

Date Application Received: 02-09-2018

Total Fees Due: \$ 375⁰⁰ *Banks*
Date Paid: 02-09-2018 ✓

Application for Ordinance Amendment City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Application Fee: \$375.00

Section 1. Application Information

Applicant's Name: Amerco Real Estate Company

Street Address: 2727 N. Central Ave, Suite 500 Email: stephansheekey@uhaul.com

City: Phoenix State: AZ Zip: 85004

Telephone: Work 602-263-6555 Fax _____ Mobile _____

Applicant's Representative: Mike Myers

Street Address: 172 S Pantops Dr, Suite A Email: mmyers@dominioneng.com

City: Charlottesville State: VA Zip: 22911

Telephone: Work 434-979-8121 Fax _____ Mobile 434-242-2866

Section 2. Description of Amendment

Zoning Ordinance Section: 10-3-91(2)

Proposed Text (if additional space needed, attached as separate sheet)

(2) Warehousing and other storage facilities.

(See attached letter of justification)

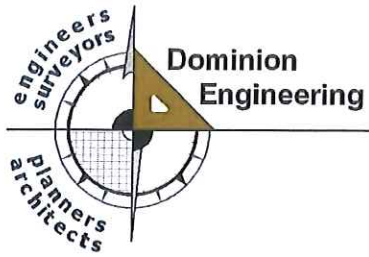
Section 3: Certification

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

Signature: *Steph Sheekey*
Applicant Signature

Section 4. Required Attachments

Letter explaining reasons for seeking Ordinance Amendment



172 South Pantops Drive
Charlottesville, VA 22911

434.979.8121 (p)
434.979.1681 (f)
DominionEng.com

February 22, 2018

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

**RE: U-Haul Storage Facility – 3170 E Kaylor Drive – TM 103-A-5
Ordinance Amendment Application Letter of Justification**

Dear Ms. Dang,

The attached application, fees, plan of development, and this letter of justification shall serve as our request for an Ordinance Amendment to amend allowable Special Use Permit Uses under Section 10-3-91(2) of Article Q: B-2 General Business District to read:

(2) Warehousing and other storage facilities. ~~greater than twenty thousand (20,000) square feet, continuous to permitted uses.~~

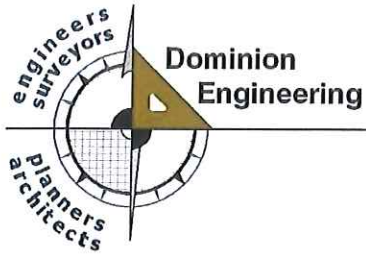
The applicant is proposing to construct an approximate 96,000-sf U-Haul Moving and Storage Store. The uses will consist of self-storage, U-Haul truck and trailer share, and related retail sales. U-Haul is also proposing covered and uncovered storage areas for Recreational Vehicles. The current zoning of the property is B-2 and the proposed use is not allowed by Special Use Permit unless the use is continuous to a permitted use. The request is to eliminate the reference to "continuous to a permitted use" so that the facility may be approved by Special Use Permit in the B-2 district. Please note that "Warehousing and other storage facilities with floor area limited to twenty thousand (20,000) square feet, which are contiguous to permitted uses in this district," are allowed by right. The applicant does not wish to amend this by-right language.

The justification for the request include:

- 1) The use conforms with the intent of the underlying B-2 zoning district.
- 2) The alternative to rezone to M-1 does not create a desirable condition for the City or property owner.
- 3) The property will retain all of the allowably by-right uses.

A self-storage use conforms with the intent of the B-2 district, which was created ***"to provide a sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, and miscellaneous recreational and service activities generally serving the city, a wide area of the region, and the traveling public, and generally located along major thoroughfares or near development centers where a general mixture of commercial and service activity now exists or is planned, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, or the nuisance factors of dust, or odor and noise associated with manufacturing."*** (reference Section 10-3-89).

The proposed use fits in with the ***miscellaneous recreational and service activities*** which is a benefit to the City residents. Also, due to its location along a ***major thoroughfare***, the proposed use not only directly serves City residents, but also serves a ***wider area of the region and traveling public*** as described above in the ordinance. The



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proposal does not fit in to the typical model for a warehousing use and will ***not be characterized by frequent heavy trucking activity or other nuisance factors of dust, odor or noise*** associated with manufacturing typical of M-1 district uses.

One alternative not being pursued is rezoning the property to an M-1 Industrial District where the use is allowed by-right. However, the nature of the proposed use falls more in line with the intent of the underlying B-2 zone and therefore the applicant is pursuing the Ordinance Amendment, based on the input and guidance from city staff. Approving the text amendment also allows the property to retain all of the other by-right uses that are allowed in the B-2 zoning district.

Thanks for your assistance with this project, and please let me know if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael F. Myers".

Michael F. Myers, P.E., C.F.M.

Cc: Stephany Sheekey
enclosures