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17 April 2023

City of Harrisonburg
409 South Main Street
Harrisonburg, Virginia 22801

Re: Special Use Permit Application for TM# 39-F-2


Dear Sirs:

Attached are the Special Use Permit Application and Traffic Impact Analysis Determination form for allowing food trucks at 841 Chicago Avenue.

I would like to move the food truck currently located on the adjacent property at TM# 39-F-6 approximately 10 feet onto TM# 39-F-2 as shown on the attached maps, to place it closer to the building at 841 Chicago Avenue. Half of the building is currently used for office/storage space and the other half is an automobile repair facility. I would also like to be able to add a second food truck when and if the automobile repair facility moves out.

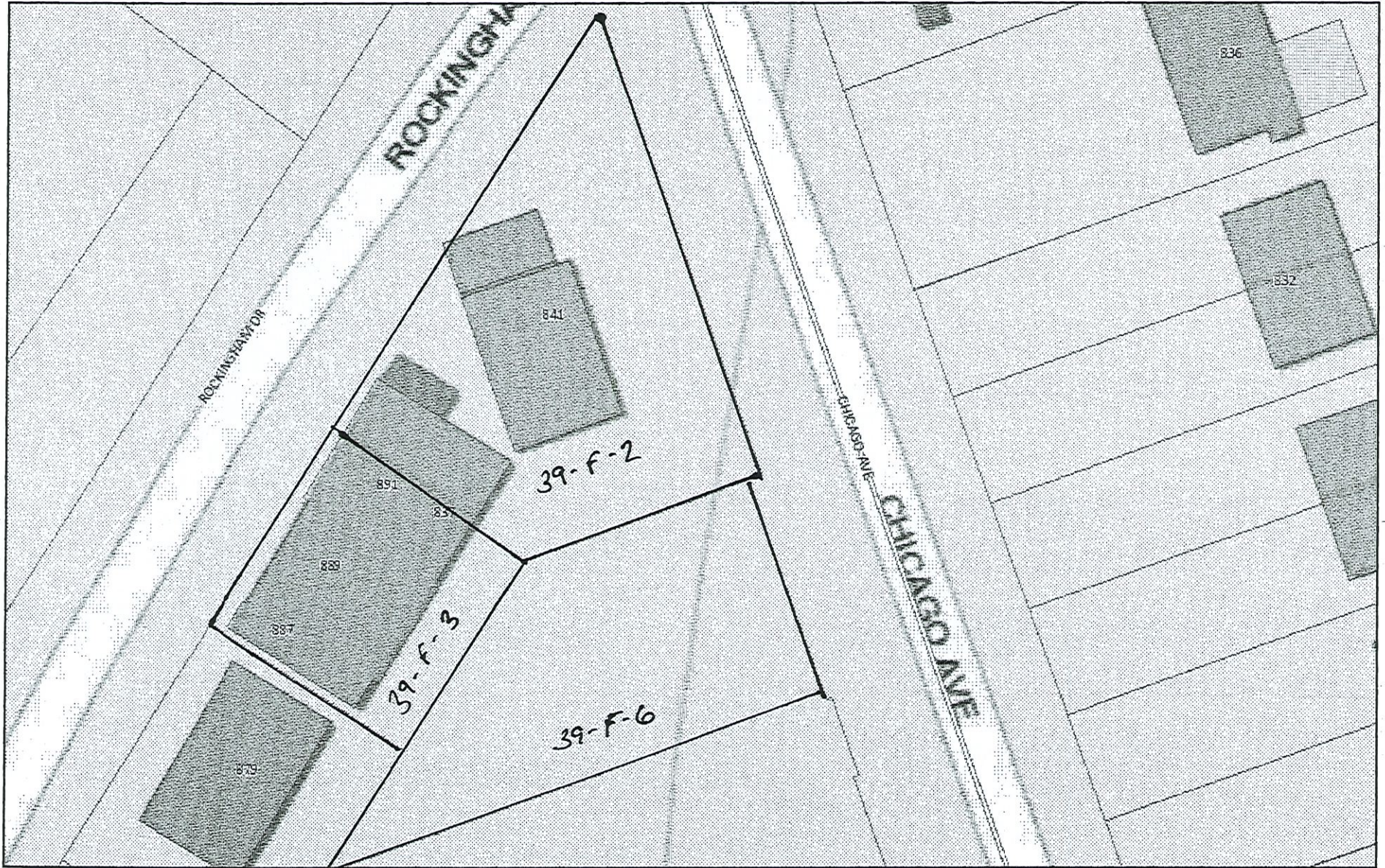
If you have any questions or need any additional information, please let me know.

Sincerely,


Russell G. Lockey
Attorney at Law

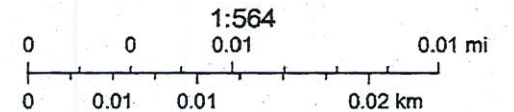
Enclosed: Special Use Permit Application
TIA Determination form

ArcGIS Web Map



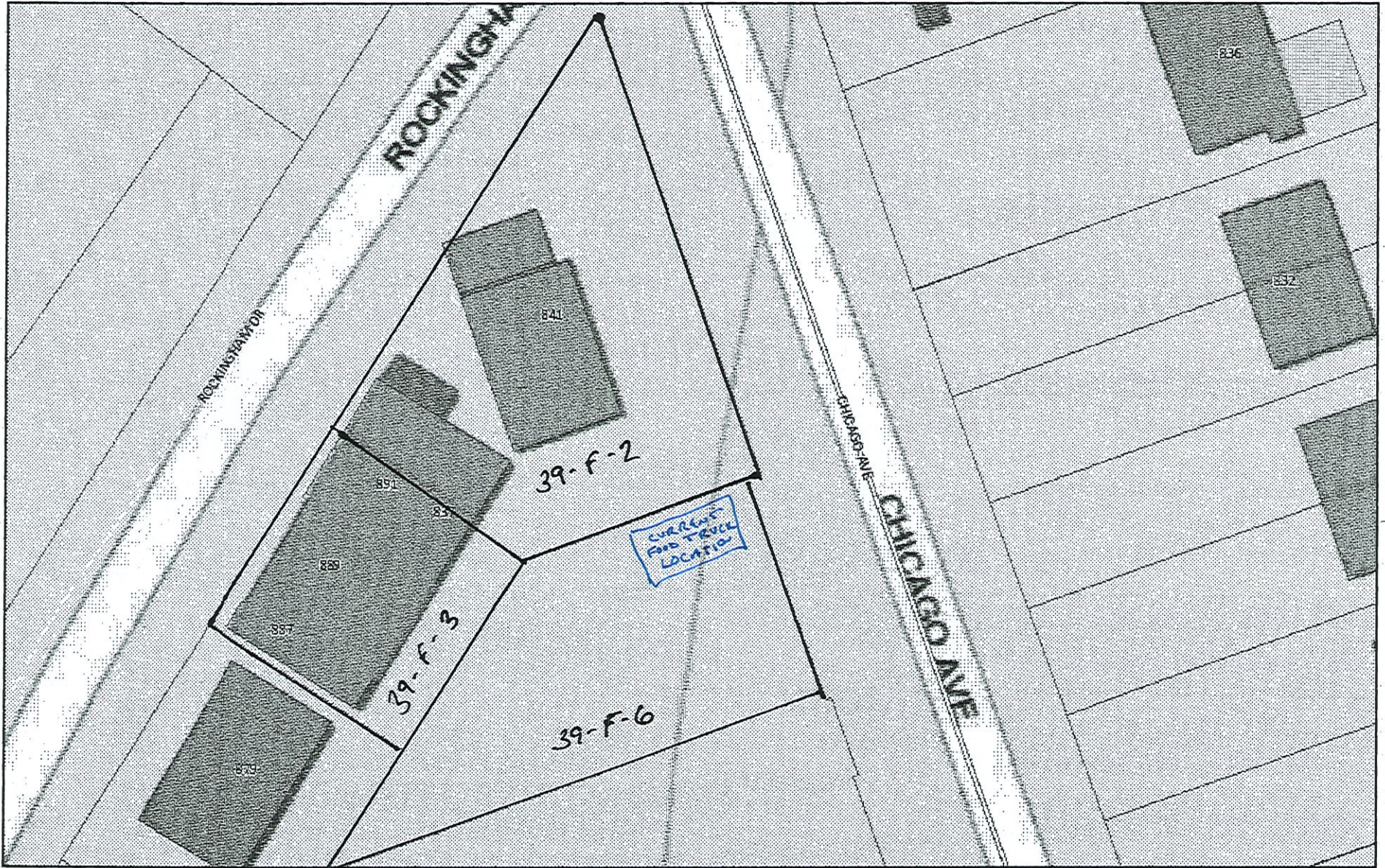
4/12/2022, 9:35:24 AM

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|------------------|----------------|----------------|----------------------------|--------------------------------|
| City Limits | Local Streets | Railroad | City Parks | Rescue Squad |
| Real Estate | Private Street | City Buildings | Public Safety | Services |
| Streets | Interstate | Addresses | Public Safety Building | Department of Public Utilities |
| Principal Street | | Fire Station | Department of Public Works | |



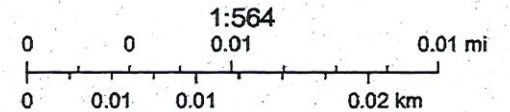
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBasc, IGN, Kadaster NL, Ordnance Survey, Esri

ArcGIS Web Map



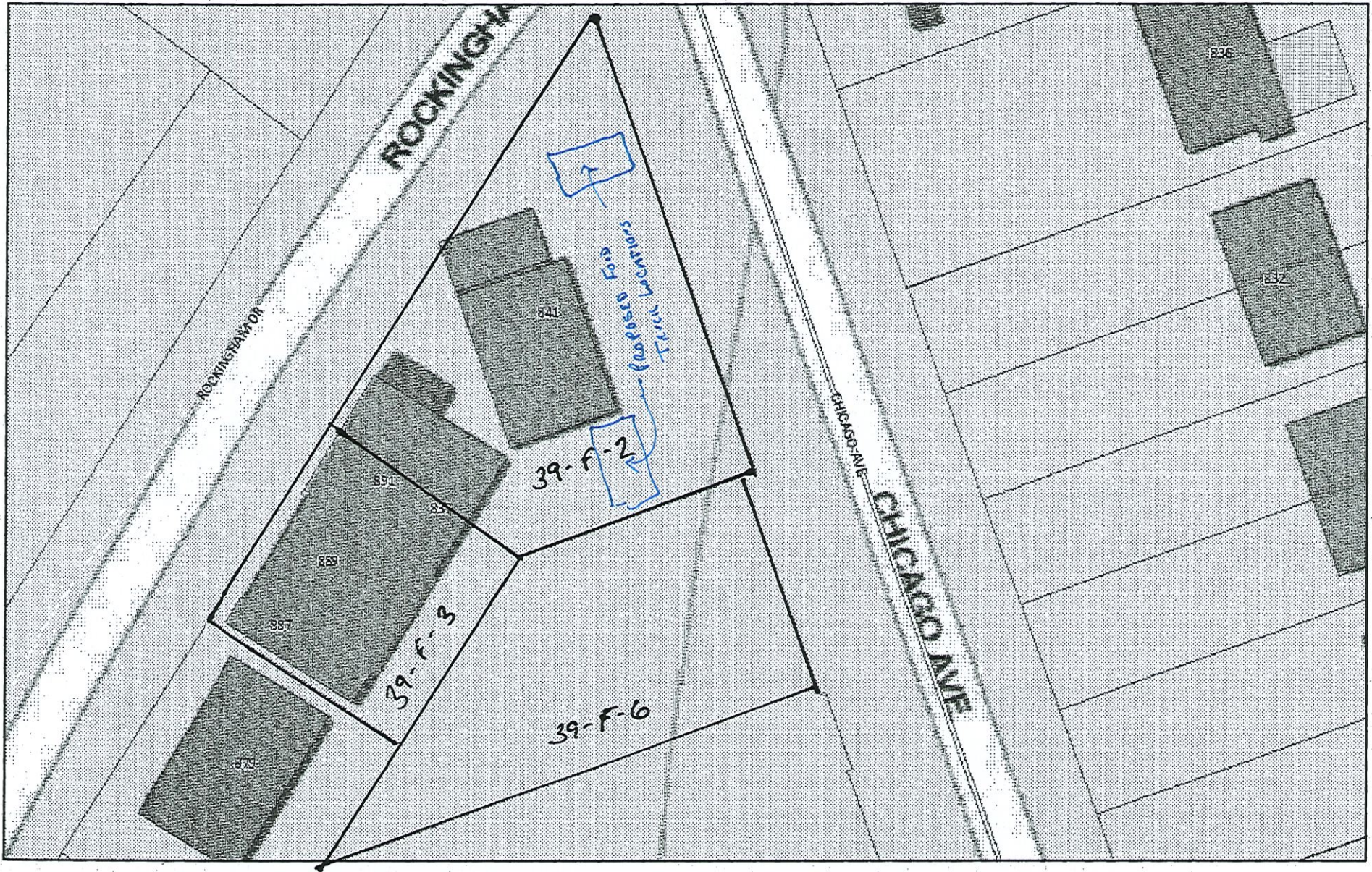
4/12/2022, 9:35:24 AM

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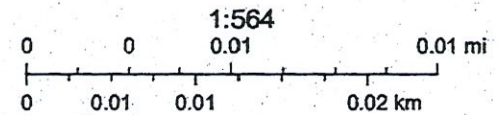
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City of Harrisonburg, VA
Department of Public Works

**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:			
Telephone:			
E-mail:			
Owner Name:	Lock-Minn Holdings LLC, c/o Russell G. Lockey		
Telephone:	540-246-4210		
E-mail:	rglockey@highspeedlink.net or russell.g.lockey@gmail.com		
Project Information			
Project Name:	Special Use Permit for food truck at 841 Chicago Ave, 22802		
Project Address:	841 Chicago Ave Harrisonburg va 22802		
TM #:	TM: 39-F-2		
Existing Land Use(s):	Currebly, part of the building is used for storage and part of the building is an automobile repair shop.		
Proposed Land Use(s): (if applicable)	Move a food truck from an adjacent lot onto this lot, possibly close the auto repair shop and add another food truck in the future.		
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)	Move a food truck approximately 10 feet from the adjacent lot, which is zoned B2C, and place it closer to the building at 841 Chicago Ave, which is zoned M, and possibly add another food truck in the future. The building will continue to be used for storage and office space for food truck(s). 2nd truck will not be added unless and until the automobile repair shop on the north end of the building closes.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	11		
PM Peak Hour Trips:	19		

(reserved for City staff)

TIA required? Yes _____ No TIA

Comments:



Accepted by: Zynthia Mason

Date: 4/17/2023

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	Food Truck	933	Employees	4	11	19
2	Proposed #2	Office	712	1000 Sq Ft	1.5	3	3
3	Proposed #3	Auto Repair Shop	942	1000 Sq Ft	2.0	5	3
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					19	25
8	Existing #1	Office	712	1000 Sq Ft	1.5	3	3
9	Existing #2	Auto Repair Shop	942	1000 Sq Ft	2.0	5	3
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					8	6
15	Final Total (Total New – Total Existing)					11	19

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: December 2019