



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

728 Foley Rd. 84 B 17 0.51 acres or sq.ft.
 Property Address Tax Map Total Land Area (circle)
 Existing Zoning Classification: R-3
 Special Use being requested: Multiple-family residences (conversion of single-family dwelling).

PROPERTY OWNER INFORMATION

Waseem Afridi (540) 435-3333
 Property Owner Name Telephone
 954 S. High St. waseem0126@aol.com
 Street Address E-Mail
 Harrisonburg VA 22801
 City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Monteverde Engineering & Design Studio (c/o Seth Roderick) (540) 228-0202
 Owner's Representative Telephone
 250 E. Elizabeth St., Ste. 114 sroderick@monteverdedesigns.com
 Street Address E-Mail
 Harrisonburg VA 22802
 City State Zip

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.

Waseem Afridi 10-2-2020
 PROPERTY OWNER DATE

REQUIRED ATTACHMENTS

- 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 prior to submitting this application. For more information, visit 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, wall 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.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

10/8/20 Total Fees Due: \$ 455
 Date Application and Fee Received Application Fee: \$425.00 + \$30.00 per acre
THD
 Received By



11/2/2020

Seth Roderick, PE
Monteverde Engineering & Design Studio
250 E Elizabeth St, Suite 114
Harrisonburg, VA 22801

City of Harrisonburg
Attn: Alison Banks
409 S Main St
Harrisonburg, VA 22801

RE: 728 Foley Rd - Special Use Permit Request

Dear Ms. Banks:

The attached Permit request is for special use authorization. The existing zoning is R-3. The existing use of the building on-site is that of a single-family detached home. This Special Use request is to obtain permission to repurpose and use the building for multi-family residential purposes. The proposed units will each be self-contained with individual bathrooms, kitchens, and entrances. At present time, the renovation is intended to create four units from the building (pending approval of associated building permit), with three of the units intended as 3-BR, and the fourth being 2-BR.

According to City Code, Sec. 10-3-48.4, multi-family dwellings of up to twelve (12) units per building are permitted in the R-3 Medium Density Residential District by approved special use permit only. As outlined in Sec. 10-3-48.6(e), this request would appear to be consistent with the stated conditions, as follows:

- 1) *Existing multiple-family development, or land planned for multiple-family development according to the Land Use Guide in the Comprehensive Plan, is located adjacent to, across the street from, or in close proximity to the proposed multiple-family development.*
 - ➔ Such developments are commonplace on Foley Rd, including across the street.
- 2) *The applicant has demonstrated that adequate vehicular, transit, pedestrian and bicycle facilities:*
 - *Currently serve the site; or*
 - *Are planned to serve the site according to a city or state plan with reasonable expectation of construction within the timeframe of the need created by the development; or*
 - *Will be provided by the applicant at the time of development; or*
 - *Are not needed because of the circumstances of the proposal.*

- ➔ The requesting parcel and associated housing fronts Foley Rd, which has more than adequate capacity to serve the traffic generated from the small number of units added as part of this request. This is evidenced by the attached TIA Determination of Need.
 - ➔ Sidewalks are located sporadically along Foley Rd (where newer, larger apartment complexes have been constructed) before tying into Reservoir St, where more than sufficient pedestrian accommodations exist. Again, due to the limited number of units associated with this proposal, this project does not create a need for expanded pedestrian systems.
 - ➔ While no bike lanes exist on Foley Rd, they do exist on the nearby Reservoir St. As Foley Rd is not heavily trafficked, no separate bike lanes are planned or necessitated by this request.
 - ➔ Two separate bus routes, Route 1 and Route 2, serve the nearby vicinity, with the nearest stop located near the intersection of Reservoir St and Ridgeville Ln (less than 1000 LF from the project site. No expansions to these routes are planned or necessitated by this request.
- 3) *The applicant has demonstrated that the proposed multiple-family development's design is compatible with adjacent existing and planned single-family, duplex and townhouse development. Compatibility may be achieved through architectural design, site planning, landscaping and/or other measures that ensure that views from adjacent single-family, duplex and townhouse development and public streets are not dominated by large buildings, mechanical/electrical and utility equipment, service/refuse functions and parking lots or garages.*
- ➔ The existing SF detached structure is intended to change very little from the exterior, to preserve the character of design and consistency with adjacent buildings. Nearly all modifications to the unit, save for a potential wall-enclosure of the existing garage door (with parking relegated to the rear of the lot), will occur interior to the building only. From the perspective of the passer-by, the building will still largely appear to be single-family in nature.
- 4) *The applicant has shown that the site is environmentally suitable for multiple-family development. There shall be adequate area within the site, or the development shall be designed, to accommodate buildings, roads and parking areas with minimal impact on steep slopes and floodplains.*
- ➔ No new roads or buildings are proposed as part of this request; merely the conversion of an existing dwelling to multi-family use. Consistent with the requirements of Sec. 10-3-25, parking for the proposed multi-family units will be located in the rear of the site, where there exists ample room for such an improvement. A property map displaying this proposed sitework has also been attached, and will be submitted with the building permit application once/if the special use is granted by City Council.



In sum, the request appears to be consistent with all measures specified by Code. If any other information is needed to assist you in your evaluation of this request, please do not hesitate to contact me at your earliest convenience.

Sincerely,



Seth Roderick, PE

Managing Partner

Monteverde Engineering & Design Studio





City of Harrisonburg, VA
 Department of Public Works

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

www.harrisonburgva.gov/traffic-impact-analysis

Must be submitted to the Public Works Department 5 business days prior to the Planning Commission application deadline

| | | | |
|--|--|---|---|
| Contact Information | | | |
| Consultant Name: | Monteverde Engineering & Design Studio (attn: Seth Roderick) | | |
| Telephone: | (540) 820-0898 | | |
| E-mail: | sroderick@MonteverdeDesigns.com | | |
| Owner Name: | Waseem Afridi | | |
| Telephone: | (540) 435-3333 | | |
| E-mail: | waseem0126@aol.com | | |
| Project Information | | | |
| Project Name: | 728 Foley Rd Apartments | | |
| Project Address: | 728 Foley Rd | | |
| TM #: | 84-B-17 | | |
| Existing Land Use(s): | SF Detached Dwelling | | |
| Proposed Land Use(s): (if applicable) | Multifamily Dwelling (4 units) | | |
| Submission Type: | Comprehensive Site Plan <input type="radio"/> | Special Use Permit <input checked="" type="radio"/> | Rezoning <input 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) | Request for multifamily dwelling units is proposed to allow for the conversion of a single detached dwelling unit into 4 apartment units. While only 4 units are proposed, this determination of need considers a maximum of 7 units, which matches the max allowable by lot size/density within the R-3 district. | | |
| Peak Hour Trip Generation (from row 15 on the second page) | | | |
| AM Peak Hour Trips: | 2 | | |
| PM Peak Hour Trips: | 3 | | |

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Johel Juan Felde

Date: 10/8/20

Revised Date: November 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 | Multifamily Housing (Low-Rise) | 220 | DUs | 7 | 3 | 4 |
| 2 | Proposed #2 | | | | | | |
| 3 | Proposed #3 | | | | | | |
| 4 | Proposed #4 | | | | | | |
| 5 | Proposed #5 | | | | | | |
| 6 | Proposed #6 | | | | | | |
| 7 | Total New Trips | | | | | 3 | 4 |
| 8 | Existing #1 | Single Family Housing | 210 | DUs | 1 | 1 | 1 |
| 9 | Existing #2 | | | | | | |
| 10 | Existing #3 | | | | | | |
| 11 | Existing #4 | | | | | | |
| 12 | Existing #5 | | | | | | |
| 13 | Existing #6 | | | | | | |
| 14 | Total Existing Trips | | | | | 1 | 1 |
| 15 | Final Total (Total New – Total Existing) | | | | | 2 | 3 |

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.

Revised Date: November 2019