

Total Fees Due: \$ 260.00
Application Fee:
w/o Variance Request \$175.00 plus \$20.00 per
lot Variance Request \$200 plus \$20 per lot

Date Application & Fee Received: 08-09-19
Received by: [Signature]

Application for Preliminary Subdivision Plat Approval City of Harrisonburg, Virginia

www.harrisonburgva.gov/subdividing-property

Section 1. Description of Property

Title of Subdivision: Heifer Investments Subdivision
Location (Street Address): 560 Waterman Drive Sheet: 38 Block: A Lot: 1
Total Acreage: 5.687 Number of Lots Proposed: 3 Zoning Classification: M1

Section 2. Property Owner Information

Name: Heifer Investments, LLC
Street Address: 560 Waterman Drive Email: Crunion@eesigns.biz
City: Harrisonburg State: VA Zip: 22802
Telephone: Work 540-434-8595 Fax _____ Mobile 540-578-3380

Section 3. Property Owner Representative Information (if applicable)

Name: John A. Bowman
Street Address: 2340 S. Main Street Email: John.Bowman@ODRVA.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work 540-433-2454 Fax _____ Mobile 540-271-2178

Section 4. Surveyor Information

This person prepared the plat.

Name: Jeffrey S. Simmons, LS
Street Address: 4901 Crowe Drive Email: J.Simmons@Valleyesp.com
City: Mount Crawford State: VA Zip: 22841
Telephone: Work 540-434-6365 Fax N/A Mobile _____
ext. 109

Section 5. Variances

No variances requested (continue to section 6)

Variance requested. **If variance is requested, please provide the following information:**

I (we) hereby apply for a variance from Section(s) 10-2-61 (a), 10-2-66, and 10-2-67 of the City of Harrisonburg Subdivision Ordinance and or Section(s) _____ of the City of Harrisonburg Design and Construction Standards Manual, which require(s):

Requirements to make Street improvements per DC SM Standards at

The Subdividers expense.

I (we) believe a variance should be granted based on the following "unnecessary hardship" which is peculiar to the property in question. (See Section 10-2-2 of the Subdivision Ordinance):

At this time the property owner plans to continue using the properties as they are currently being used today. Street improvements along Waterman Drive and Rackingham Drive will require a more comprehensive design for street and stormwater improvements, which would be more appropriate to do with either a future road improvement project by the City or with redevelopment of the sites along Waterman Drive and Rackingham Drive with an engineered comprehensive plan. The purpose of this division is to allow for the future sale of the divided lots.

Section 6. Certification

The City of Harrisonburg's preliminary plat and subdivision requirements are in the code of the City of Harrisonburg, Subdivision Ordinance Sections 10-2-1 through 10-2-86. Please read these requirements carefully.

I have read the ordinance requirements. I also certify that the information supplied on this application and on the attachments provided (m 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.

Signature: Christopher A. Beuer
Property Owner

Section 7: Required Attachments

- Letter explaining Proposed Use & Reasons for Seeking Preliminary Subdivision Plat Approval.
- Plat of properties meeting requirements of Subdivision Ordinance Section 10-2-23 – see checklist
- 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 Department prior to submitting the Preliminary Subdivision Plat application. More information at www.harrisonburgva.gov/traffic-impact-analysis.



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:	John A. Bowman		
Telephone:	540-271-2178		
E-mail:	JohnBowman@OORVA.com		
Owner Name:	Heifer Investments, LLC		
Telephone:	540-934-8595 ext.		
E-mail:	Crvnion@eesigns.biz		
Project Information			
Project Name:	Heifer Investments Subdivision		
Project Address:	560 Waterman Drive Harrisonburg, VA 22801		
TM #:	38-A-Z		
Existing Land Use(s):	Advertising Signage construction, business office and auto body repair		
Proposed Land Use(s): (if applicable)	Advertising Signage construction, Business Office and Auto body repair		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input type="radio"/> Preliminary Plat <input checked="" type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	See Attached Final Plat "Heifer Investments Subdivision"		
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:

There is no change proposed in size and land use, therefore, TIA not required.

Accepted by: _____

Date: _____

03/09/2019