surrounding as to noise and or outside activities.

A six-foot opaque fence will be constructed on the east side of the property along Edgelawn Dr. with plantings east of the fence. A right-in / right-out only will be constructed on the South Main Street connection to prohibit left turns into and out of the development. Vehicles planning to go south on South Main Street will exit onto Weaver Ave. and turn left at the intersection of East Weaver Avenue and South Main Street.

Sincerely

A handwritten signature in black ink that reads "Giles R. Stone". The signature is written in a cursive, flowing style.

Giles Stone for Marusstodd Properties, LLC