

Date Application Received: 4/25/18

Total Fees Due: \$ 945.00
Date Paid: 4/25/18 *cb pd.*

Application for Change of Zoning District (Rezoning) City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Application Fee: \$375.00 plus \$30.00 per acre

Section 1: Property Owner's Information

Property Owner's Name: Lantz Eby Enterprises
Street Address: 1491 Virginia Avenue, Apartment 505 Email: whatcher33@gmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: _____ Fax: _____ Mobile/Home: 540-564-3633

Section 2: Owner's Representative Information

Owner's Representative: Tim Reamer
Street Address: 1958 Evelyn Byrd Avenue Email: tim.reamer@cottonwood.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 540-271-7525 Fax: 540-437-3681 Mobile/Home: _____

Section 3: Description of Property 1550 & 1650

Location (street address): 1350 North Liberty Street and 451 Acorn Drive
Tax Map Number: Sheet: 45 Block: D Lot: 1 Total Land Area: 19 Acres
Existing Zoning District: B2C Proposed Zoning District * : M1C
Existing Comprehensive Plan Designation: ~~M1~~ General Industrial

**If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper*

Section 4: Certification

I certify that the information contained herein is true and accurate.

Signature: W. Wallace Hatcher, Gen. Partner
Property Owner

Section 5: Required Attachments

- Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- Statement of Proffers, if applicable
- Survey of Property or Site Map
- TIA Determination Form OR Accepted TIA, signed by Public Works Department*

* Applicant is responsible for coordinating with Public Works Department prior to submitting Rezoning application. If a Traffic Impact Analysis is required, this application shall not be considered accepted until the TIA has been reviewed and TIA fees paid. More information at www.harrisonburgva.gov/traffic-impact-analysis.

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

May 31, 2018

Members of the Harrisonburg Planning Commission
c/o Adam Fletcher, Director of Planning
City of Harrisonburg, VA 22801

RE: Rezoning request of a portion of Tax Map #45 D 1

Members of Planning Commission:

On behalf of Lantz-Eby Enterprises, we are requesting rezoning of a 19-acre portion of Tax Map #45 D 1, located at 1550 N Liberty St (Exhibit A), from B2-C to M1.

The subject property located at the intersection of Acorn Drive and Mt. Clinton Pike was originally rezoned from M1 to B2-C in 1998 to accommodate a proposed cultural and conference center that was ultimately located elsewhere. No subsequent effort in accordance with B2-C zoning has proven viable.

Approval of the requested M1 zoning designation is in accordance with both the City's comprehensive Plan and surrounding uses (Exhibit B), and will allow the subject property to be an immediately viable development option.

As part of this request, we hereby proffer to dedicate variable width property from the subject site for public street right-of-way (ROW). The dedications shall be determined based upon the following descriptions from the centerlines of the identified streets along the subject property's side of the street:

- a. to establish 34 feet of ROW from the centerline of Mount Clinton Pike;
- b. to establish 32 feet of ROW from the centerline of Acorn Drive, and;
- c. to establish 32 feet of ROW from the centerline of North Liberty Street.

Thank you for your consideration.



Tim Reamer
Cottonwood Commercial
Representative of Lantz-Eby Enterprises

EXHIBIT A - SUBJECT PROPERTY

DATE: 04/17/2018
 SCALE: 1"=100'
 JOB: 4518010.00
 DRAWN BY: JAP
 SHEET 1 OF 1



PLAT SHOWING
DIVISION OF TAX MAP #45-D-1
 PLANNERS: ARCHITECTS + ENGINEERS - SURVEYORS
 CITY OF HARRISONBURG, VIRGINIA
 128 West Market Street - Suite 100 - Harrisonburg, Virginia 22801 - Phone (540) 435-1000 - lbranson@ebsurvey.com



LINE	BEARING	DISTANCE	POINT
1	N 108° 52' 23" W	22.20	
2	S 89° 56' 50" W	508.27	
3	N 65° 12' 36" W	189.62	
4	N 21° 23' 07" E	319.50	
5	N 21° 23' 07" E	319.50	
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100	N 21° 23' 07" E	319.50	

NOTES
 - THIS PLAT IS BASED ON A
 - ALL EXISTING IMPROVEMENTS
 ARE NOT SHOWN.
 - THIS PLAT WAS PREPARED
 WITHOUT THE BENEFIT OF A
 TITLE REPORT OR INSURANCE
 WHICH WOULD BE DISCLOSED
 BY SUCH ALL DISSEMINES
 ANY NOT BE SHOWN.
 - THE DIVISION SHOWING
 - ALL EXISTING IMPROVEMENTS
 CITY REVIEW. ALL
 PROPOSED PARCELS ARE
 ABOVE 3' HIGHER.

PARCEL DATA
 LINTZ-SEY ENGINEERS
 1000 N. MARKET STREET
 SUITE 100
 HARRISONBURG, VA 22801
 1.800.221.1800

EXHIBIT B - EXISTING ZONING





City of Harrisonburg, VA
 Department of Public Works

Determination of Need for a
 Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Contact Information	
Consultant Name:	Tim Reamer
Telephone:	540-271-7525
E-mail:	tim.reamer@cottonwood.com
Owner Name:	Lantz-Eby Enterprises
Telephone:	540-564-3633
E-mail:	whatcher33@gmail.com
Project Information	
Project Name:	Lantz-Eby Enterprises
Project Address: TM #:	1350 N Liberty St TM#45 D 1
Existing Land Use(s):	B-2C
Proposed Land Use(s): (if applicable)	M-1
Submission Type:	Comprehensive Site Plan <input type="radio"/> Special Use Permit <input type="radio"/> Rezoning <input checked="" 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)	<p>Requesting rezoning of a 19-acre portion of Tax Map #45-D-1, located at 1550 N Liberty St, from B-2C to M-1.</p> <p>The subject property located at the intersection of Acorn Dr and Ml Clinton Pike was originally rezoned from M-1 to B-2C in 1998 to accommodate a proposed cultural and conference center that was ultimately located elsewhere. The subject property is currently vacant.</p> <p>Approval of the requested M-1 zone designation is in accordance with both the City's comprehensive plan and surrounding uses. There are no immediate plans for development of the property.</p>
Peak Hour Trip Generation (from row 15 on the second page)	
AM Peak Hour Trips:	-36
PM Peak Hour Trips:	-96

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Jan Ri

Date: 5/17/18

Peak Hour Trip Generation by Land Use

Row	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	120	gsf	125	64	85
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips				64	85
8	Existing #1	310	rooms	120	63	74
9	Existing #2	Conf. Center	dedicated parking	100	15	50
10	Existing #3	560	gsf	12	7	7
11	Existing #4	932	gsf	3	15	50
12	Existing #5					
13	Existing #6					
14	Total Existing Trips				100	181
15	Final Total (Total New – Total Existing)				-36	-96

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: May 2017