



CITY OF HARRISONBURG
**COMMUNITY
 DEVELOPMENT**

**Preliminary Subdivision
 Plat Application**

www.harrisonburgva.gov/subdividing-property

PROPERTY INFORMATION

Title of Subdivision: Subdivision of 105 C 1

<u>Off of Leray Cir. and Early Rd</u>	<u>105 C 1</u>
Property Address(es)	Tax Map Parcel(s)/ID(s)
<u>6.0</u>	<u>2</u>
Total Acreage	Number of Lots Proposed
	<u>M-1</u>
	Zoning Classifications

PROPERTY OWNER INFORMATION

<u>Bill Strang</u>	<u>540-434-8974</u>
Property Owner Name	Telephone
<u>1213 South Dogwood Dr</u>	<u>bstrang@tssi-ops.com</u>
Street Address	E-Mail
<u>Harrisonburg</u>	<u>VA</u>
City	State
	<u>22801</u>
	Zip

OWNER'S REPRESENTATIVE INFORMATION (if applicable)

<u>David Lee</u>	<u>540-820-1422</u>
Owner's Representative	Telephone
<u>950 Acorn Dr</u>	<u>david@prosurvivalkit.com</u>
Street Address	E-Mail
<u>Harrisonburg</u>	<u>VA</u>
City	State
	<u>22802</u>
	Zip

SURVEYOR INFORMATION

<u>Jeff Craven</u>	<u>540-432-9555</u>
Name	Telephone
<u>566 E Market St</u>	<u>jeff@blackwellengineering.com</u>
Street Address	E-Mail
<u>Harrisonburg</u>	<u>VA</u>
City	State
	<u>22801</u>
	Zip

VARIANCES

No variances requested. (Continue to next section.)

Variance requested. If a variance is requested, please provide the following information:

I (we) hereby apply for a variance from:

The Harrisonburg Subdivision Ordinance section(s): 10-2-43 - easements

see attached letter

The Harrisonburg Design and Construction Standards Manual section(s): _____

which requires:

The attached letter shall describe why the applicant believes a variance should be granted based on the following "unnecessary hardship" which is peculiar to the property in question. (See Section 10-2-2 of the Subdivision Ordinance.)

CERTIFICATION

The City of Harrisonburg's preliminary plat and subdivision requirements are in the code of the City of Harrisonburg, Subdivision Ordinance Sections 10-2-1 through 10-2-86. Please read these requirements carefully.

I have read the ordinance requirements. I certify that the information supplied on this application and on the attachments provided (plats 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.

Wade E. K... MD Fe, WSK K, J LLC 8/5/21
PROPERTY OWNER DATE

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking Preliminary Subdivision Plat Approval.
- Plat of properties meeting requirement of Subdivision Ordinance Section 10-2-23 – see checklist.
- 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 www.harrisonburgva.gov/traffic-impact-analysis.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

7-9-2021
Date Form Received

(Banks)
Form Received By

Total Fees Due: \$ ~~215.00~~ ✓ 240.00.
Application Fee:
w/o Variance Request \$175.00 plus \$20.00 per lot
with Variance Request \$200.00 plus \$20.00 per lot



Blackwell Engineering, PLC

566 East Market St. - Harrisonburg, Virginia 22801 - (540) 432-9555 - www.BlackwellEngineering.com

July 9, 2021

Alison Banks
409 S Main St
Harrisonburg, VA 22801

SUBJECT: Subdivision of Lot 105 C 1

BE: 2792

Ms. Banks,

Bill Strang is requesting to subdivide existing lot 105 C 1 and create a 1.056 acre lot and a 4.944 acre lot at the corner of Leray Circle and Early Road. The 4.944 acre lot will continue to contain TSSI. The new 1.056 acre lot is to be sold and used for light industrial of permitted commercial uses.

There is currently a contract for a car service sales and shop on the 1.056 acre lot.

Cordially,

dlh

Edmond H. Blackwell, P.E.
Civil Engineer



Blackwell Engineering, PLC

566 East Market St. - Harrisonburg, Virginia 22801 - (540) 432-9555 - www.BlackwellEngineering.com

7/29/2021

City of Harrisonburg

Subdivision Of Lot 105 C 1 variance request

Dear City Staff,

We are requesting a variance from the public general utility easement requirement on the parent tract as listed in Section 10-2-43. We feel the easement along the parent tract is not necessary since the parcel is already developed and there is no need for to serve surrounding properties.

Respectfully,

Jeffrey R. Craven



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:	Hunter Knopp			
Telephone:	540-432-9555			
E-mail:	hunter@blackwellengineering.com			
Owner Name:	Bill Strang			
Telephone:	540-432-8974			
E-mail:	bstrang@tssi-ops.com			
Project Information				
Project Name:	Subdivision of 105 C 1			
Project Address: TM #:	3900 Early Rd 105 C 1			
Existing Land Use(s):	Industrial			
Proposed Land Use(s): (if applicable)	Industrial/Commercial			
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input type="radio"/>	Preliminary Plat <input checked="" type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	The project will subdivide a 1 acre portion from an existing 6.0 acre lot. The 1 acre lot is to be sold.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	16			
PM Peak Hour Trips:	22			

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Johel Jim Faldes

Date: 7/12/21

Revised Date: December 2019

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	Automobile Care Center	942	1000 Sq Ft GFA	7	16	22
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					16	22
8	Existing #1	Vacant	N/A	-	-	0	0
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					0	0
15	Final Total (Total New – Total Existing)					16	22

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.