



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

Preliminary Subdivision
Plat Application

www.harrisonburgva.gov/subdividing-property

PROPERTY INFORMATION

Title of Subdivision: Subdivision Plat -- Division of Tax Parcel 78 (C) 3

<u>1925 East Market Street</u>	<u>78 (C) 3</u>	
Property Address(es)	Tax Map Parcel(s)/ID(s)	
<u>+/- 38.77</u>	<u>3</u>	<u>B-2</u>
Total Acreage	Number of Lots Proposed	Zoning Classifications

PROPERTY OWNER INFORMATION

<u>SM Valley Mall, LLC</u>	<u>585-249-4414</u>	
Property Owner Name	Telephone	
<u>401 Wilshire Blvd., Suite 700</u>	<u>dave.hofmeister@macerich.com</u>	
Street Address	E-Mail	
<u>Santa Monica</u>	<u>CA</u>	<u>90401</u>
City	State	Zip

OWNER'S REPRESENTATIVE INFORMATION (if applicable)

<u>David J. Hofmeister</u>	<u>585-249-4414</u>	
Owner's Representative	Telephone	
<u>1162 Pittsford-Victor Road, Suite 100</u>	<u>dave.hofmeister@macerich.com</u>	
Street Address	E-Mail	
<u>Pittsford</u>	<u>NY</u>	<u>14534</u>
City	State	Zip

SURVEYOR INFORMATION

<u>Benner & Associates, Inc.</u>	<u>540-434-0267</u>	
Name	Telephone	
<u>8 Pleasant Hill Road</u>	<u>benneradmin@comcast.net</u>	
Street Address	E-Mail	
<u>Harrisonburg</u>	<u>VA</u>	<u>22801</u>
City	State	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): see attached

The Harrisonburg Design and Construction Standards Manual section(s): N/A

which requires: see attached

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.)

see attached

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.

David J. Hofmeister
PROPERTY OWNER

12/1/20
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

12-3-2020
Date Form Received
Banka
Form Received By

Total Fees Due: \$ 260⁰⁰ ✓ 103.
Application Fee:
w/o Variance Request \$175.00 plus \$20.00 per lot
with Variance Request \$200.00 plus \$20.00 per lot

Subdivision Plat -- Division of Tax Parcel 78 (C) 3

I (we) hereby apply for a variance from:

The **Harrisonburg Subdivision Ordinance** section(s) **10-2-43**, which requires a 10-ft wide public general utility easement along front lot lines or any lot line adjacent to a public right-of-way, and public general utility easements at least 10-ft wide, centered on side or rear lot lines; and, **10-2-61 (c)** which requires the applicant to construct and dedicate land for approximately 700-ft of sidewalk along University Boulevard.

I (we) believe these variances should be granted based on the following “unnecessary hardships”, which are peculiar to the property in question.

10-2-43 The land being subdivided is developed and buildings are already served by necessary utilities and easements. Easements along interior lot lines or exterior lot lines, except those described later, are not necessary. Additionally, with this plat the applicant is proposing an exclusive public sanitary sewer easement along the portion of E. Market Street on the Popeye’s parcel, a 20’ exclusive waterline easement for the existing water main along the entire frontage with Market Street, and a proposed Sidewalk and Permanent Joint Utility Easement along University Blvd.

10-2-61 Existing utilities in the path of the sidewalk would require disruption and relocation adding significant construction costs.

Construction of this sidewalk would impose a significant unplanned expense on the property owner at a time when the mall sales and income have decreased significantly due to the Pandemic.



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:	Ed Blackwell		
Telephone:	540-432-9555		
E-mail:	ed@blackwellengineering.com		
Owner Name:	B. Tran		
Telephone:	540-437-3543		
E-mail:			
Project Information			
Project Name:	Popeyes - Parcel 2 Sub-Division		
Project Address:	1925 E. Market Street, Harrisonburg, VA		
TM #:	78 C 3		
Existing Land Use(s):	Commercial		
Proposed Land Use(s): (if applicable)	No change		
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 Popeye's site is proposed to be subdivided as a separate parcel. There is no change in use from the approved and existing site plan for the parcel.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	0		
PM Peak Hour Trips:	0		

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Jakob zumFeldt

Date: 12/8/20

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	Fast-Food Restaurant with Drive-Through Window	934	1000 sf	2.234	90	73
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					90	73
8	Existing #1	Fast-Food Restaurant with Drive-Through Window	934	1000 sf	2.234	90	73
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					90	73
15	Final Total (Total New – Total Existing)					0	0

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.