

Total Fees Due: \$ 455
Application Fee: \$425.00 plus \$30.00 per acre

Date Application & Fee Received: 8/9/19
Received by: JHD.

Application for Special Use Permit City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 85 W. Gay Street (only a small portion of this building) JHD
Tax Map Number: Sheet: 034 Block: H Lot: 15 Total Land Area: 401 SF acres or sq. ft.
Existing Zoning Classification: B1C, Central Business District Conditional +/- 0.14 acres
+/- 6,300 sf JHD
Special Use being requested: Coffee Roasting
10-3-85 (1) manufacturing, processing, & assembly

Section 2: Property Owner's Information

Property Owner's Name: Bismark LLC
Street Address: 420 Neff Ave, Suite 215 Email: johnsallah@hotmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 540-239-7981 Fax: 540-432-3351 Mobile/Home: _____

Section 3: Owner's Representative Information

Owner's Representative: Kirsten Moore, Magpie LLC
Street Address: 128 West Bruce St. Email: kirstenmoore540@gmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 540-578-0527 Fax: NA Mobile/Home: 540-578-0527

Section 4: 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.

Signature: _____

Property Owner

Section 5: Required Attachments to be provided by Applicant

- 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 Department prior to submitting SUP application. More information at 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, walls 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.

Application for Special Use Permit
Kirsten Moore, Magpie LLC
08.08.2019

Proposed Use for a Portion of 85 W. Gay Street, Harrisonburg, VA 22802

The entire flatiron building at 85 W. Gay Street has been rezoned from M1 to B1C. The lease for the whole building will be assumed by Kirsten Moore, Magpie LLC to house several businesses allowed by right: a breakfast and lunch diner ("Magpie") and a coworking space ("The Perch at Magpie", rebranding and moving the existing Hub Coworking). The property owners and lease holder are in agreement about subleasing a small 401 sq. ft. section of the larger 8,990 sq. ft. building to Chestnut Ridge Coffee Roasters (or another approved coffee roaster, pending sublease agreement). This roasting operation would not be a coffee shop, but would roast beans for coffee made and served in the diner and coworking space as well as other local and shipped clients. We are requesting a Special Use Permit to allow a coffee roasting operation.

Chestnut Ridge Coffee Roasters is currently operating out of a space on Old South High. It is a small 2-person, part-time operation. The partners operate mostly on nights and weekends because of other full-time employment, but hope that the business will grow to add one or two more daytime employees. Green coffee beans are delivered on pallets once a month via truck and the building and site are designed to accommodate easy unloading and storage. The beautifully-designed roasting machine would be visible in the storefront and would be of interest to passersby who may want to watch the process. Coffee tastings are hosted occasionally to introduce customers to the process and nuances of each roast. Roasting does not produce any excess noise and the smell of roasting coffee beans is tantalizing--especially alongside the smell of freshly baked pastries and breads from the diner--and a significant improvement over the poultry plant and feed towers down the street!

It is an excellent complementary business to the diner.

Thank you for your consideration,

Kirsten Moore, Magpie LLC
kirstenmoore540@gmail.com
540.578.0527



ay St



W Gay St

Elias Auto

N Liberty St

Noll Dr

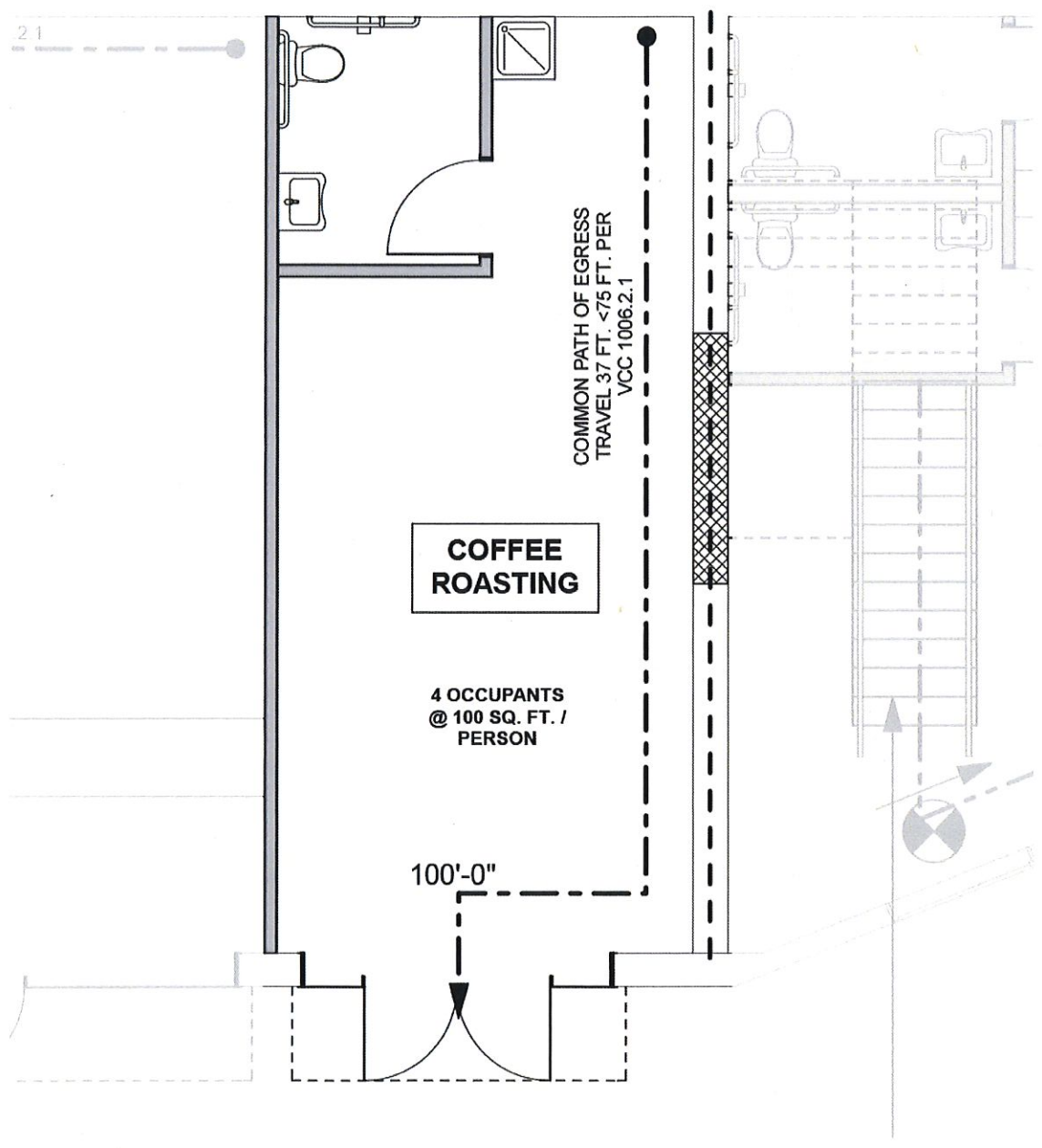
Coffee Roaster
401 sq ft

753

Noll Dr

Ray Carr

21



**COFFEE
ROASTING**

**4 OCCUPANTS
@ 100 SQ. FT. /
PERSON**

COMMON PATH OF EGRESS
TRAVEL <75 FT. PER
VCC 1006.2.1

100'-0"



City of Harrisonburg, VA
Department of Public Works

Determination of Need for a
Traffic Impact Analysis (TIA)

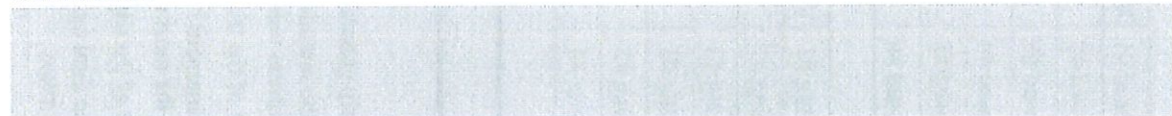
www.harrisonburgva.gov/traffic-impact-analysis

Contact Information			
Consultant Name:	John Sallah,		
Telephone:	(540) 239-7681, johnsallah@hotmail.com		
E-mail:			
Owner Name:	John Sallah,		
Telephone:	(540) 239-7681, johnsallah@hotmail.com		
E-mail:			
Project Information			
Project Name:	Coffee Roaster (portion of Big L Tire renovation)		
Project Address: TM #:	401 sq ft of 85 W. Gay Street (034-H-15)		
Existing Land Use(s):	Former tire repair shop, currently empty		
Proposed Land Use(s): (if applicable)	Will be restaurant and offices, plus Coffee Roaster		
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)	A small, 401 sq ft portion of the 8,990 sq ft building (to house a restaurant and coworking space) will be subleased to a local coffee roaster as a production facility. Parking for those visiting the compound is proffered for the corner of Gay and Liberty but the doors to the roaster are accessed from N. Liberty Street.		
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

Comments:



Accepted by: John Sallah

Date: 8/21/19

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	Manufacturing	140	1000 Sq. Ft GFA	0.4	0	0
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					0	0
8	Existing #1	Warehousing	150	1000 Sq. Ft GFA	0.4	0	0
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					0	0
15	Final Total (Total New – Total Existing)					0	0

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.

Revised Date: November 2018