



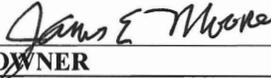
CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

**Change of Zoning District  
(Rezoning) Application**  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

PROPERTY INFORMATION			
1441, 1451, 1477 North Main Street; Harrisonburg, VA 22802	44-(B)-2, 42-(B)-12, 13, &14 <del>42-(B)-2, 12, 13, 14</del>	1.35 (2) & 3.40 (12,13,14)	acres or sq.ft.
Property Address	Tax Map Parcel/ID	Total Land Area	(circle)
Existing Zoning District: <u>M-1</u>	Proposed Zoning District: <u>B-2C</u>		
Existing Comprehensive Plan Designation: <u>General Industrial</u>			

PROPERTY OWNER INFORMATION			
Northside, LLC (Attn: Jim Moore)			
Property Owner Name	Telephone		
9527 Centerville Road	jemjam1@aol.com		
Street Address	E-Mail		
Bridgewater	VA	22812	
City	State	Zip	

OWNER'S REPRESENTATIVE INFORMATION			
Holtzman Oil Corporation		540-477-3131	
Owner's Representative		Telephone	
P.O. Box 8		rkoontz@holtzmandcorp.com	
Street Address		E-Mail	
Mount Jackson	VA	22842	
City	State	Zip	

CERTIFICATION	
<p><i>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.</i></p>	
 <b>PROPERTY OWNER</b>	<u>1.26.2022</u> <b>DATE</b>

REQUIRED ATTACHMENTS
<input checked="" type="checkbox"/> Letter explaining proposed use & reasons for seeking change in zoning. <input checked="" type="checkbox"/> Statement on proffers, if applying for conditional rezoning. <input checked="" type="checkbox"/> Survey of property or site map. <input checked="" type="checkbox"/> 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 <a href="http://www.harrisonburgva.gov/traffic-impact-analysis">www.harrisonburgva.gov/traffic-impact-analysis</a> .

TO BE COMPLETED BY PLANNING & ZONING DIVISION	
Date Application and Fee Received	Total Fees Due: \$ Application Fee: \$550.00 + \$30.00 per acre
Received By	



# BLACKWELL ENGINEERING, PLC

566 E. MARKET ST. • HARRISONBURG, VIRGINIA 22801 • (540) 432-9555 • FAX (540) 434-7604

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March 3, 2022

BE# 2897

City of Harrisonburg  
Department of Community Development  
409 South Main Street  
Harrisonburg, VA 22801

Subject: Proposed use & reasons for seeking change in zoning  
(Northside Gateway Plaza)

To Whom it May Concern,

This letter accompanies the Rezoning Application, Future Site Layout, and Proffer Letter for City of Harrisonburg parcels 44-B-2, 42-B-12, 42-B-13, and 42-B-14 at 1441, 1451, and 1477 North Main Street. The parcels are located at the intersection of North Main Street and Mount Clinton Pike, near the Rockingham County limits. An adjoining parcel that is located within Rockingham County is also being considered for rezoning as a part of this project site.

Our client wishes to develop these parcels over time, constructing a gas station followed by a combination of restaurants and retail stores that would most likely be leased, in an area of Harrisonburg that is underserved by both.

The current zoning is M-1, which does not allow by-right the development of restaurants nor retail stores. This request is to rezone the parcels to B-2C. The existing interior property lines may be vacated and/or adjusted. The applicant is experienced and qualified to develop the parcels in the manner depicted in the rezoning application and has an excellent history of quality commercial development in the City.

There are currently existing City water and City sewer utilities in the Mount Clinton Pike corridor. The existing City water and sewer would be extended to serve the proposed project site.

Let me know if you need more information to perform your review.

Cordially,

---

Jeff Oswald, P.E.  
Civil Engineer

Owner: Northside, LLC  
Contract Purchaser/Applicant: Holtzman Oil Corp.

Rezoning Case Number:

Tax Map Numbers:  
City Lots: 44-(B)-2, 42-(B)-12, 13, &14 (“Property”)

Current Zoning: M-1 City

Proposed Zoning: B-2C City

Northside, LLC hereby proffers that the use and development of the Property shall be in strict accordance with the following conditions:

1. Pedestrian access:
  - a. External walks: The Owner shall construct a 5’ wide sidewalk with a 2’ wide grass buffer strip between the back of curb and the sidewalk along the Mt. Clinton Pike and North Main Street frontages of parcel 42-B-12, and if necessary, dedicate right of way to 0.5’ behind the new sidewalk. The proffered sidewalk fronting Mt. Clinton Pike and North Main Street shall be installed prior to the issuance of a final certificate of occupancy for the first use on the Property.
  - b. Internal walks: The Owner shall construct internal 5’ wide sidewalk(s) with private street crosswalks within the Property that connect the public sidewalks to each building on the Property as each use is permitted and developed.
  - c. Connection to signalized intersection: The owner shall construct a sidewalk connecting directly from the North Main Street/Mt. Clinton Pike intersection to the nearest building.
  - d. Crosswalks shall be painted to connect pedestrian routes that intersect drive aisles.
2. The owner shall construct a private internal loop drive/road from North Valley Pike to Mt. Clinton Pike, generally as shown on the Conceptual Plan of Development as prepared by Blackwell Engineering and submitted as part of this application (“Conceptual “Plan”). A 5’ sidewalk will be constructed on at least one-side of the loop drive/road. The internal private loop road/drive shall be substantially installed providing through access from North Valley Pike to Mt. Clinton Pike prior to the issuance of a final certificate of occupancy for the first use on the Property.
3. Roadway improvements:
  - a. Mt. Clinton Pike: A dedicated right turn lane into the Property with taper is to be constructed, generally as shown on the Conceptual Plan, along Mt. Clinton Pike. The existing entrance on Mt. Clinton Pike is to be moved to the west and the existing eastbound left turn lane is to be re-stripped, in accordance with the TIA and as shown generally on the Conceptual Plan or as otherwise agreed during the site plan approval process.



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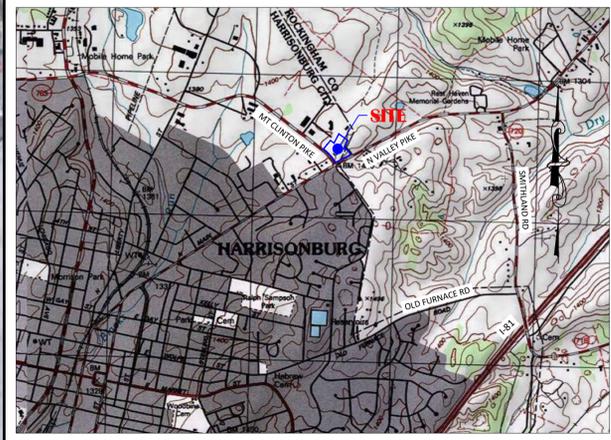
Jim Moore

On behalf of Northside, LLC, Owner

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Rick Koontz

On behalf of Holtzman Oil Corp., Applicant



VICINITY MAP  
SCALE 1"=2,000'

**LEGEND**

	CENTER LINE
	SITE BOUNDARY
	PROPERTY LINE
	PROPOSED WATER LINES
	EXISTING WATER LINES
	EXISTING SANITARY SEWER
	EXISTING STORM SYSTEM
	EXISTING OVER HEAD ELECTRIC
	PROPOSED STORM SYSTEM
	SETBACK LINE
	EASEMENT LINE
	EXISTING BUILDING
	EXISTING ROAD
	EXISTING CURBING
	HANDICAP PARKING
	DUMPSTER
	EXISTING FIRE HYDRANT/SPIGOT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING FENCE LINE
	PROPOSED WALKING TRAIL
	PROPOSED FENCE
	EXISTING GRAVEL
	EXISTING PAVEMENT
	EXISTING GRASS
	EXISTING EASEMENT AREA
	EXISTING ELECTRIC/TELEPHONE
	EXISTING LIGHT POLE
	EXISTING POWER POLE
	EXISTING GAS LINES
	FLOODPLAIN
	LINE-OF-SIGHT
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED GROUND ELEVATION
	REVISION SYMBOLS
	DISTURBED AREA
	ELECTRIC VEHICLE CHARGING STALL
	TREE
	SHRUB

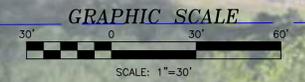
**SITE DESIGN:**  
BLACKWELL ENGINEERING  
ATTN: ED BLACKWELL  
566 EAST MARKET STREET  
HARRISONBURG, VA 22801  
540-432-9555

**DEVELOPER-OWNER:**  
HOLTZMAN OIL CORPORATION, LLC  
P.O. BOX 8  
MOUNT JACKSON, VA 22842  
540-477-3131

**PROPERTY INFO:**  
CITY OF HARRISONBURG:  
TAX MAP# 42-(B)-12  
TAX MAP# 42-(B)-13  
TAX MAP# 42-(B)-14  
TAX MAP# 44-(B)-2  
EXISTING ZONING: M-1  
EXISTING USE: INDUSTRIAL  
PROPOSED ZONING: B-2C

ROCKINGHAM COUNTY:  
TAX MAP# 94-(A)-L138  
EXISTING ZONING: A-2  
EXISTING USE: INDUSTRIAL  
PROPOSED ZONING: B-1C

5.07± ACRES TOTAL  
FEMA FLOOD ZONE X



Date: 2-22-22  
Scale: AS NOTED  
Designed by: EHB  
Drawn by: MMS  
Checked by: EHB

**Blackwell**  
Engineering, P.C.  
566 East Market Street  
Harrisonburg, Virginia 22801  
Phone: (540) 432-9555  
Email: BE@BlackwellEngineering.com



Revision Dates


**CONCEPTUAL FUTURE SITE LAYOUT**

NORTHSIDE GATEWAY PLAZA  
HOLTZMAN OIL CORPORATION  
P.O. BOX 8  
MOUNT JACKSON, VA 22842

Drawing No.  
**1**  
of 1 Sheets

Job No. 2897

File: 2897.dwg, Printed: February 22, 2022



CITY OF HARRISONBURG  
**PUBLIC  
WORKS**

320 EAST MOSBY ROAD, HARRISONBURG, VA 22801

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

December 6, 2021

Carl Hultgren  
Ramey Kemp & Associates, Inc.  
4646 Cox Road  
Glen Allen, Virginia

RE: Holtzman Property Traffic Impact Analysis (Tax Map # 042-B12, 13, 14))

Dear Mr. Hultgren,

The Department of Public Works, along VDOT staff, have reviewed the second Traffic Impact Analysis (TIA) for the proposed Holtzman Property development, dated November 5, 2021. We still have concerns about the safety of the site.

Regarding the site entrance on Route 11, we anticipate confusion for southbound vehicles in the right lane not knowing if vehicles in front of them are turning right into the site or right at the signal. In addition, given the congestion and queueing from the signal during peak periods, it will be challenging to safely find a gap to cross three lanes onto Route 11 North. Including a painted bump-out between the signal right turn lane taper and the site entrance to delineate the signal right turn lane from the site entrance right turn lane would be a decent first step to addressing those safety issues.

Additionally, Public Works suggests the applicant consider proffering pedestrian accommodations, both on the frontage, as well as internal to the site, as the City and County sidewalk projects will undoubtedly induce pedestrian trips to the development, and their safe travel to the destinations within this site is a priority for the City, the County, and VDOT. Staff suggests the following language for consideration as a proffer:

*“The Owner shall construct a 5’ wide sidewalk with a 2’ wide grass buffer strip between the back of curb and the sidewalk along the Mt Clinton Pike frontage of parcel 42-B-12, and if necessary, provide right of way to 0.5’ behind the new sidewalk. Additionally, the Owner shall construct a 5’ wide sidewalk(s) within the site that connect the public sidewalk on Mt Clinton Pike and public sidewalk planned for North Valley Pike to each building on the site, and each building to each other. In addition to other sidewalk connections from the right-of-way to the buildings, a sidewalk connecting directly from the intersection (corner) to the nearest building shall also be constructed. Crosswalks shall be painted to connect pedestrian routes that intersect drive isles.”*

Thank you for your work on this TIA.

Regards,

*Timothy Mason*

Timothy Mason  
Public Works Transportation System Specialist