

Date Application Received: 2/14/17

Total Paid: 9/16/16 140

# Application for Comprehensive Plan Amendment City of Harrisonburg, Virginia

3435<sup>04</sup>

### Section 1: Property Owner's Information

Name: Marusstodd Properties, LLC  
Street Address: 190 E. Mosby Road Email: \_\_\_\_\_  
City/State/Zip: Harrisonburg, VA 22801  
Telephone (work): \_\_\_\_\_ (home or cellular): \_\_\_\_\_ (fax): \_\_\_\_\_

### Section 2: Owner's Representative Information

Name: Richard Blackwell  
Street Address: 566 East Market St. Email: dick@blackwellengineering.com  
City/State/Zip: Harrisonburg, VA 22801  
Telephone (work): 540-432-9555 (home or cellular): \_\_\_\_\_ (fax): \_\_\_\_\_

### Section 3: Description of Property

Location (street address): 1300 Block - S. Main St.  
Tax Map Number: Sheet: 18 Block: R Lot: 22,22A,23,24,24A Total Land Area (acres or square feet): 1.319ac.  
Existing Comprehensive Plan Designation: Professional Proposed Comprehensive Plan Designation: Mixed Use Development  
Existing Zoning Classification: R-3 and R-1

### Section 4: Application Fee

\$375.00 plus \$30.00 per acre, and if applicable, Fees for a Traffic Impact Analysis (TIA) Review (see below)

(a). Would the development from this Comprehensive Plan Amendment require a Traffic Impact Analysis by VDOT?  
Yes \_\_\_\_\_ No x

*If yes, then fees must be made payable to VDOT to cover costs associated with the TIA review.*  
*PLEASE NOTE -- If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.*

(b). Would the development from this Comprehensive Plan Amendment require a Traffic Impact Analysis review by the City?  
Yes x No \_\_\_\_\_

*If yes, then an additional \$1,000.00 must be made payable to the City to cover costs associated with the TIA review.*  
*PLEASE NOTE -- If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.*

### Section 5: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: See Rezoning Rquest  
East: \_\_\_\_\_  
South: \_\_\_\_\_  
West: \_\_\_\_\_

### Section 6: Certification

I certify that the information contained herein is true and accurate. Signature: Eric R. Stone, Gen Partner  
Property Owner

**See Back for Items Required for Submission**

March 23, 2017

Mrs. Thanh Dang, Sr. Planner  
City of Harrisonburg  
Department of Planning and Community Development  
409 South Main Street  
Harrisonburg, VA 22801

Ref: Stone Suites – Description of Proposed Use (TM: 18-R-22, 22A, 23, 24, 24A)

Dear Mrs. Dang,

It is proposed that the subject property located on the east side of the 1300 block of South Main Street now designated “Professional Use” in the Land Use Guide be changed to “Mix Use Development Area”.

Port Republic Road to East Weaver Avenue on the east side is “Professional” and on the west side is “Medium Density Mixed Residential”. However, at present, the development along South Main Street from Port Road to Miller Circle incorporates a variety of uses: professional, apartments, single family detached, financial institutions, and commercial. In approximately 0.4 mile, there are many different uses.

It is believed that the high traffic counts on South Main Street will attract commercial uses. However, with the existing apartments along South Main, and the single-family development one block east of South Main and the existing commercial and professional uses, a “Mix Use Development” designation for the proposed development appears to be appropriate.

It is proposed to have a mixed use of commercial and/or professional (if an ordinance amendment to allow professional by special use in “Mixed Use” is passed) on the first floor and 22 one bedroom apartments on the second and third floors. The building is to be located near the street to promote walkability along South Main Street. A sidewalk will be constructed along the north side of Weaver Ave. to better enable the residents of the Purcell Park neighborhood to access the commercial development on the first floor located nearer South Main. The development will connect to the sidewalk on South Main Street and Weaver Ave. to promote walk up traffic.

The one bedroom apartments are generally designed for singles. This is expected to make little or no impact on its surrounding as to noise and or outside activities.

A six-foot opaque fence will be constructed on the east side of the property along Edgelawn Dr. with plantings east of the fence. A right-in / right-out only will be constructed on the South Main Street connection to prohibit left turns into and out of the development. Vehicles planning to go south on South Main Street will exit onto Weaver Ave. and turn left at the intersection of East Weaver Avenue and South Main Street.

Sincerely



Giles Stone for Marusstodd Properties, LLC



# City of Harrisonburg, Virginia

OFFICE OF THE PUBLIC WORKS DEPARTMENT  
320 EAST MOSBY ROAD  
HARRISONBURG, VIRGINIA 22801  
(540) 434-5928

STREET MAINTENANCE  
TRAFFIC ENGINEERING  
TRANSPORTATION PLANNING  
REFUSE/ RECYCLING  
CENTRAL STORES

January 27, 2017

Dick Blackwell  
Blackwell Engineering, PLC  
Harrisonburg, VA

RE: Stone Suites TIA (Tax Map # 18-R-22, -22A, -23, -24, -24A)

Dear Mr. Roderick,

We have reviewed the revised Traffic Impact Analysis (TIA) for the proposed development of Stone Suites dated January 2017. The Public Works Department finds this TIA to be acceptable.

Thank you for your work on this TIA and promptness in providing revised submissions throughout the process.

Regards,

Ian Pike  
Transportation Systems Specialist