



Blackwell Engineering

A Trademark of AES Consulting Engineers

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

March 31, 2023

Transmitted Electronically

Thanh Dang
Department of Planning and Community Development
409 South Main Street
Harrisonburg, VA 22801
540-432-7700
Thanh.Dang@harrisonburgva.gov

**RE: Rezoning Narrative for Virginia Ave. Development
AES Project No. B02997-00**

Dear Ms. Dang:

Mainali & Gill Properties, LLC is requesting a Special Use Permit to construct a mixed-use building of no more than 4 stories on TM# 047 O 65. Residential units will be a mixture of studio, 1-bedroom, & 2-bedroom units.

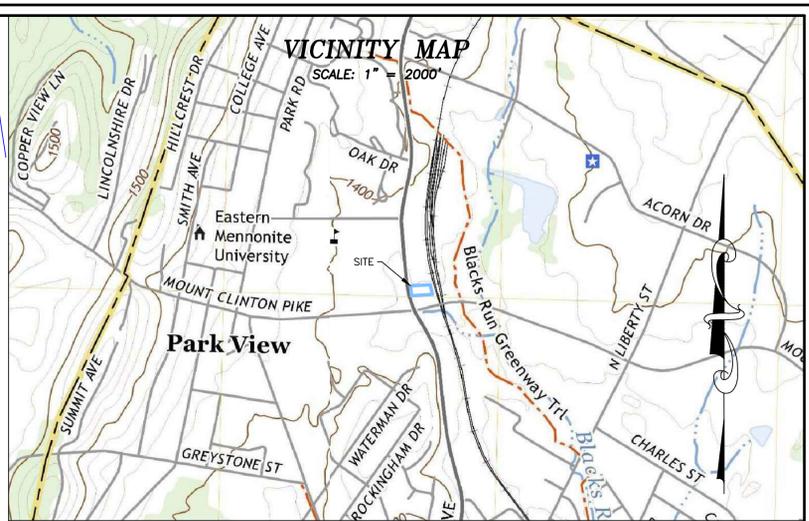
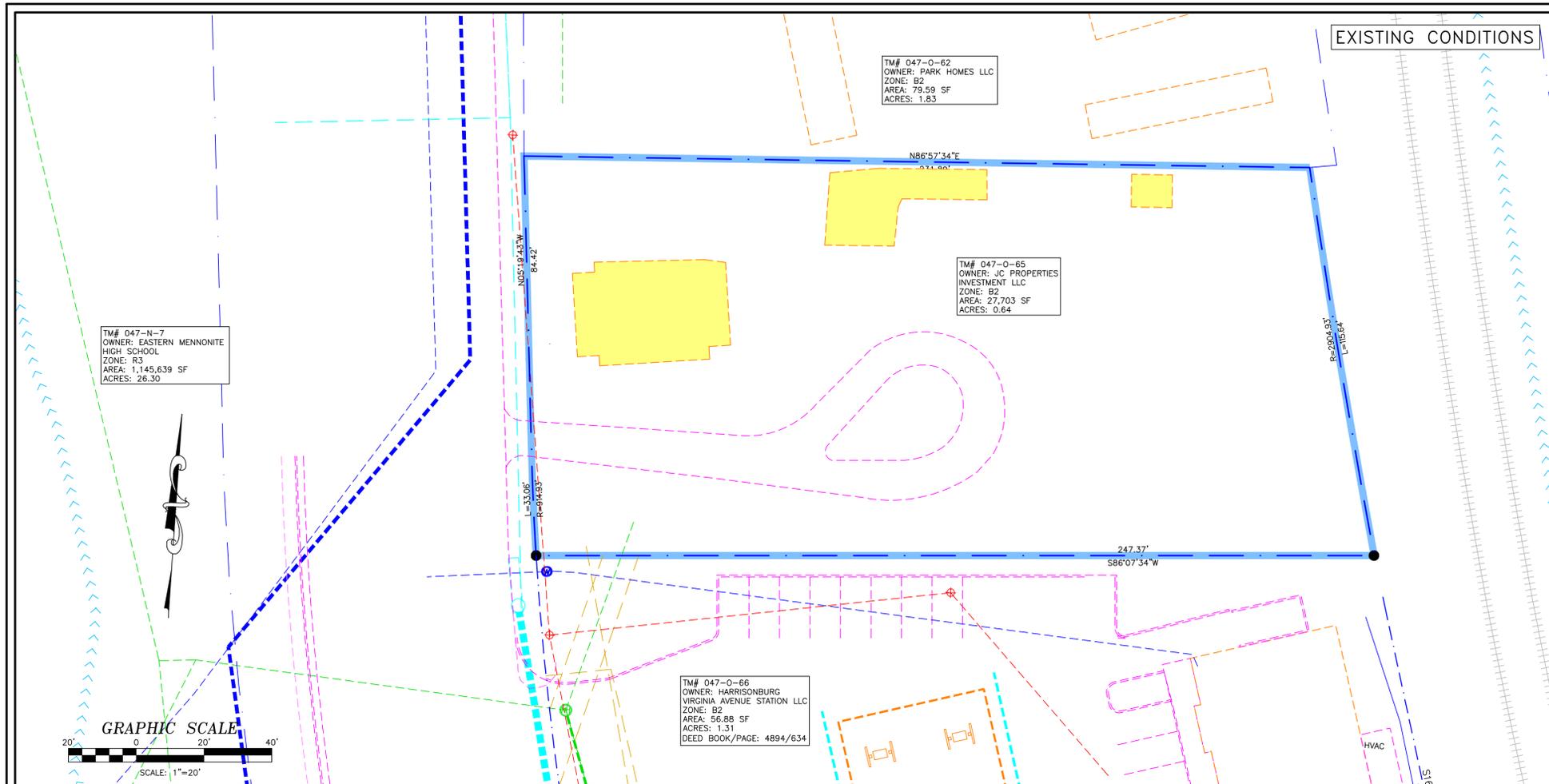
The site is zoned B-2 and currently contains a vacant structure and accessory buildings. Per Sec. 10-3-91.(17) mixed use buildings are allowed in B-2 zonings only by special use. The site bordered by a mobile home park to the north and an Exxon gas station/convenience store to the South. As such, the proposed development of mixed-use retail/multiple family residential is consistent with adjacent property uses.

The property would be serviced by City water and sewer. Sidewalk will be built along the frontage of the property connecting into the existing sidewalk to the south that runs along the frontage of the Exxon store.

Please call me if you have any questions or require additional information.

Cordially

Edmond H. Blackwell, P.E.
Civil Engineer



LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- PRO SIDEWALK
- CENTER LINE
- EXISTING ROAD
- PROPOSED ROAD/EOP
- CONCRETE AREA
- PAVED ROAD
- GRASS AREA
- EXISTING UTILITIES
- EXISTING WATER LINE
- PRO WATER LINE
- EXISTING SEWER
- PRO SEWER
- EXISTING STORM
- EXISTING DITCH
- EXISTING EASEMENT
- SITE PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK

CIVIL DESIGN
BLACKWELL ENGINEERING
ATTN: ED BLACKWELL 566
EAST MARKET STREET
HARRISBURG, VA 22801
540-432-9555

DEVELOPER
MAINALI & GILL PROPERTIES, LLC
7609 GREAT DOVER ST
GAINESVILLE, VA 20155
703-895-9703

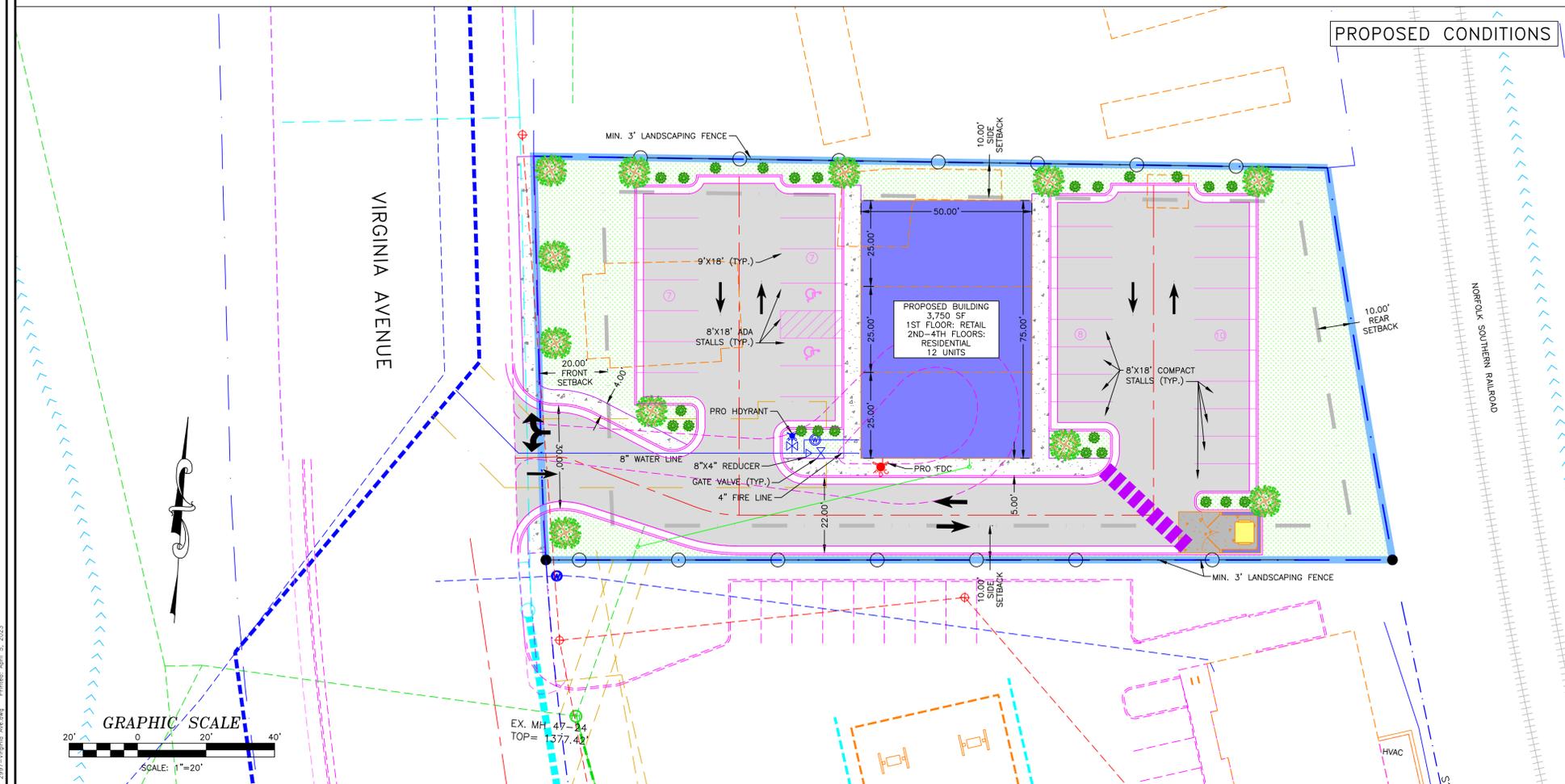
PROPERTY INFO
047 0 65
JC PROPERTIES INVESTMENT LLC
PO BOX 162
HARRISBURG, VA 22803
ZONE: B2
EXISTING USE: SINGLE FAMILY
RESIDENTIAL
AREA= 0.64 ACRES
FEMA FLOOD ZONE: X

Date: 3-3-23
Scale: AS NOTED
Designed by: EHB
Drawn by: MMS
Checked by: EHB

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566 East Market Street
Harrisburg, Virginia 22801
Phone: (540) 432-9555

Revision Dates

3-27-23
3-31-23
4-5-23



PROPOSED USE AND PARKING REQUIREMENTS

PROPOSED BUILDING	USE	RATE	UNITS/SF	REQUIRED SPACES
BUILDING #1	RESIDENTIAL	1/UNIT*	12	12
BUILDING#1 (FIRST FLOOR)	RETAIL STORE	1/ 200 SF**	3750	19
*PER SEC. 10-3-25.(7): 1 SPACE FOR EACH DWELLING UNIT OR AS MAY BE MORE OR LESS RESTRICTIVE AS CONDITIONED BY SPECIAL USE PERMIT.				TOTAL REQUIRED SPACES
**PER SEC. 10-3-25.(17): ONE (1) PARKING SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA				TOTAL PROVIDED SPACES
				HANDICAP REQUIRED
				HANDICAP PROVIDED

DEVELOPER SELF-IMPOSED CONDITIONS:
1. DEVELOPMENT WILL NOT EXCEED 12 RESIDENTIAL UNITS.
2. UNITS WILL BE A COMBINATION OF STUDIO, 1-BEDROOM, & 2-BEDROOM UNITS.
3. THE DEVELOPMENT SHALL BE NO MORE THAN 4 STORIES.

DEVELOPMENT PLAN
VIRGINIA AVE. DEVELOPMENT (PLACEHOLDER NAME)
MAINALI & GILL PROPERTIES, LLC
7609 GREAT DOVER ST.
GAINESVILLE, VA 20155

Drawing No.
1
of 1 Sheets

Job No. 2997



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:				
Telephone:				
E-mail:				
Owner Name:				
Telephone:				
E-mail:				
Project Information				
Project Name:				
Project Address:				
TM #:				
Existing Land Use(s):				
Proposed Land Use(s): (if applicable)				
Submission Type:	Comprehensive Site Plan	Special Use Permit	Rezoning	Preliminary Plat
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)				
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:				
PM Peak Hour Trips:				

(reserved for City staff)

TIA required? Yes _____ No TM

Comments:

Accepted by: Zenetta Mason

Date: 3/2/2023

Peak Hour Trip Generation by Land Use

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

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.