



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Change of Zoning District  
(Rezoning) Application**  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

1941 & 1914 Sunchase Drive, Harrisonburg, Virginia      084-A-14 & 084-A-15      16.144 + 3.366 = 19.510 ACRES acres or sq.ft.  
 Property Address      Tax Map Parcel/ID      Total Land Area (circle)

Existing Zoning District: R-3 Multiple Dwelling Residential District      Proposed Zoning District: R-5 High Density Residential District

Existing Comprehensive Plan Designation: High Density Residential

**PROPERTY OWNER INFORMATION**

Sunchase Harrisonburg, LLC  
 Property Owner Name      Telephone

c/o: Management Services Corporation, P.O. Box 5306

Street Address      E-Mail

Charlottesville      VA      22905

City      State      Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Trey Steigman, Vice President, Development - Authorized Agent      434/293-6069 ext. 405  
 Owner's Representative      Telephone

Management Services Corporation, P.O. Box 5306      tsteigman@msc-rents.com

Street Address      E-Mail

Charlottesville      VA      22905

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.*

Trey Steigman - AUTHORIZED AGENT      5/19/2023  
 PROPERTY OWNER      DATE

**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](http://www.harrisonburgva.gov/traffic-impact-analysis).

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

6/6/23      Total Fees Due: \$ 1,150  
 Date Application and Fee Received      Application Fee: \$550.00 + \$30.00 per acre

[Signature]  
 Received By



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

1941 & 1914 Sunchase Drive, Harrisonburg, Virginia      084-A-14 & 084-A-15      16.144 + 3.366 = 19.510 ACRES acres or sq.ft.  
 Property Address      Tax Map      Total Land Area      (circle)

Existing Zoning Classification: R-3 Multiple Dwelling Residential District

Special Use being requested: Multiple-family dwellings of more than twelve (12) units per building

Conversion of terrace level basements/crawl spaces to dwelling units yielding fourteen (14) units per building

**PROPERTY OWNER INFORMATION**

Sunchase Harrisonburg, LLC  
 Property Owner Name      Telephone  
 c/o: Management Services Corporation, P.O. Box 5306

Street Address      E-Mail  
 Charlottesville      VA      22905  
 City      State      Zip

**OWNER'S REPRESENTATIVE INFORMATION**

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 Owner's Representative      Telephone  
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Street Address      E-Mail  
 Charlottesville      VA      22905  
 City      State      Zip

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*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.*

*[Signature]* AUTHORIZED AGENT      5/19/2023  
 PROPERTY OWNER TREY STEIGMAN      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](http://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**

6/6/23      Total Fees Due: \$ 1025  
 Date Application and Fee Received      Application Fee: \$425.00 + \$30.00 per acre

*[Signature]*  
 Received By

**STATEMENT – AUTHORIZED AGENT DESIGNATION**

I, Douglas E. Caton, acting in my capacity as Manager, Sunchase Harrisonburg, LLC, a Virginia limited liability company, do hereby authorize and designate Trey Steigman, Vice President, Development, Management Services Corporation of Charlottesville, (the “Authorized Agent”), to represent the interests of Sunchase Harrisonburg, LLC for all matters concerning the Change of Zoning District (Rezoning) Application and Special Use Permit Application (the “Application”) for Sunchase Apartments, 1941 Sunchase Drive, Harrisonburg, Virginia, 22801 (Tax Map Parcels 84-A-14 & 84-A-15) (the “Property”). Authorized Agent is authorized to act on my behalf in a limited capacity with regards to the Application.

WITNESS the following signature and seal:

SUNCHASE HARRISONBURG, LLC, a Virginia limited liability company

By: *Douglas E. Caton, Manager*  
Douglas E. Caton, Manager

Date: *MAY 19, 2023*

June 30, 2023

City of Harrisonburg  
Community Development  
Attention: Meghan T. Rupkey, CZO, Planner  
409 South Main Street  
Harrisonburg, Virginia 22801

RE: Sunchase Harrisonburg, LLC – Change of Zoning District and Special Use Permit Application  
1941 & 1914 Sunchase Drive, Harrisonburg, Virginia  
Tax Map Parcel Identification – 084-A-14 & 084-A-15

Dear Ms. Rupkey:

On behalf of Sunchase Harrisonburg, LLC, please consider the following as it relates to the Change of Zoning District and Special Use Permit Application:

**Current Existing**

Lot 1 – 084-A-14, 16.144 Acres, 16 Buildings, 192 Units (4BR – 768 Beds), 11.89 Units Per Acre  
Lot 2 – 084-A-15, 3.366 Acres, 2 Buildings, 24 Units (4BR – 96 Beds), 7.13 Units Per Acre

**Future Proposed**

Lot 1 – 084-A-14, 16.144 Acres, 16 Buildings, 208 Units (4BR – 832 Beds), 12.88 Units Per Acre  
Lot 2 – 084-A-15, 3.366 Acres, 2 Buildings, 28 Units (4BR – 112 Beds), 8.32 Units Per Acre

In summary, this application is for the change of the existing zoning district (R-3 Multiple Dwelling Residential District) to the proposed zoning district (R-5 High Density Residential District) to allow the proposed use of fourteen (14) multiple-family dwelling units per building in accordance with the related Special Use Permit Application.

Sunchase Apartments currently has eighteen (18) buildings which contain twelve (12) multiple-family dwelling units per building. There are ten (10) buildings with terrace level basement spaces proposed for renovation and conversion to residential use yielding an additional two (2) multiple-family dwelling units per building, which would then be a total of fourteen (14) units per building for the subject buildings.

The combined number of additional dwelling units proposed is twenty (20) units with a maximum total of two hundred thirty-six (236) units on the combined property. The proposed renovation and conversion of the basement spaces would be performed in multiple phases over several years. Each building requires additional architectural design to prepare construction documents which will then be submitted to the building department with application for building permit(s).

Please let us know if you have any questions.

Sincerely,



Trey Steigman - Authorized Agent – Sunchase Harrisonburg, LLC  
and  
Vice President, Development, Management Services Corporation

cc: Sunchase Harrisonburg, LLC - File

June 30, 2023

City of Harrisonburg  
Community Development  
Attention: Meghan T. Rupkey, CZO, Planner  
409 South Main Street  
Harrisonburg, Virginia 22801

RE: Sunchase Harrisonburg, LLC – Proffer Statement  
1941 & 1914 Sunchase Drive, Harrisonburg, Virginia  
Tax Map Parcel Identification – 084-A-14 & 084-A-15

Dear Ms. Rupkey:

On behalf of Sunchase Harrisonburg, LLC as it relates to the proposed Change of Zoning District and Special Use Permit Application, we hereby proffer that the development of the subject property on these applications shall be in strict accordance with the following conditions set forth in this submission:

**Current Existing**

Lot 1 – TMP 084-A-14, 16.144 Acres, 16 Buildings, 192 Units (4BR – 768 Beds), 11.89 Units Per Acre  
Lot 2 – TMP 084-A-15, 3.366 Acres, 2 Buildings, 24 Units (4BR – 96 Beds), 7.13 Units Per Acre

**Future Proposed**


Lot 1 – TMP 084-A-14, 16.144 Acres, 16 Buildings, 208 Units (4BR – 832 Beds), 12.88 Units Per Acre  
Lot 2 – TMP 084-A-15, 3.366 Acres, 2 Buildings, 28 Units (4BR – 112 Beds), 8.32 Units Per Acre

**Proffer Statement**

The maximum number of dwelling units proposed for Lot 1 TMP 084-A-14 is 208 Units.  
The maximum number of dwelling units proposed for Lot 2 TMP 084-A-15 is 28 Units.

Thank you for your consideration of this proposal.

Sincerely,



Trey Steigman - Authorized Agent – Sunchase Harrisonburg, LLC  
and  
Vice President, Development, Management Services Corporation

cc: Sunchase Harrisonburg, LLC - File

Sunchase Harrisonburg – Field Photo - Building #18 (1914 Sunchase Drive)



## **SUNCHASE APARTMENTS, HARRISONBURG, VIRGINIA**

Sunchase Harrisonburg, LLC - Management Services Corporation

Change of Zoning District & Special Use Permit Applications

Off-Street Vehicle Parking Summary - June 2, 2023

### **870 Total Parking Spaces Per Survey Exhibit Dated 05/17/2023**

216 # Current Four Bedroom (4BR) Dwelling Units

3.5 # Parking Spaces Required Per Four Bedroom (4BR) Dwelling Unit

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756 # of Current Parking Spaces Required for Current Dwelling Units

### **114 # of Current Surplus Parking Spaces Provided**

20 # of Proposed Four Bedroom (4BR) Dwelling Units

3.5 # Parking Spaces Required Per Four Bedroom (4BR) Dwelling Unit

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70 # of Parking Spaces Required for Proposed Dwelling Units

### **44 # of Proposed Surplus Parking Spaces Provided**

2 # of Proposed Dwelling Units Building 7 - 1913 Sunchase Drive

2 # of Proposed Dwelling Units Building 8 - 1909 Sunchase Drive

2 # of Proposed Dwelling Units Building 11- 1908 Sunchase Drive

2 # of Proposed Dwelling Units Building 12 - 1924 Sunchase Drive

2 # of Proposed Dwelling Units Building 13 - 1916 Sunchase Drive

2 # of Proposed Dwelling Units Building 18 - 1914 Sunchase Drive

2 # of Proposed Dwelling Units Building 14 - 720 Chase Court

2 # of Proposed Dwelling Units Building 15 - 728 Chase Court

2 # of Proposed Dwelling Units Building 16 - 736 Chase Court

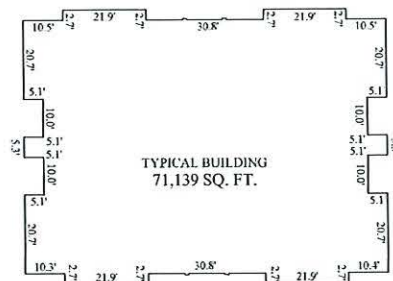
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2 # of Proposed Dwelling Units Building 17 - 744 Chase Court

**20 # of Proposed Dwelling Units Total**

LEGEND - SEE NOTE #1

- IRON PIN SET
- IRON PIN FOUND
- DRILL HOLE FOUND
- ▲ RAILROAD SPIKE FOUND
- ⊙ SEWER MANHOLE
- ⊙ SEWER CLEAN OUT
- ⊙ STORM DRAIN MANHOLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- POWER BOX
- ⊙ TELEPHONE PEDESTAL
- ⊙ LIGHT POLE
- ⊙ MAG NAIL FOUND
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY LINES
- SANITARY SEWER LINE
- STORM DRAIN PIPE
- FENCE LINE
- ⊙ WATER MANHOLE
- ⊙ TELEVISION PEDESTAL
- GUARD RAIL

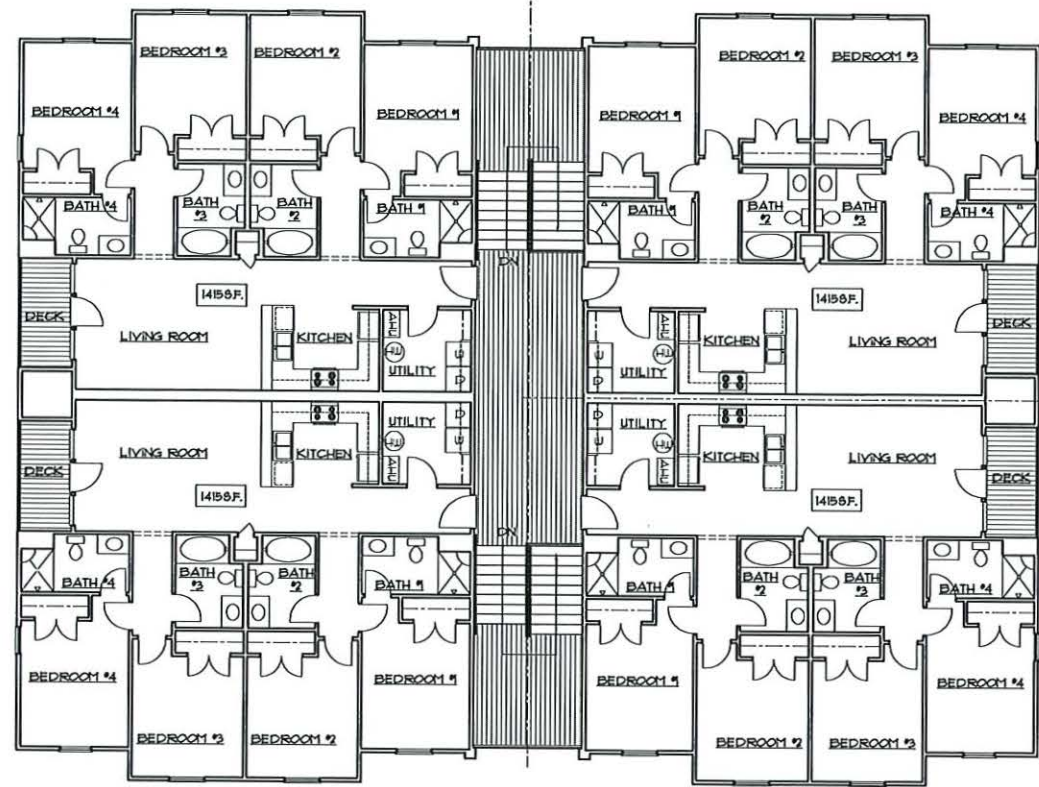


- NOTES:**
- DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND AN ALTA'S PLAT SURVEY DATED APRIL 14, 2016. NO FIELD WORK HAS BEEN PERFORMED SINCE APRIL 14, 2016 AND MAY NOT REFLECT THE CURRENT IMPROVEMENTS OF THIS PROPERTY.
  - THIS PROPERTY IS PRESENTLY IN THE NAME OF SUNCHASE HARRISONBURG, LLC.
  - BEARINGS ARE ROTATED TO PLAT RECORDED IN DEED BOOK 3207, PAGES 526-527.
  - A TOTAL OF 870 PARKING SPACES ARE SHOWN, WHICH INCLUDES 8 HANDICAP SPACES.
  - ADDRESS: BUILDINGS 1 THRU 13 AND 18 STREET NUMBERS AS SHOWN SUNCHASE DRIVE HARRISONBURG, VIRGINIA 22801.  
BUILDINGS 14 THRU 17 STREET NUMBERS AS SHOWN CHASE COURT HARRISONBURG, VIRGINIA 22801.
  - A PORTION OF THE SURVEY PREMISES IS LOCATED WITHIN FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREA INDICATED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS DETERMINED) THE FLOOD ZONE AE AREA AS SHOWN HEREON IS FROM THE FLOOD INSURANCE RATE MAP FOR THE CITY OF HARRISONBURG, VIRGINIA, COMMUNITY PANEL NUMBER 51165C0411D - EFFECTIVE DATE: NOVEMBER 2, 2009. THE REMAINING PORTION OF THE SURVEY PREMISES IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN).
  - PER CLIENT REQUEST, NO EASEMENTS OR BEARINGS AND DISTANCES HAVE BEEN SHOWN ON THIS SKETCH FOR CLARITY PURPOSES. REFER TO ALTA'S PLAT SURVEY OF LOT 1 AND LOT 2, SUNCHASE SUBDIVISION, SECTION ONE BY LOTT & ASSOCIATES DATED: APRIL 14, 2016 FOR EASEMENTS AND BEARING AND DISTANCES INFORMATION.
  - ANY EASEMENT SHOWN HEREON IS BASED ON RECORDED INFORMATION. THIS PROPERTY MAY BE EXPRESSLY SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN DULY RECORDED DEEDS, PLATS AND OTHER INSTRUMENTS CONSTITUTING CONSTRUCTIVE NOTICE IN THE CHAIN OF TITLE TO THE PROPERTY HEREBY SURVEYED THAT ARE NOT SHOWN. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS NOT OF PUBLIC RECORD.
  - THE CLUBHOUSE ADDRESS IS 1941 SUNCHASE DRIVE HARRISONBURG, VIRGINIA 22801.
  - THIS PROPERTY IS KNOWN AS SUNCHASE APARTMENTS.

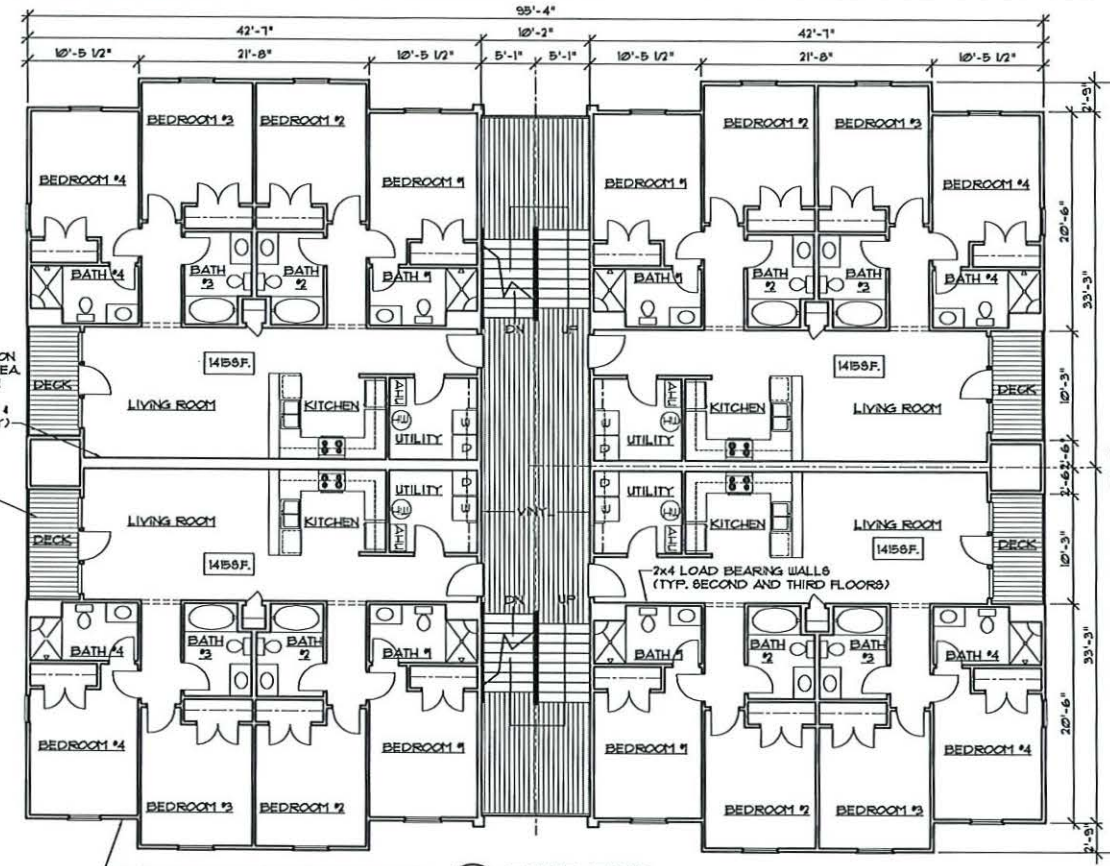
**SKETCH OF LOT 1 AND LOT 2, SUNCHASE SUBDIVISION, SECTION ONE, CITY OF HARRISONBURG, VIRGINIA**  
SCALE 1" = 50'  
MAY 17, 2023

**Lotts & Associates, P.C.**  
Land Surveying - Land Planning  
21 Cambridge Drive • P.O. Box 1167  
Staars Draft, Virginia 24417  
Phone (540) 337-0012 Fax (540) 337-1455





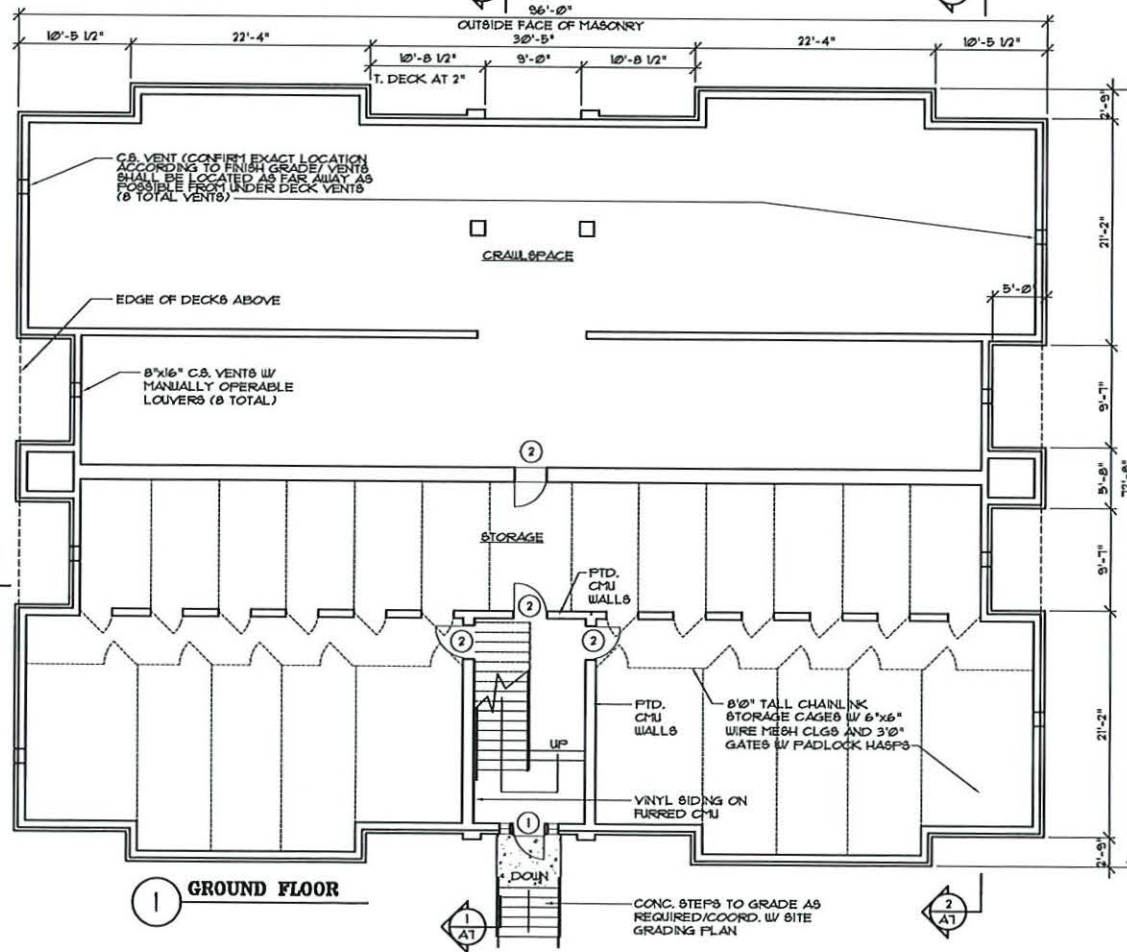
4 THIRD FLOOR



3 SECOND FLOOR

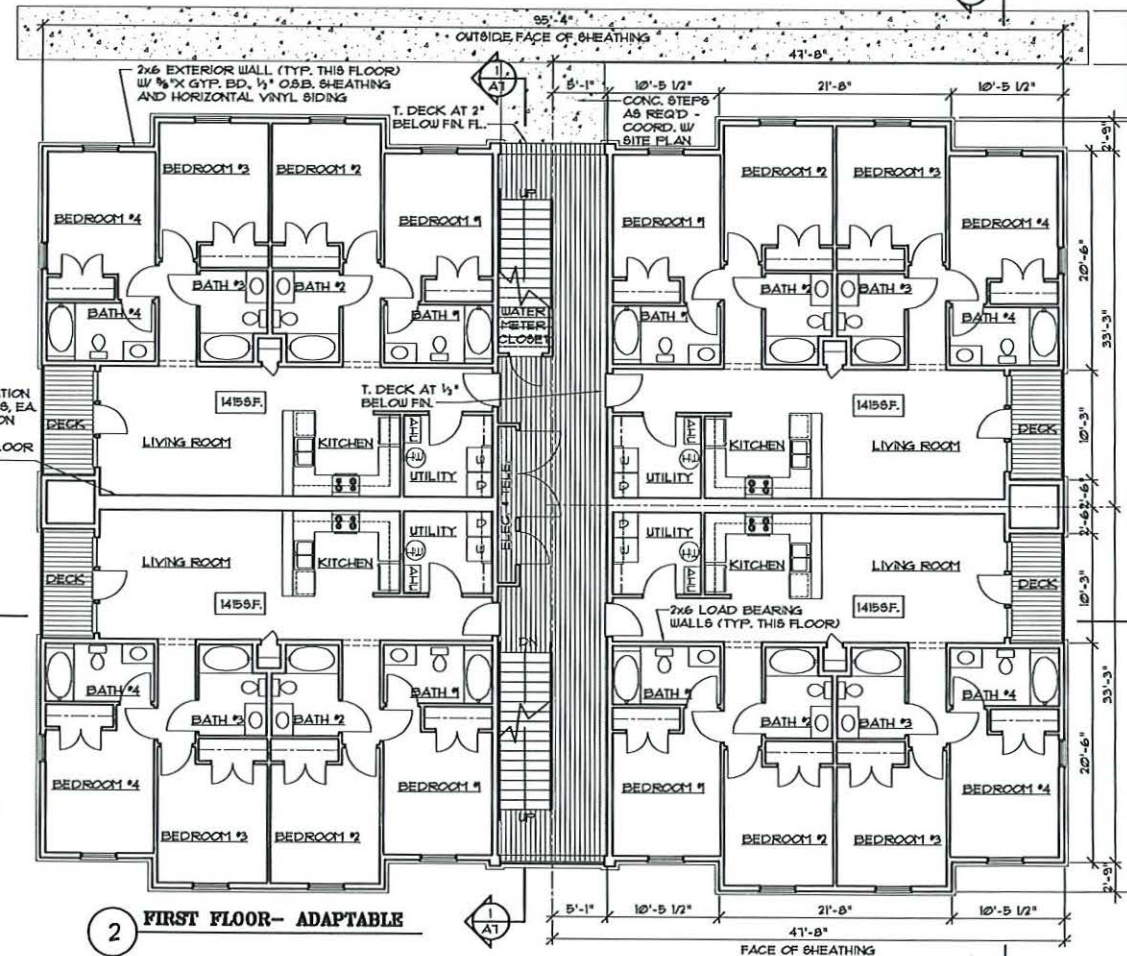
1 HR FIRE SEPARATION WALL (2-2x4 WALLS, EA W/ 1/2" X GYP. BD. ON UNIT FACE AND 5" AIRSPACE, SECOND & THIRD FLOORS ONLY)  
 2"x6" P.T. W/ P.T. WOOD RAILS

2x4 EXTERIOR WALL (TYP. SECOND AND THIRD FLOORS) W/ 1/2" X GYP. BD., 1/2" O.S.B. SHEATHING AND HORIZONTAL VINYL SIDING  
 2x4 LOAD BEARING WALLS (TYP. SECOND AND THIRD FLOORS)



1 GROUND FLOOR

GENERAL NOTES:  
 1. BUILDINGS #1, 8, 12 AND 13, FIRST FLOOR ARE ADAPTABLE UNITS ON CRAWL.



2 FIRST FLOOR- ADAPTABLE

1 HR FIRE SEPARATION WALL (2-2x6 WALLS, EA W/ 1/2" X GYP. BD. ON UNIT FACE AND 5" AIRSPACE, THIS FLOOR ONLY)

2x6 EXTERIOR WALL (TYP. THIS FLOOR) W/ 1/2" X GYP. BD., 1/2" O.S.B. SHEATHING AND HORIZONTAL VINYL SIDING  
 2x6 LOAD BEARING WALLS (TYP. THIS FLOOR)

**dBF**  
 Associates  
 Architects

P.O. Box 78  
 Charlottesville, VA 22902  
 (804) 977-2791  
 (804) 977-0593 (FAX)

SUNCHASE  
 MANAGEMENT SERVICES CORP.  
 HARRISONBURG, VIRGINIA

NO DESCRIPTION DATE  
 REVISIONS  
 FLOOR PLANS BLDG. TYPE 'A'  
 (CRAWL)  
 (ADAPTABLE)

SCALE  
 1/8" = 1'-0"

DATE 12-18-98  
 DWN BY JDB  
 CHECKED BY RJFJR

PROJECT NO  
 V9814

DRAWING NO

A1

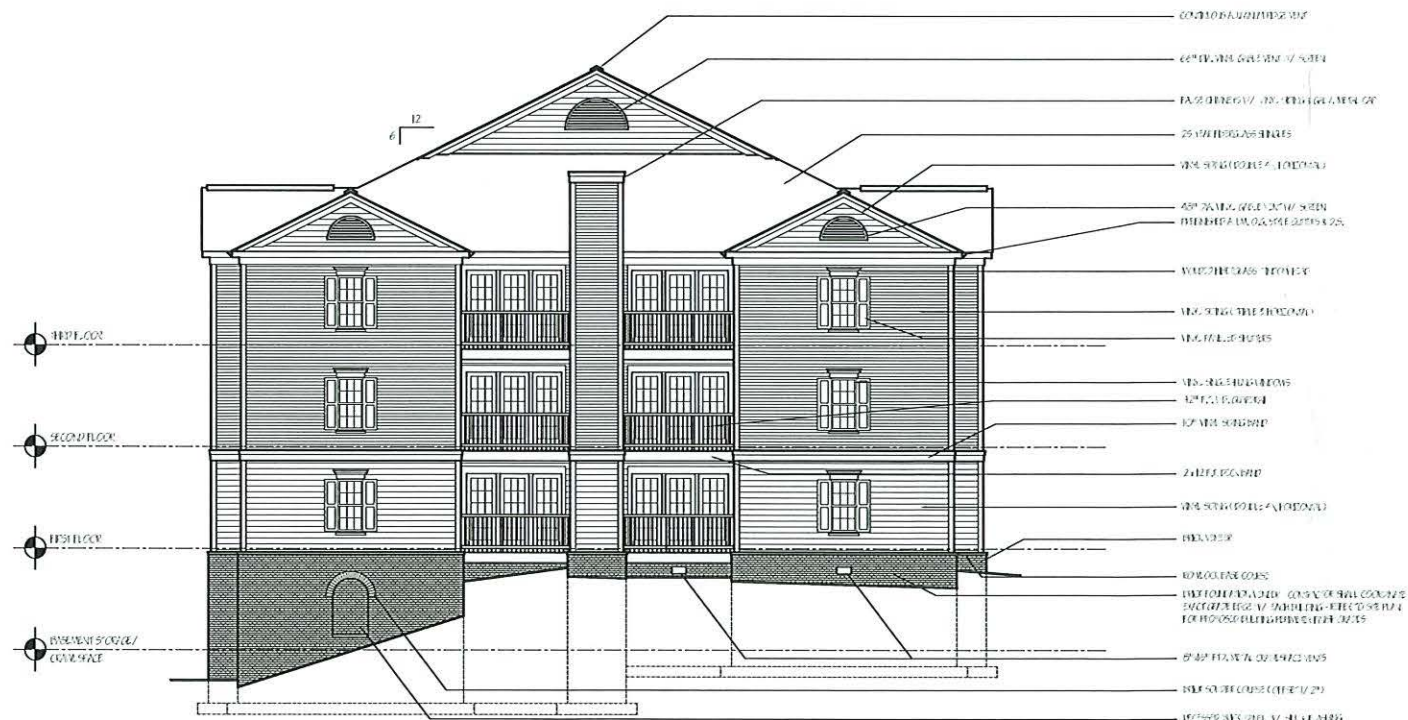
OF 15



1 FRONT ELEVATION



3 REAR ELEVATION



2 SIDE ELEVATION (TYPICAL)

NOTE: SEE FOLLOWING TABLE FOR WINDOW SIZES AND LOCATIONS FOR EACH ELEVATION

ELEVATION	WINDOW	TYPE	SIZE	LOCATION
1	15	-	-	-
2	15	-	-	-
3	15	-	-	-
4	15	-	-	-
5	15	-	-	-
6	15	-	-	-
7	-	-	YES/1' CLEAR	YES
8	-	YES/1' CLEAR	-	YES
9	15	-	-	-
10	15	-	-	-
11	-	YES/1' CLEAR	-	-
12	-	YES/1' CLEAR	-	YES
13	-	-	YES/1' CLEAR	YES
14	-	-	YES/1' CLEAR	-
15	-	-	YES/1' CLEAR	-

NO	DESCRIPTION	DATE
REVISIONS		

EXT. ELEV.  
BLDG. TYPE 'A'

SCALE  
1/8" = 1'-0"

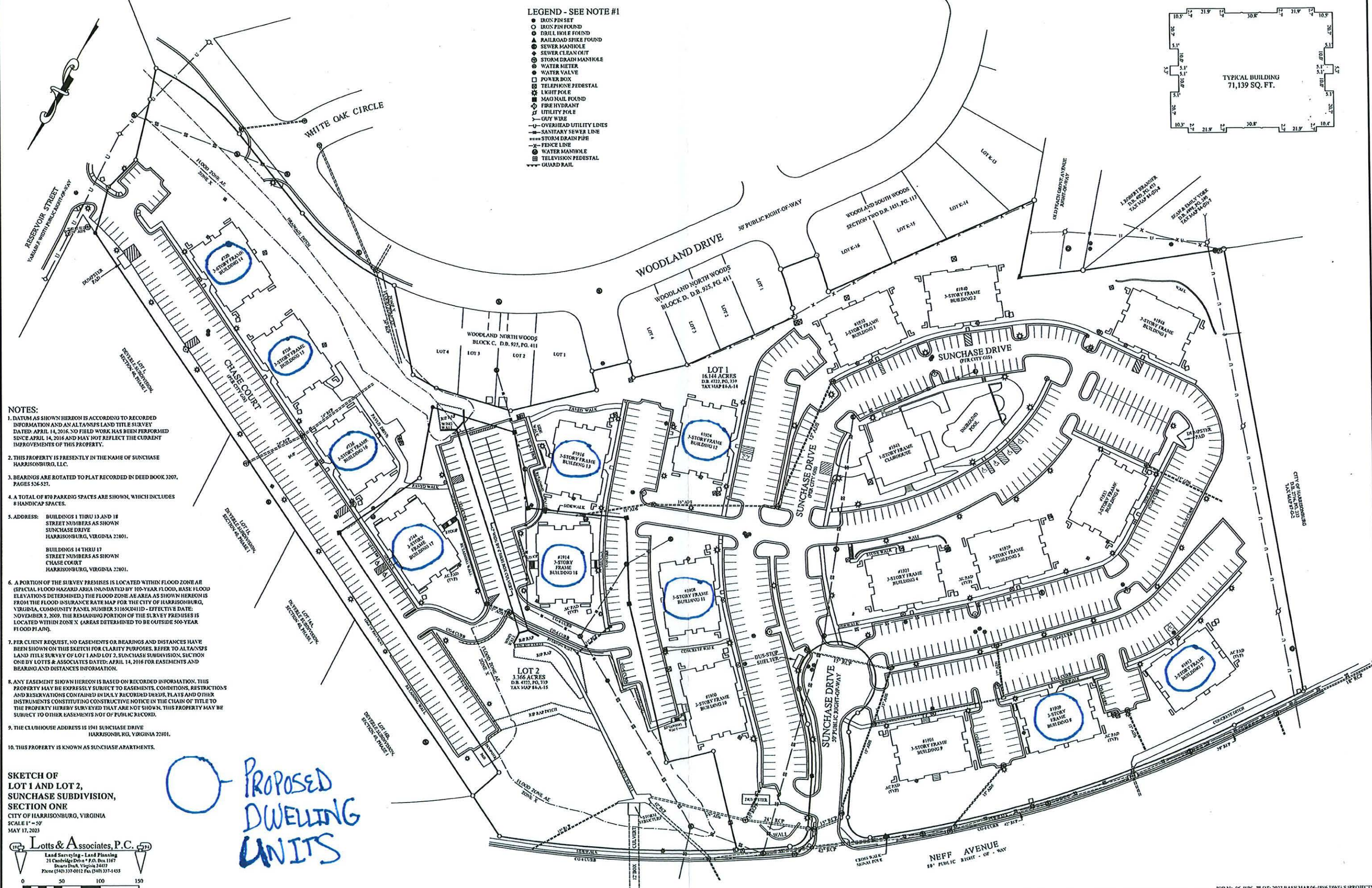
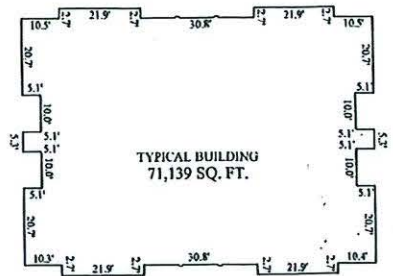
DATE 12-18-98  
DWN BY JDB  
CHECKED BY RJFJR

PROJECT NO  
V9814

DRAWING NO  
A5

LEGEND - SEE NOTE #1

- IRON PIN SET
- IRON PIN FOUND
- DRILL HOLE FOUND
- ▲ RAILROAD SPIKE FOUND
- SEWER MANHOLE
- SEWER CLEAN OUT
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- TELEPHONE PEDESTAL
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- OVERHEAD UTILITY LINES
- SANITARY SEWER LINE
- STORM DRAIN PIPE
- - - FENCE LINE
- X — WATER MANHOLE
- TELEVISION PEDESTAL
- GUARD RAIL



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SKETCH OF  
LOT 1 AND LOT 2,  
SUNCHASE SUBDIVISION,  
SECTION ONE  
CITY OF HARRISONBURG, VIRGINIA  
SCALE 1" = 50'  
MAY 17, 2023

○ PROPOSED DWELLING UNITS

**Lotts & Associates, P.C.**  
Land Surveying - Land Planning  
21 Cambridge Drive • P.O. Box 1167  
Sharon, VA, Virginia 24482  
Phone (540) 337-0012 Fax (540) 337-1433



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.

<b>Contact Information</b>			
Consultant Name:	Trey Steigman, Vice President, Development, Management Services Corporation		
Telephone:	(P) 434/293-6069 ext. 405		
E-mail:	(E) tsteigman@msc-rents.com		
Owner Name:	Sunchase Harrisonburg, LLC		
Telephone:			
E-mail:			
<b>Project Information</b>			
Project Name:	Sunchase Apartments		
Project Address:	1941 & 1914 Sunchase Drive, Harrisonburg, Virginia		
TM #:	TMP #84-A-14 & TMP #84-A-15		
Existing Land Use(s):	R-3 Multiple Dwelling Residential District		
Proposed Land Use(s): (if applicable)	R-5 Multiple Dwelling Residential District		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input checked="" type="radio"/>	Rezoning <input 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)	Requested rezoning to R-5 for proposed use of fourteen multiple-family dwelling units, adding two (2) units to existing twelve (12) units per building, in ten (10) buildings, total of up to twenty (20) new units.		
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>			
AM Peak Hour Trips:	11		
PM Peak Hour Trips:	13		

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No \_\_\_\_\_

Comments:

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

### 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	Multifamily Housing (Mid Rise)	221	DU	236	132	158
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips						1,283
8	Existing #1	Multifamily Housing (Mid Rise)	221	DU	216	121	145
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips						1,175
15	Final Total (Total New – Total Existing)					11	13

**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.



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.

<b>Contact Information</b>			
Consultant Name:	Trey Steigman, Vice President, Development, Management Services Corporation		
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Owner Name:	Sunchase Harrisonburg, LLC		
Telephone:			
E-mail:			
<b>Project Information</b>			
Project Name:	Sunchase Apartments		
Project Address:	1941 & 1914 Sunchase Drive, Harrisonburg, Virginia		
TM #:	TMP #84-A-14 & TMP #84-A-15		
Existing Land Use(s):	R-3 Multiple Dwelling Residential District		
Proposed Land Use(s): (if applicable)	R-5 Multiple Dwelling Residential District		
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)	Requested rezoning to R-5 for proposed use of fourteen multiple-family dwelling units, adding two (2) units to existing twelve (12) units per building, in ten (10) buildings, total of up to twenty (20) new units.		
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>			
AM Peak Hour Trips:	11		
PM Peak Hour Trips:	13		

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No \_\_\_\_\_

Comments:

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

### 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	Multifamily Housing (Mid Rise)	221	DU	236	132	158
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips						1,283
8	Existing #1	Multifamily Housing (Mid Rise)	221	DU	216	121	145
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips						1,175
15	Final Total (Total New – Total Existing)					11	13

**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.