

## COMMUNITY DEVELOPMENT

#### **Special Use Permit Application**

www.harrisonburgva.gov/zoning

		PROPERTY	INFORMATION	
841 Chicago Ave, 22802			39-F-2	12,274 acres or sq.ft.
Property Address			Tax Map	Total Land Area (circle)
Existing Zoning Classification:			_	
Special Use being requested: _F	Request per	mission to operate foo	d trucks on an M-1 lot	
		PROPERTY OWN	NER INFORMATION	
Lock-Minn Holdings, LLC c	o Russell (	G. Lockey	540-246-4210	
Property Owner Name			Telephone	
871 Rockingham Drive			rglockey@highspeedli	nk.net
Street Address			E-Mail	
Harrisonburg	Va	22802		
City	State	Zip		*
		OWNER'S REPRESEN	TATIVE INFORMATIO	N
Russell G. Lockey			540-246-4210	
Owner's Representative			Telephone	
79 Laurel Street			rglockey@highspeedl	ink.net
Street Address			E-Mail	
Harrisonburg	Va	22801		
City	State	Zip	TO LETTON	
to the best of my knowledge. In	addition, I h processing an	is application and on the ereby grant permission to	the agents and employees	es and other information) is accurate and true of the City of Harrisonburg to enter the above t, when required, public notice signs will be
Musel & Loke			17 APR 2073	
PROPERTY OWNER			DATE	
		REQUIRED A	ATTACHMENTS	
Department, Applicant is www.harrisonburgva.gov required parking areas, re rentals. To prevent delays a TIA Determination Form	(TIA) Deter responsible to r/traffic-impa eduction in re- s in reviewing m or TIA Ac ss Telecomm	mination Form OR Traffor coordinating with Pub ct-analysis. This requirent equired side yard setback gyour application, please ceptance Letter.  unications Facility allowers.	fic Impact Analysis (TIA) lic Works prior to submittin nent is waived for the follows, wireless telecommunication consult with Planning staffed only by SUP, then also submitted and the submitted with Planning Submitted Only by SUP, then also submitted with Planning Submitted Williams with Planning Submitted Only by SUP, then also submitted Williams with Planning & ZONING DIVERSITY ANNING & ZONING DIVERSITY WORLD WITH PLANNING & ZONING DIVERSITY WORLD WITH PLANNING & ZONING DIVERSITY WORLD WORLD WITH PLANNING & ZONING DIVERSITY WORLD W	55.00
Received By	<i></i>			

Russell G. Lockey\*

Attorney at Law

57 South Main Street, Ste 504 Harrisonburg, Virginia 22801

Tel: (540) 246-4210 rglockey@highspeedlink.net

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

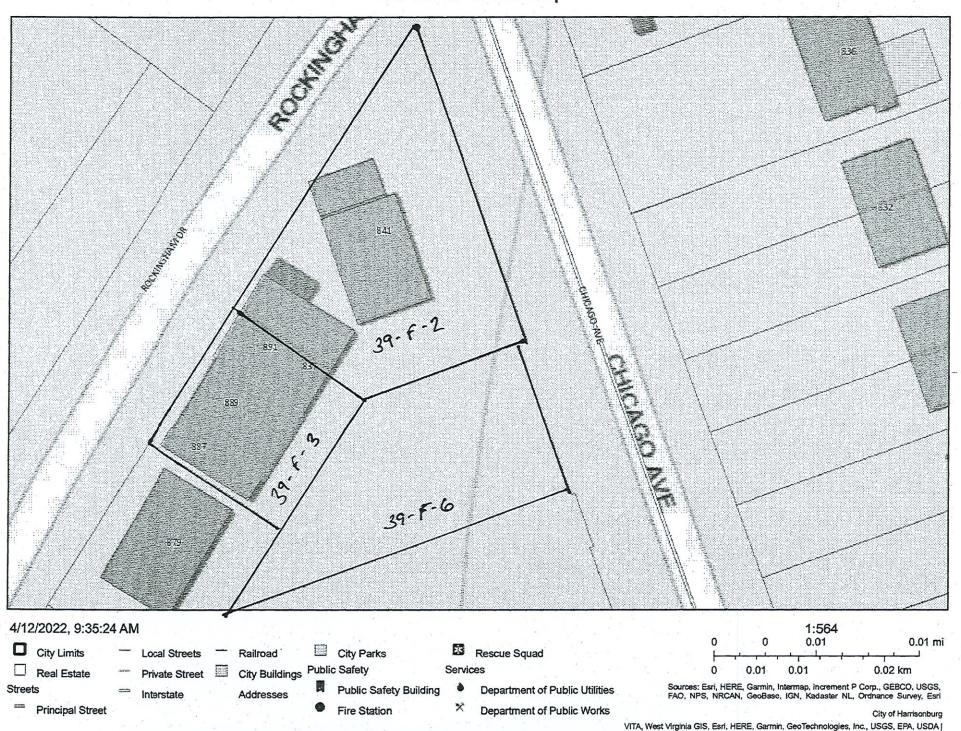
Attorney at Law

Enclosed:

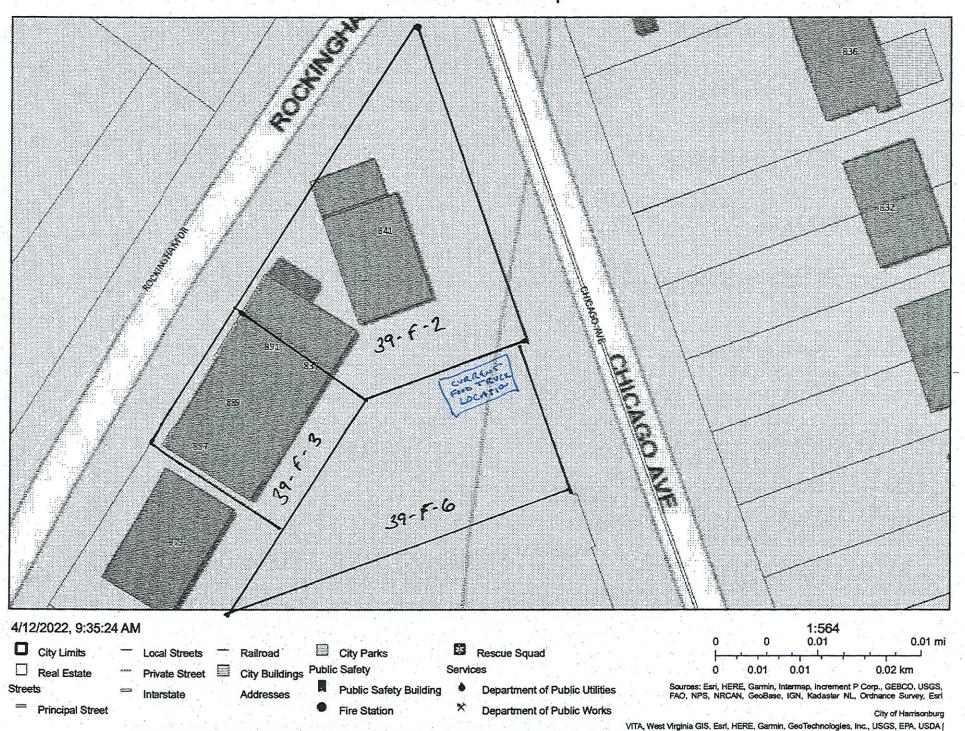
Special Use Permit Application

TIA Determination form

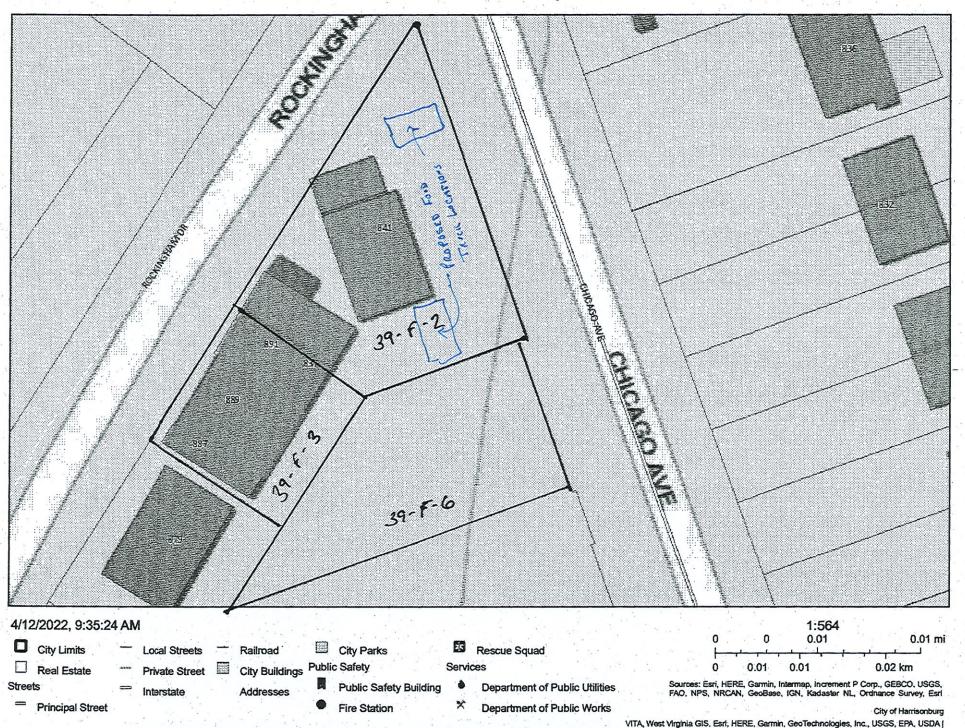
#### ArcGIS Web Map

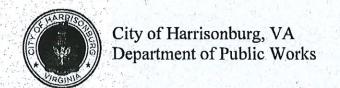


### ArcGIS Web Map



### ArcGIS Web Map





# 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.

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ration (from	row 15 or	n the	second p	page)		
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19						
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Revised Date: December 2019

Peak Hour Trin Generation by Land Use

		reak mo	ur trip G	eneration	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	n	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		5/10/1/	activity.		And the second	No.
5	Proposed #5		17 Y 1				
6	Proposed #6						
7		Total New Trip	s			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				Market .		
11	Existing #4		Y Y				
12	Existing #5						
13	Existing #6			2.			
14		Total Existing Tr	ips			8	6
15		Final Total (Total New - T	otal 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