

1320 Port Republic Road

Rezoning – B-2C Proffer Amendment





NELSON DR

PORT REPUBLIC RD



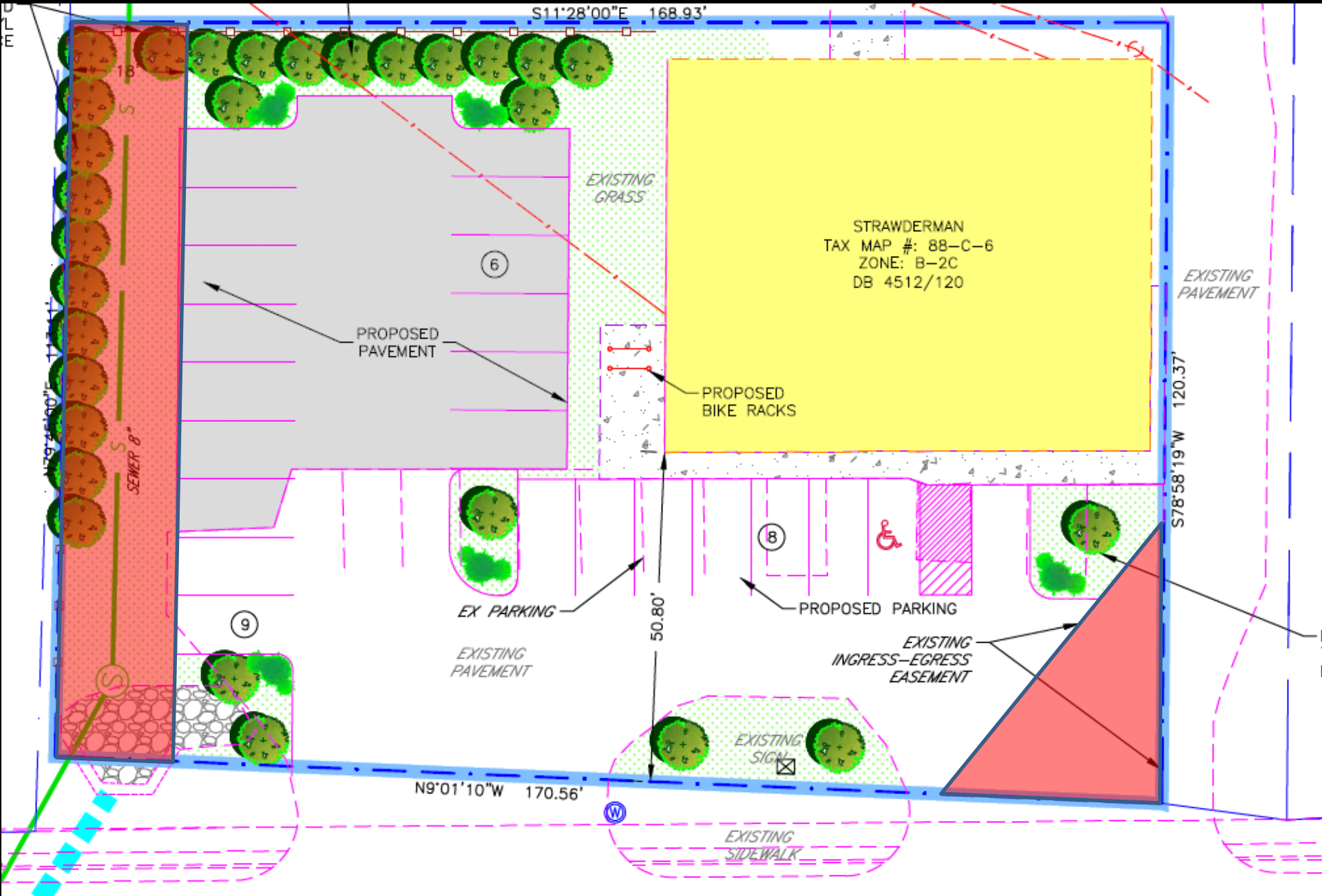
Existing Proffers:

1. The “by right” use of the property is limited to mercantile establishments and accessory uses, including those which promote the show, sale and rental of goods or equipment for impaired, handicapped or disabled persons, inclusive of goods or equipment for their medical treatment or rehabilitation or mobility or transportation, under Section 10-3-90 (1) and (15) of the Code of the City of Harrisonburg.
2. The existing playground area will be maintained in its present state and will not be paved, except as provided for the purposes of the special use permit for the property.
3. If in the future exterior lighting is regulated by a City ordinance applicable to the B-2, General Business zone, then the property will comply with the regulations at that time.
4. The building will not be open later than 9:00 o’clock p.m.
5. No drive-thru, restaurant or shopping center uses will be allowed.
6. Any freestanding sign on the property will be restricted to 24 square feet and 6 feet in height.

Proposed Proffers:

- 1. Use Restrictions: All uses delineated in Harrisonburg's Zoning Ordinance, Article Q. B-2 General Business District, § 10-3-90 (1) and (15) shall be permitted on the Property. Except that no drive-thru, restaurant or shopping centers will be allowed**
- 2. Sign restrictions:**
 - a. The total square footage of all freestanding signs will not exceed 24 sf. (each side).**
 - b. The freestanding sign height will be limited to 6 feet.**
 - c. No electronic message boards or flashing signs shall be permitted on site.**
- 3. The building will not be open later than 11:00 o'clock and not open before 6:00 a.m.**
- 4. A six-foot opaque privacy fence shall be installed adjacent to any new parking lot area along the northern and eastern property lines. In addition, an evergreen vegetated screen shall be installed along the same boundaries. At the time of planting, such plantings shall be at least six feet in height and planted a minimum of seven feet on center so as to form a dense screen. Such vegetation shall be maintained and replaced when necessary.**

The site layout is NOT proffered.



Differences between the existing and proposed proffers:

- 1. Personal service establishments would be added as an allowable use along with the previously permitted mercantile establishments—the site would no longer be required to permit only a use substantially the same as VIP Scooters, or for the building to be renovated and reduced in size or a new smaller building constructed in its place so that minimum parking requirements could be met.**
- 2. The open space area north of the building could be fully utilized for any of the allowed uses including it being a parking area for those uses.**
- 3. The site could operate until 11:00 p.m. rather than being limited to 9:00 p.m.**
- 4. No electronic message boards or flashing signs would be permitted along with the current sign restrictions.**
- 5. The site would be required to screen any new parking lot area along the northern and eastern property lines with a six-foot privacy fence and a dense evergreen screen.**



**Planned
Business**

Commercial

**Low Density
Mixed
Residential**

**Low Density
Residential**

**General
Industrial**

Professional

Determination of Need for a Traffic Impact Analysis (TIA)

Applicant Ajay Madhani
Name of Project 1320 Port Republic Road
Project Address or TM # 88-C-6
Proposed Use in General Convenience Store

Breakdown of Peak Hour Trip Generation by Land Use per ITE:

Land Use 1.	Type & Code #	Open 17 hrs LUC 852
		<u>SE</u>

TIA Required? Yes _____ No

Comments:

Port Republic Road was recently reconstructed to a 5-lane facility and provides a center turn lane that can be used to access this site. It is the opinion of Public Works staff that additional turning lanes and/or traffic control devices will not be needed to support the traffic generated by the proposed development. It is recommended that the applicant consider ways to limit backing from parking spaces into the shared driveway. Ideally, the driveways for the mobile home park and the commercial use would be kept separate to limit conflicts and possible safety issues on-site.

Total Project Peak Hour Trip Generation

156 PM

TIA Required? Yes _____ No

Comments:

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Reviewed by: Brad Reed

Date: 3/11/2015

The site layout is NOT proffered.

5 Separate Public School Buses Stop at the Site:

- Harrisonburg High School
- Skyline Middle School
- Stone Spring Elementary School
- Stone Spring Elementary School Special Education Bus
- Skyline Middle School Serving a student in a wheelchair

