



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

8512-ASP (2019)

PROPERTY INFORMATION

80 Ashby Ave 41-C-44 +/- 0.5 (circle) or sq.ft.
Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: B-2C & B-2

Special Use being requested: 10-3-91 (i) - manufacturing, processing & assembly when not employing more than 15 person

PROPERTY OWNER INFORMATION

Farhad Koyee 540-560-0909
Property Owner Name Telephone
3248 Hebron Ct. farhad.koyee@yahoo.com
Street Address E-Mail
Harrisonburg VA 22801
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

AKarr Koyee 540-560-0909
Owner's Representative Telephone
3248 Hebron Ct. afkoyee@gmail.com
Street Address E-Mail
Harrisonburg VA 22801
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.

Farhad Koyee 07/07/23
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

7/7/23 455
Date Application and Fee Received Total Fees Due: \$
[Signature] Application Fee: \$425.00 + \$30.00 per acre
Received By

A.K. Koyee
3248 Hebron Court
Harrisonburg, VA 22801
afkoyee@gmail.com
(540) 560-0909
07/07/2023

Department of Community Development
409 S. Main Street
Harrisonburg, VA 22801

Subject: Application for Special Use Permit for Dietary Supplement Manufacturing at 80 Ashby Avenue

To Whom It May Concern,

I am writing to formally request a Special Use Permit for the proposed use of 80 Ashby Avenue as a dietary supplement manufacturing facility. The purpose of this letter is to outline the details of the proposed project and provide reasons for seeking approval for this special use.

Overview of the Proposed Use:

We intend to establish a dietary supplement manufacturing facility at the existing building located at 80 Ashby Avenue. The building currently operates as an auto repair shop and comprises five bays. Our plan involves converting two of the existing bays to accommodate the manufacturing space required for our operations. This facility will primarily serve as a production center for our dietary supplement products, which will be sold both online and through direct sale to brick-and-mortar stores.

Reasons for Seeking a Special Use Permit:

Complementary Land Use: The proposed use aligns with the existing commercial zoning of the property, as well as the surrounding area. The manufacturing of dietary supplements is a compatible use for this type of commercial zone, and it will not disrupt or compromise the character of the neighborhood.

Minimal Environmental Impact: The manufacturing of dietary supplements typically involves low environmental impact and does not pose any significant risk to the community or natural resources. We will comply with all applicable regulations and standards to ensure the safe handling of materials, waste management, and proper ventilation systems.

Existing Infrastructure: The current building at 80 Ashby Avenue offers an ideal infrastructure for our manufacturing operations. The five-bay layout provides ample space for our needs, and the conversion of two bays will allow us to create a dedicated manufacturing area without altering

the overall structure of the building. This adaptive reuse of an existing facility is a cost-effective and sustainable approach that maximizes the use of available resources.

Job Creation and Economic Benefits: Our dietary supplement manufacturing facility will contribute to the economic growth and development of the local community. This will provide stable employment and support the livelihoods of local residents. Additionally, our products will generate revenue and contribute to the local tax base.

Conclusion:

In conclusion, we believe that the proposed use of 80 Ashby Avenue as a dietary supplement manufacturing facility aligns with the goals and objectives of the city's zoning regulations. We have outlined our reasons for seeking a Special Use Permit, emphasizing the economic benefits, minimal environmental impact, compatibility with existing land use, and the adaptive reuse of an existing building.

We assure you that we will comply with all applicable regulations, codes, and safety standards to ensure the responsible operation of our facility. We are committed to being a responsible member of the community and contributing to its growth and well-being.

Thank you for considering our application. We look forward to the opportunity to discuss this proposal further and provide any additional information that may be required. Please do not hesitate to contact us if you have any questions or need further clarification.

Sincerely,

A.K. Koyee



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: Telephone: E-mail: | | | | |
| Project Information | | | | |
| Project Name: | | | | |
| Project Address: TM #: | | | | |
| Existing Land Use(s): | | | | |
| Proposed Land Use(s): (if applicable) | | | | |
| Submission Type: | Comprehensive Site Plan | Special Use Permit | Rezoning | Preliminary Plat |
| Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc) | | | | |
| Peak Hour Trip Generation (from row 15 on the second page) | | | | |
| AM Peak Hour Trips: | | | | |
| PM Peak Hour Trips: | | | | |

(reserved for City staff)

TIA required? Yes _____ No TM

Comments:

Accepted by: Zenithy Mason

Date: 7/10/2023

Peak Hour Trip Generation by Land Use

| Row | IVG'Nand Use | ITE Land Use Code | Unit | Quantity | AM Peak Hour of Adjacent Street Traffic | PM Peak Hour of Adjacent Street Traffic |
|-----|--|-------------------|------|----------|---|---|
| 1 | Proposed #1 | | | | | |
| 2 | Proposed #2 | | | | | |
| 3 | Proposed #3 | | | | | |
| 4 | Proposed #4 | | | | | |
| 5 | Proposed #5 | | | | | |
| 6 | Proposed #6 | | | | | |
| 7 | Total New Trips | | | | | |
| 8 | Existing #1 | | | | | |
| 9 | Existing #2 | | | | | |
| 10 | Existing #3 | | | | | |
| 11 | Existing #4 | | | | | |
| 12 | Existing #5 | | | | | |
| 13 | Existing #6 | | | | | |
| 14 | Total Existing Trips | | | | | |
| 15 | Final Total (Total New – Total Existing) | | | | | |

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.