



# City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## STAFF REPORT

June 10, 2015

### **SPECIAL USE PERMIT – 961 ACORN DRIVE (SECTION 10-3-97 (3))**

#### **GENERAL INFORMATION**

**Applicant:** PSJ4 LLC with representative Bill Neff, Sr.

**Tax Map:** 56-C-4

**Acreage:** 1.711 acres

**Location:** 961 Acorn Drive

**Request:** Public hearing to consider a special use permit per Section 10-3-97 (3) of the Zoning Ordinance to allow business and professional offices in the M-1, General Industrial District.

#### **LAND USE, ZONING, AND SITE CHARACTERISTICS**

The Comprehensive Plan designates this area as General Industrial. This designation states that these areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development and related activities.

The following land uses are located on and adjacent to the property:

**Site:** Vacant 6,700+/- sq. ft. building, zoned M-1

**North:** Across Acorn Drive, professional office, storage buildings, sports training facility, zoned M-1

**East:** Landscaping business, zoned M-1

**South:** Industrial businesses and vacant land, zoned M-1

**West:** Business office, zoned M-1

#### **EVALUATION**

The applicant is requesting a special use permit per Section 10-3-97(3) of the Zoning Ordinance to allow business and professional offices in the M-1, General Industrial District. If approved, the applicant would utilize the facility located at 961 Acorn Drive for a business office.

The site is situated in the northwest quadrant of the City, along the southern side of Acorn Drive, about 280 feet west of the intersection with Red Oak Street, in an area with a mix of small scale industrial uses, businesses, and storage facilities. Previously, the subject building had been used for industrial warehousing and associated office space; a conforming use to the Comprehensive Plan and zoning regulations.

If approved, the conversion to a business office use may require a change of use permit from building inspections and have to meet specific building code standards. The applicant should be

aware that any change back to an industrial use after its use as a business office would likely require a new change of use permit.

Parking for the office use would be calculated at one parking space for every 300 square feet of gross floor area. Per records available to staff the building is approximately 6,700 square feet which would require 24 parking spaces; all of which must be appropriately delineated. The applicant has noted that a portion of the parking lot will be fenced in order to secure company vehicles.

Staff has no concerns with this request and believes a business office at this location would be compatible with the existing moderate to minor industrial operations nearby. Furthermore, the same SUP has been approved along this section of Acorn Drive as the property adjacent to the west, at 971 Acorn Drive, and across the street, at 950 Acorn Drive, received approval in 2001 and 1996, respectively.

Staff recommends approving the request.