

Total Fees Due: \$ 580
Application Fee: \$550.00 plus \$30.00 per acre

Date Application & Fee Received: 4/2/20 4/10/20
Received by: THD

Application for Change of Zoning District (Rezoning) City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 151 W. Wolfe St., Harrisonburg, VA 22802
Tax Map Number: Sheet: 035 Block: S Lot: 7 Total Land Area: 0.22 ~~acres~~ 9,685 or sq. ft.
Existing Zoning District: R-3 Proposed Zoning District: B-1
Existing Comprehensive Plan Designation: B-1

Section 2: Property Owner's Information

Property Owner's Name: Robert D. and Gretchen M. Maust
Street Address: 151 W. Wolfe St. Email: mjaffee@matchboxrealty.com
City: Harrisonburg State: VA Zip: 22802
Telephone: Work: N/A Fax: _____ Mobile/Home: _____

Section 3: Owner's Representative Information

Owner's Representative: Matchbox Realty
Street Address: 202 N. Liberty, Suite 101 Email: mjaffee@matchboxrealty.com
City: Harrisonburg State: VA Zip: 22802
Telephone: Work: 540-434-5150 Fax: _____ Mobile/Home: _____

Section 4: 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.

Signature: DocuSigned by:
Robert Maust
274377378967468 _____
Property Owner

Section 5: Required Attachments to be provided by Applicant

- Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- Statement of Proffers, if applying for conditional rezoning
- Survey of Property or Site Map
- 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 Department prior to submitting Rezoning application. More information at www.harrisonburgva.gov/traffic-impact-analysis.

Total Fees Due: \$ 455
Application Fee: \$425.00 plus \$30.00 per acre

Date Application & Fee Received: 4/2/20
Received by: THD

Application for Special Use Permit City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 151 W. Wolfe St., Harrisonburg, VA 22801
Tax Map Number: Sheet: 035 Block: S Lot: 7 Total Land Area: 0.22 acres or sq. ft.
Existing Zoning Classification: R-3 with rezoning request to B-1
Special Use being requested: Parking Lot

Section 2: Property Owner's Information

Property Owner's Name: Robert D. and Gretchen M. Maust
Street Address: 151 W. Wolfe St. Email: mjaffe
City: Winchester Harrisonburg State: VA Zip: 22802
Telephone: Work: N/A Fax: _____ Mobile/Home: _____

Section 3: Owner's Representative Information

Owner's Representative: Matchbox Realty
Street Address: 202 N. Liberty, Suite 101 Email: mjaffee@matchboxrealty.com
City: Harrisonburg State: VA Zip: 22802
Telephone: Work: 540-434-5150 Fax: _____ Mobile/Home: _____

Section 4: 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.

Signature: DocuSigned by:
Robert Maust
274377378967458
Property Owner

Section 5: Required Attachments to be provided by Applicant

- 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 Department prior to submitting SUP application. More information at 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, walls 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.



May 11, 2020

Matchbox Realty & Management Services, Inc. (Matchbox) is pursuing a rezoning for the property located at 151 W. Wolfe St., Harrisonburg, VA 22801 from an existing R-3 use to B-1 in order to comply with the City of Harrisonburg's updated Comprehensive Plan (2018) and provide more opportunities for expanded commercial uses at a property located in Harrisonburg's Central Business District.

The applicant has submitted an updated proffer letter attached. The previous proffers submitted via letter on April 2, 2020 are hereby withdrawn.

By expanding the use options available to the property, we feel that we will be able to better serve the community's needs.

In the short term, this property will be used to serve as additional on-site parking for the commercial redevelopment project at 136 W. Elizabeth Street. In order to be used as additional on-site parking for 136 W. Elizabeth, we are also applying for a Special Use Permit for the parcel to be used as a parking lot.

If you there are any additional questions about this requested rezoning change, please contact us at your earliest convenience.

Respectfully,

Matchbox Realty & Management Services, Inc.



April 24, 2020

In connection with the rezoning request for the +/- 9,685 sq. ft. parcel identified as tax map parcel 35-S-7, the following is proffered:

1. The applicant would retain all uses permitted by right except for convenience shops, drive-through banks, fast food restaurants, shops that primarily serve coffee, donuts, bread or bagels, and marijuana dispensaries;
2. There shall be no less than 10 parking spaces located on the property; and
3. Should the lot be redeveloped in the future, no parking lot (including travel lanes and drive aisles) shall be located between W. Wolfe Street and the closest building to W. Wolfe Street.

Special use permits shall be permitted as approved by City Council.

DocuSigned by:
Robert Maust
2743773789874F8
Robert D. Maust

4/27/2020



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information				
Consultant Name:	N/A			
Telephone:				
E-mail:				
Owner Name:	Robert D. and Gretchen M. Maust			
Telephone:	540.434.5150 x136			
E-mail:	mjaffee@matchboxrealty.com			
Project Information				
Project Name:	151 W. Wolfe			
Project Address:	151 W. Wolfe Street			
TM #:	035-S-7			
Existing Land Use(s):	R-3			
Proposed Land Use(s): (if applicable)	B-1			
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" type="radio"/>	Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Rezoning for existing vacant parcel from R-3 to B-1. Special use permit will be attained to allow for lot to be used as parking lot.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	26			
PM Peak Hour Trips:	26			

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Trip generation for this parking lot was identified as the number of parking spaces.

Accepted by: John J. Fields

Date: 3/27/20

Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Parking lot	N/A			33	33
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					33	33
8	Existing #1	Parking lot	N/A			7	7
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					7	7
15	Final Total (Total New – Total Existing)					26	26

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.