



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

1550, 1552, 1554, 1556, 1570, 1572, 1574, 1576, 1590, 1592, 1594, and 1596 Park Road 52-D-4 16.16 acres acres or sq.ft.
Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: R-3 Institutional Overlay

Special Use being requested: To upgrade / replace three existing quadplex / multi-family buildings with three new quadplex / multi-family buildings along Park Road, between Villa Dr. and Shank Dr.

PROPERTY OWNER INFORMATION

Virginia Mennonite Retirement Community 540-564-3412
Property Owner Name Telephone
1501 Virginia Avenue
Street Address E-Mail
Harrisonburg VA 22802
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Scott Kleist, MCSE, Vice President of Technology & Facilities 540-564-3412
Owner's Representative Telephone
1501 Virginia Avenue skleist@vmrc.org
Street Address E-Mail
Harrisonburg VA 22802
City State 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.

Scott Kleist, VP 1/3/2020
PROPERTY OWNER 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 _____

Virginia Mennonite Retirement Community (VMRC) Request for Special Use Permit (SUP)

January 31, 2020

As reflected on the 2017 approved masterplan update for VMRC, the institution is recasting its vision for the Park Village neighborhood, by updating and redeveloping their current residential structures to be able to provide the amenities desired by current and future retirees.

VMRC is requesting a Special Use Permit to replace the three existing multi-family/quad-plex townhouse-style buildings located along Park Road, between Village Drive and Shank Drive, in lot 52-D-4, with three new multi-family / quad-plex townhouse-style buildings slightly larger in footprint, at the general location shown on the attached exhibit. The number of dwelling units will remain the same as existing.

The Special Use Permit conditions are addressed below:

1. The proposed multi-family buildings are consistent with existing multi-family structures within Park Village and the greater VMRC campus, as well as with the adjacent neighborhood.
2. The site has an existing street, sidewalk, and parking network currently serving the development and providing connectivity with the adjacent neighborhood and with the VMRC campus.
3. VMRC intends for the planned multi-family units to maintain the character of and be compatible with the existing development within the Park Village and adjacent neighborhoods by applying residential architectural styles, appropriate site planning, and landscaping.
4. The site is environmentally suitable for multi-family development, as it is the current use. It is occupied by multi-family structures with adequate access to roads, sidewalks, and parking areas.

Additionally, VMRC is requesting the City allows them to have a five-year window between the SUP approval and a land disturbing permit or building permit for the construction of at least one of the proposed multi-family buildings, before the SUP becomes void.



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

Must be submitted to the Public Works Department 5 business days prior to the Planning Commission application deadline

Contact Information			
Consultant Name:	Colman Engineering		
Telephone:	540-246-3712		
E-mail:	contact@colmanengineering.com		
Owner Name:	Virginia Mennonite Retirement Community		
Telephone:	540-564-3400		
E-mail:	VMRC.org		
Project Information			
Project Name:	VMRC Townhomes		
Project Address:	1550 Park Road		
TM #:	TM# 52 D 8		
Existing Land Use(s):	Residential, Multi-Family		
Proposed Land Use(s): (if applicable)	Residential, Multi-Family		
Submission Type:	Comprehensive Site Plan <input checked="" type="radio"/>	Special Use Permit <input 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)	VMRC plans to demolish three existing buildings and replace them with new buildings approximately of the same footprint. The number of units will remain 12. There will not be an increase in traffic generated by this project.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	0		
PM Peak Hour Trips:	0		

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: Johab gum Falde Date: 12/9/19

Revised Date: November 2019

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	Senior Adult Housing - Attached	252	DU	12	2	3
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					2	3
8	Existing #1	Senior Adult Housing - Attached	252	DU	12	2	3
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					2	3
15	Final Total (Total New – Total Existing)					0	0

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: November 2019