



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

1180 VIRGINIA AVE Property Address	047 O 65 Tax Map	0.64 acres Total Land Area	acres or sq.ft. (circle)
Existing Zoning Classification: <u>B-2</u>			
Special Use being requested: <u>Mixed use building: Retail & Multiple-family dwellings [per Sec. 10-3-91.(17)]</u>			

PROPERTY OWNER INFORMATION

Mainali & Gill Properties, LLC -Contract Purchaser Property Owner Name	7609 Great Dover St. Street Address	703-895-9703 Telephone	govind.mainali@gmail.com E-Mail
Gainesville City	VA State	20155 Zip	

OWNER'S REPRESENTATIVE INFORMATION

Blackwell Engineering Owner's Representative	566 East Market St. Street Address	540-432-9555 Telephone	Ed.Blackwell@aesva.com; Brian.Kinzie@aesva.com E-Mail
Harrisonburg City	VA State	22801 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.

Mmainali
PROPERTY OWNER

03/02/2023
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

Date Application and Fee Received	Total Fees Due: \$ Application Fee: \$425.00 + \$30.00 per acre
Received By _____	



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.

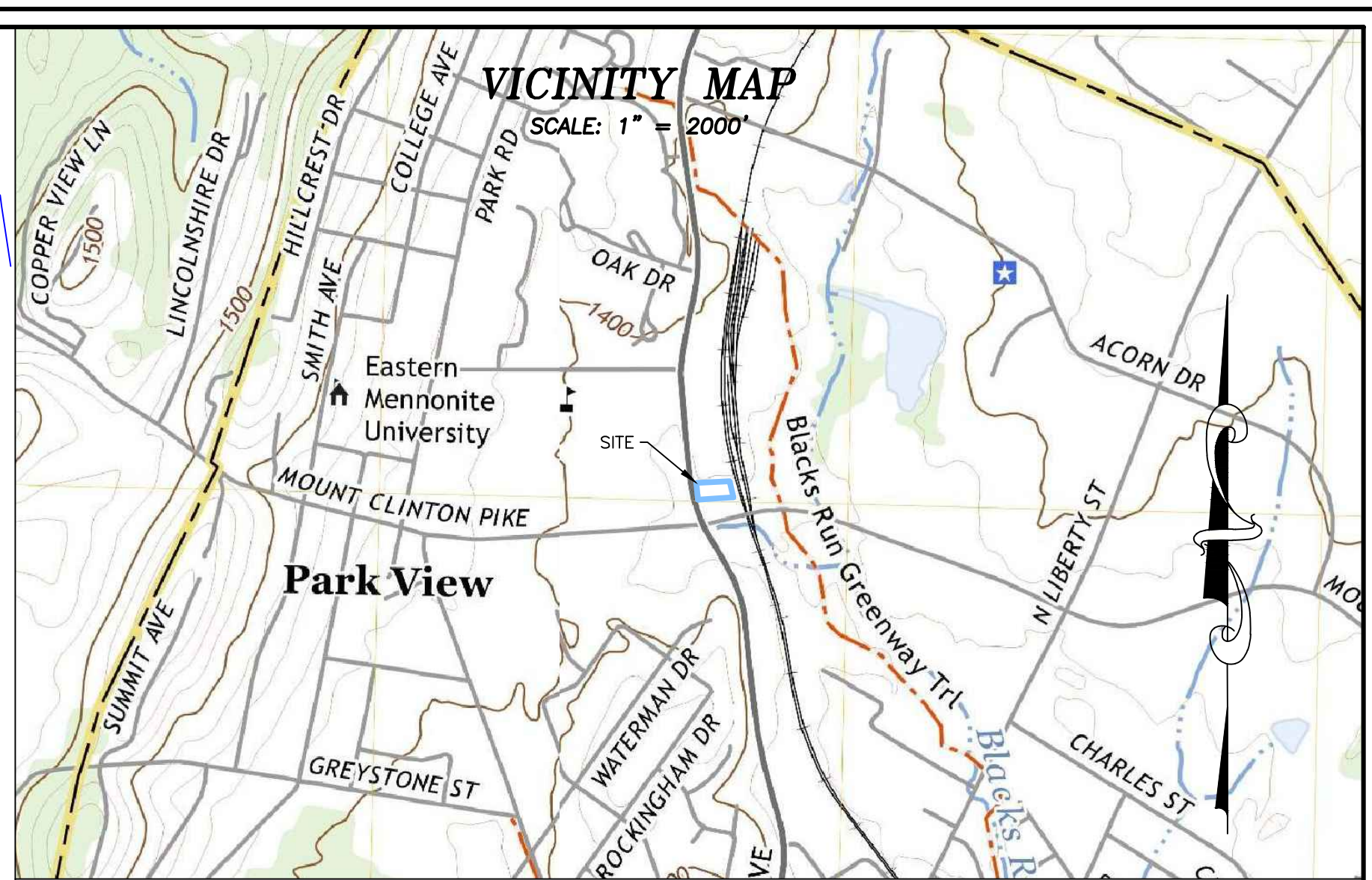
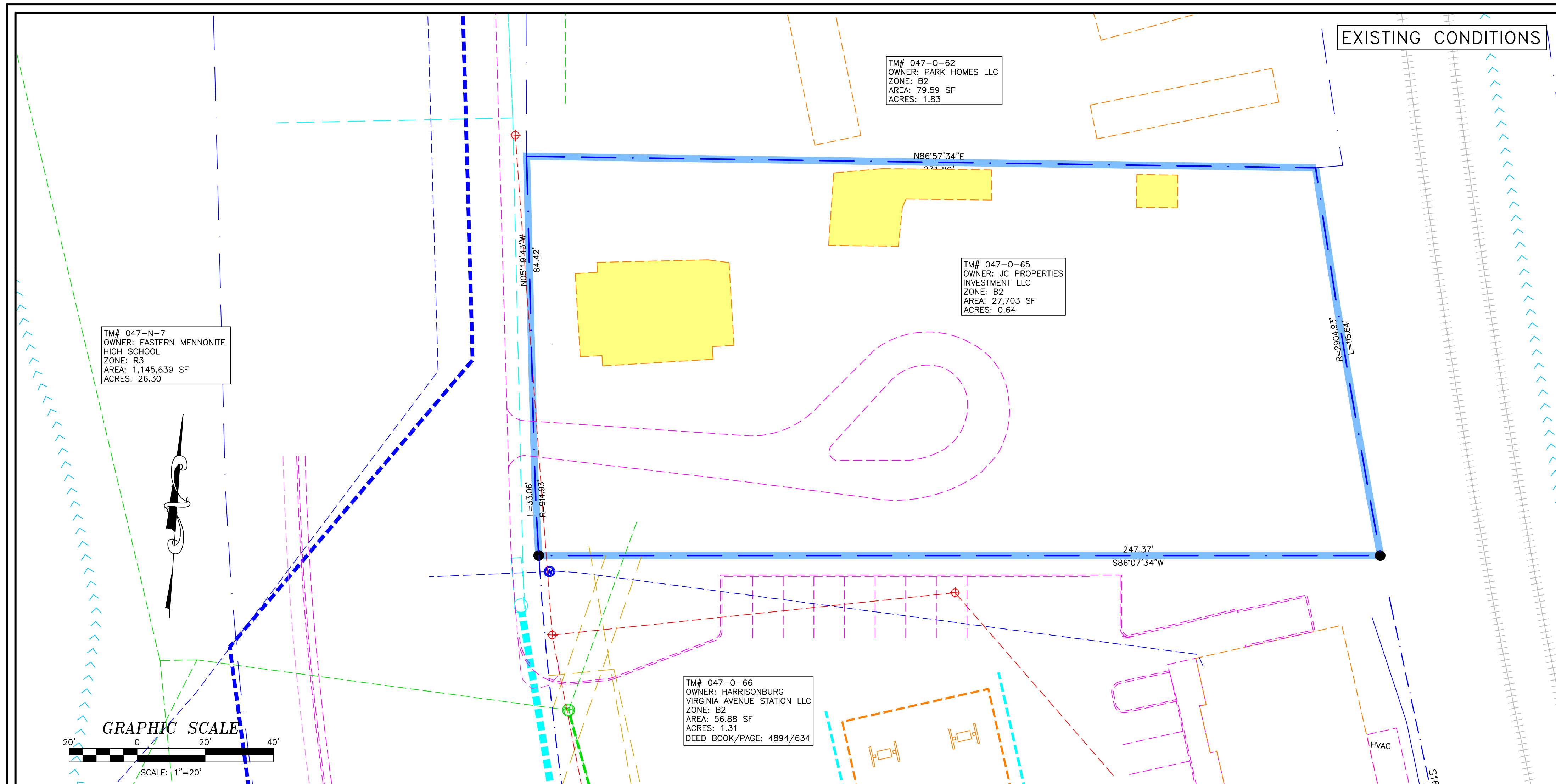
The site is zoned B-2 and currently contains a vacant structure and accessory buildings. Per Sec. 10-3-91.(17) mixed use buildings are allowed in B-2 zonings only by special use. The site bordered by a mobile home park to the north and an Exxon gas station/convenience store to the South. As such, the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



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

Blackwell Engineering
 A Trademark of AES Consulting Engineers
 566 East Market Street
 Harrisonburg, Virginia 22801
 Phone: (540) 432-9555

LEGEND

[Yellow Box]	EXISTING BUILDING
[Blue Box]	PROPOSED BUILDING
[Red Dashed Line]	PRO SIDEWALK
[Blue Dashed Line]	CENTER LINE
[Red Dashed Line]	EXISTING ROAD
[Blue Dashed Line]	PROPOSED ROAD/EOP
[Pink Dashed Line]	CONCRETE AREA
[Green Dashed Line]	PAVED ROAD
[Green Dashed Line]	GRASS AREA
[Red Dashed Line]	EXISTING UTILITIES
[Blue Dashed Line]	EXISTING WATER LINE
[Green Dashed Line]	PRO WATER LINE
[Red Dashed Line]	EXISTING SEWER
[Green Dashed Line]	PRO SEWER
[Blue Dashed Line]	EXISTING STORM
[Green Dashed Line]	EXISTING DITCH
[Blue Dashed Line]	EXISTING EASEMENT
[Red Dashed Line]	SITE PROPERTY LINE
[Blue Dashed Line]	EXISTING PROPERTY LINE
[Blue Dashed Line]	SETBACK

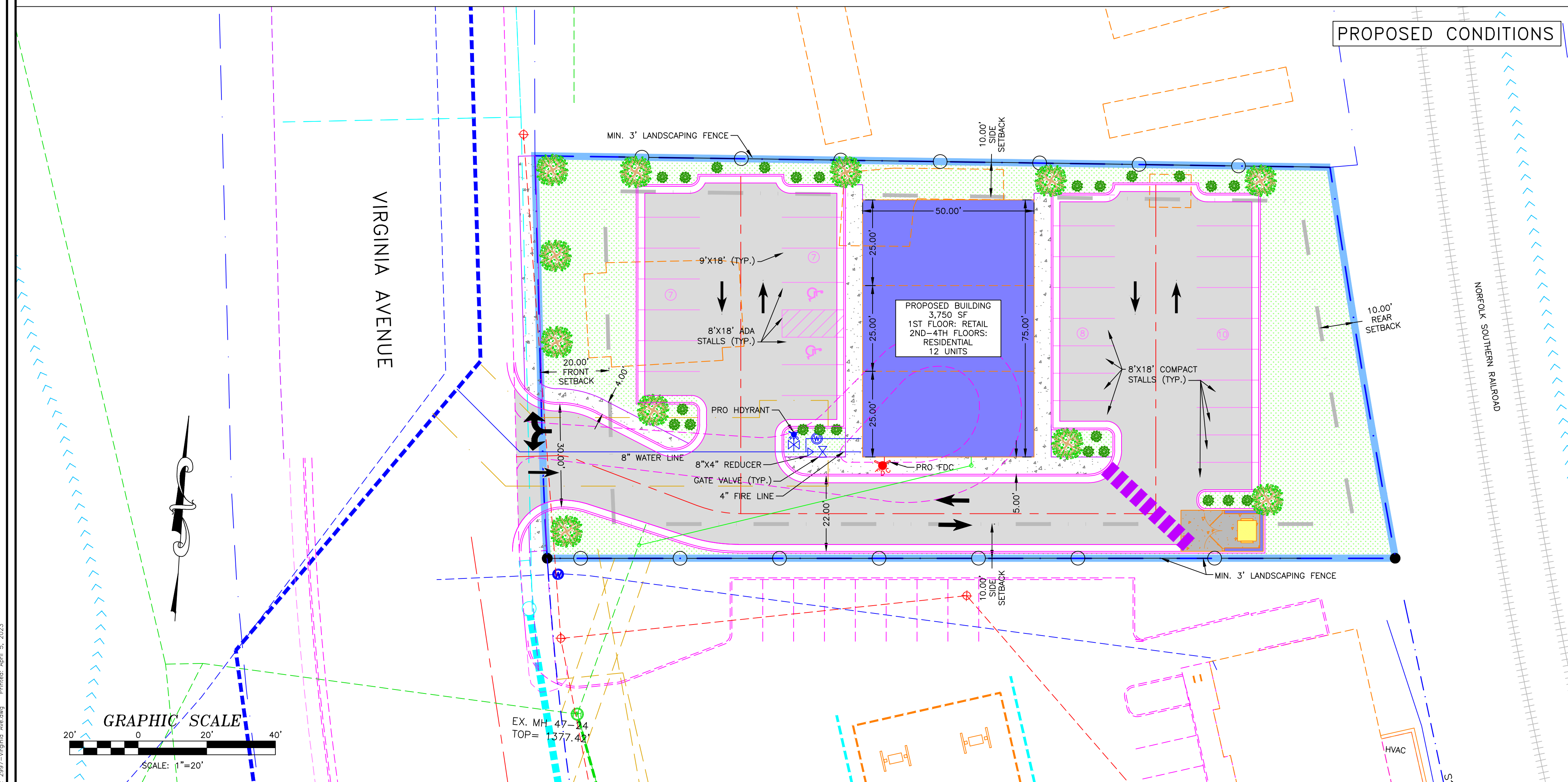
CIVIL DESIGN
 BLACKWELL ENGINEERING
 ATTN: ED BLACKWELL 566
 EAST MARKET STREET
 HARRISONBURG, VA 22801
 540-432-9555

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

PROPERTY INFO
 047 O 65
 JC PROPERTIES INVESTMENT LLC
 PO BOX 162
 HARRISONBURG, VA 22803
 ZONE: J-2
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 AREA= 0.64 ACRES
 FEMA FLOOD ZONE: X

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				31
				TOTAL PROVIDED SPACES
				32
				HANDICAP REQUIRED
				2
				HANDICAP PROVIDED
				2

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 T/M
 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.