



City of Harrisonburg, Virginia

Department of Planning & Community Development

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Building Inspections
Engineering
Planning & Zoning

To: Ande Banks, Acting City Manager
From: Adam Fletcher, Director – Department of Planning and Community Development and Planning Commission
Date: November 14, 2017 (Regular Meeting)
Re: Special Use Permit – 900 North Liberty Street

Summary:

Public hearing to consider a request from Tony Miller for a special use permit per Section 10-3-97 (3) of the M-1, General Industrial District to allow business and professional offices. The 0.50 +/- acre parcel is addressed as 900 North Liberty Street, and identified as tax map parcel 40-B-1.

Background:

The Comprehensive Plan designates this area as Commercial. This designation states that these areas include uses for retail, office, wholesale, or service functions. These areas are generally found along the City's major travel corridors.

The following land uses are located on and adjacent to the property:

Site: Vacant 1,500+/- square feet structure, zoned M-1
North: Vacant office building, zoned M-1
East: Automotive businesses, zoned M-1
South: Across Monroe Street, cab company, zoned M-1
West: Across North Liberty Street, non-conforming mobile home park and a petroleum business, zoned M-1

Key Issues:

The applicant is requesting a special use permit (SUP) per Section 10-3-97 (3) of the Zoning Ordinance to allow a business or professional office use within the M-1, General Industrial District. The property is located on the northeastern corner of the intersection of North Liberty Street and Monroe Street (this portion of Monroe Street is undeveloped.) This section of North Liberty Street contains a mix of uses that includes industrial, commercial, and non-conforming residential. If approved, the applicant desires to utilize a portion of the building as a professional office.

Previously, the 1,500+/- square feet structure located on the site had been used for warehousing and storage. The applicant has stated that they would continue to use a majority of the building as a warehouse/storage facility for a plumbing contractor, a use permitted by-right within the M-1 zoning district, and renovate a 500+/- square feet portion to be used as an accounting office.

The applicant has been informed by staff that if they receive approval of the request, they would need to apply for a building permit for a use change and for the creation of a second tenant space within the building. Both matters can be performed under one building permit application.

If the request is approved, parking for the accounting office would be calculated as a minimum of three parking spaces or one parking space for every 300 square feet of gross floor area or fraction thereof, whichever is greater; while, parking for the warehouse use would be calculated at one parking space for every two persons working on the premises on a maximum shift and one parking space for every truck/vehicle used in connection with the use. The applicant should work closely with staff to ensure that all required parking spaces are appropriately delineated on site.

The Comprehensive Plan recognizes this side of North Liberty Street in this area as Commercial and thus an office use would be compatible with the Land Use Guide. Staff does not have any concerns with an office use at this location.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Approve the special use permit as requested by the applicant;
- (b) Approve the special use permit with conditions;
- (c) Deny the special use permit request.

Community Engagement:

As required, the request was published in the local newspaper twice advertising for Planning Commission's public hearing and twice for City Council's public hearing for the special use permit. The advertisement was published as shown below:

Special Use Permit – 900 North Liberty Street (To Allow Business and Professional Offices in M-1)
Public hearing to consider a request from Tony Miller for a special use permit per Section 10-3-97 (3) of the M-1, General Industrial District to allow business and professional offices. The 0.50 +/- acre parcel is addressed as 900 North Liberty Street, and identified as tax map parcel 40-B-1.

In addition, adjoining property owners were notified of the public hearing; the property was posted with signage advertising the request; and a notice was provided on the City's website at <https://www.harrisonburgva.gov/public-hearings>.

Recommendation:

Staff recommends alternative (a) to approve the special use permit as requested by the applicant.

Attachments:

- 1. Memorandum (3 pages)
- 2. Site maps (2 pages)
- 3. Application, applicant letter, and supporting documents (11 pages)

Review:

Planning Commission recommended alternative (a) to approve the special use permit as requested by the applicant.