



CITY OF HARRISONBURG
COMMUNITY DEVELOPMENT

Change of Zoning District
(Rezoning) Application
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

Property Address: 1064 South High Street Tax Map Parcel ID: 19-D-17 Total Land Area: .33 (acres or sq.ft. (circle))
Existing Zoning District: M-1 Proposed Zoning District: B-2
Existing Comprehensive Plan Designation: _____

PROPERTY OWNER INFORMATION

Property Owner Name: N. Kolay Bondaruk Telephone: 540-421-2406
Street Address: 287 Enterprise Rd E-Mail: daniel@prestige-transport.net
City: Churchville, VA State: VA Zip: 24421

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative: Daniel Bondaruk (son) Telephone: 540-421-2406
Street Address: 125 Blissful Lane E-Mail: _____
City: Waynes Cave VA State: VA Zip: 24486

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.

PROPERTY OWNER: [Signature] DATE: 4-4-22

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking change in zoning.
- Statement on proffers, if applying for conditional rezoning.
- Survey of property or site map.
- 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.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Date Application and Fee Received: 4/8/22 Total Fees Due: \$ 580 Paid 4/8/22
Application Fee: \$550.00 + \$30.00 per acre
Received By: [Signature]

Nikolay Bondaruk, Daniel Bondaruk

April 7, 2022

City of Harrisonburg Planning Commission

To whom it may concern;

1064 South High St, Suit A & B are currently zoned M-1, Suit B (approximately 1600sq.ft.) is currently leased to an auto repair shop, suit A (approximately 1600sq.ft.) is currently available for lease. Several businesses inquired about leasing the said property for general business and office space. The current zoning does not permit these types of businesses to operate at said location.

We are asking to have this property rezoned from M-1 to B-2. To accommodate "General Business and Office space" businesses to operate at said location. It appears that several properties around said property are already zoned B-2.

Thank you for your consideration

Sincerely,

Daniel Bondaruk



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:	Nikolay Bondaruk			
Telephone:	540-421-2406			
E-mail:	daniel@prestigettransport.net			
Project Information				
Project Name:	Daniel Bondaruk			
Project Address:	1064 S High St			
TM #:	19-D-17			
Existing Land Use(s):	Industrial M-1			
Proposed Land Use(s): (if applicable)	Office / General Business B-2			
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)	Currently zoned M-1. Rezoning to B-2 to rent out to office space or general businesses.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	0			
PM Peak Hour Trips:	1			

(reserved for City staff)

TIA required? Yes _____ No TIM

Comments:

[Redacted comment area]

Accepted by: Zenetta Mason

Date: 4/11/2022

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	Small Office Building	712	Sq Ft	2.5	4	5
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					4	5
8	Existing #1	Single Tenant Office Building	715	Sq Ft	2.5	5	4
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					5	4
15	Final Total (Total New – Total Existing)					0	1

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.