

Total Fees Due: \$ 580.00
Application Fee: \$550.00 plus \$30.00 per acre

Date Application & Fee Received: 11-7-19
Received by: ABANKA

Application for Change of Zoning District (Rezoning)
City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 129 W. Wolfe St.
Tax Map Number: Sheet: 35 Block: S Lot: 5 Total Land Area: 10280 acres or (sq. ft)
Existing Zoning District: M1 Proposed Zoning District: B1-C
Existing Comprehensive Plan Designation: _____

Section 2: Property Owner's Information

Property Owner's Name: Peale Properties LLC
Street Address: 129 W. Wolfe St Email: craig.anders@cothorwood.com
City: Harrisonburg State: VA Zip: 22802
Telephone: Work: _____ Fax: _____ Mobile/Home: 540-421-1562

Section 3: Owner's Representative Information

Owner's Representative: John Sallah
Street Address: 387 Monticello Ave Email: johnsallah@hotmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 540 239 7981 Fax: _____ Mobile/Home: _____

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.

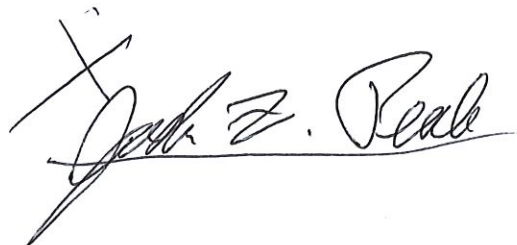
Signature: John E. Peale
Property Owner

Section 5: Required Attachments to be provided by Applicant

- Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- Statement of 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 Department prior to submitting Rezoning application. More information at www.harrisonburgva.gov/traffic-impact-analysis.

I, John F. Peale, owner of 129 W. Wolfe St., Harrisonburg VA 22802 also known as City Tax map #35 S 5, through my company Peale Properties LLC hereby grant permission for John Sallah to apply to the City of Harrisonburg for the aforementioned property to be rezoned B1-C.

John Sallah will pay any and all fees associated with this process.

A handwritten signature in black ink that reads "John F. Peale". The signature is written in a cursive style with a horizontal line underneath the name. There are some additional scribbles above the signature.

Hardtack, LLC
387 Monticello Ave
Harrisonburg VA 22801

November 4, 2019

City of Harrisonburg Planning Commission
409 S Main St
Harrisonburg VA 22801

To Whom it May Concern:

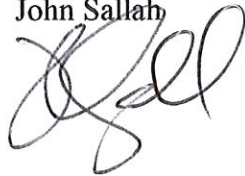
Hardtack, LLC has placed the building at 129 W Wolfe St. under contract. We seek to rezone this property from M-1 to B1-C.

The property is solid, but is in desperate need of renovation. We plan to spend a considerable amount of money renovating both the interior and exterior of the property. We think that updating this property will have a positive impact in the area.

Our goal is to convert this property into professional office space or similar. We would like to rezone in order to make the space more attractive to potential tenants, rather than subject them to the special use permitting process that would be required under M-1.

Thank you for your consideration,

John Sallah

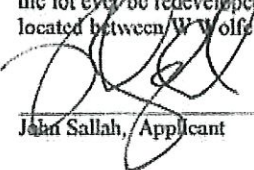
A handwritten signature in black ink, appearing to read 'John Sallah', written over the printed name.

In connection with the rezoning request for the property located at 129 W Wolfe St Harrisonburg VA 22802 and identified as tax map parcels 35 S 5 the following permitted uses are hereby proffered:

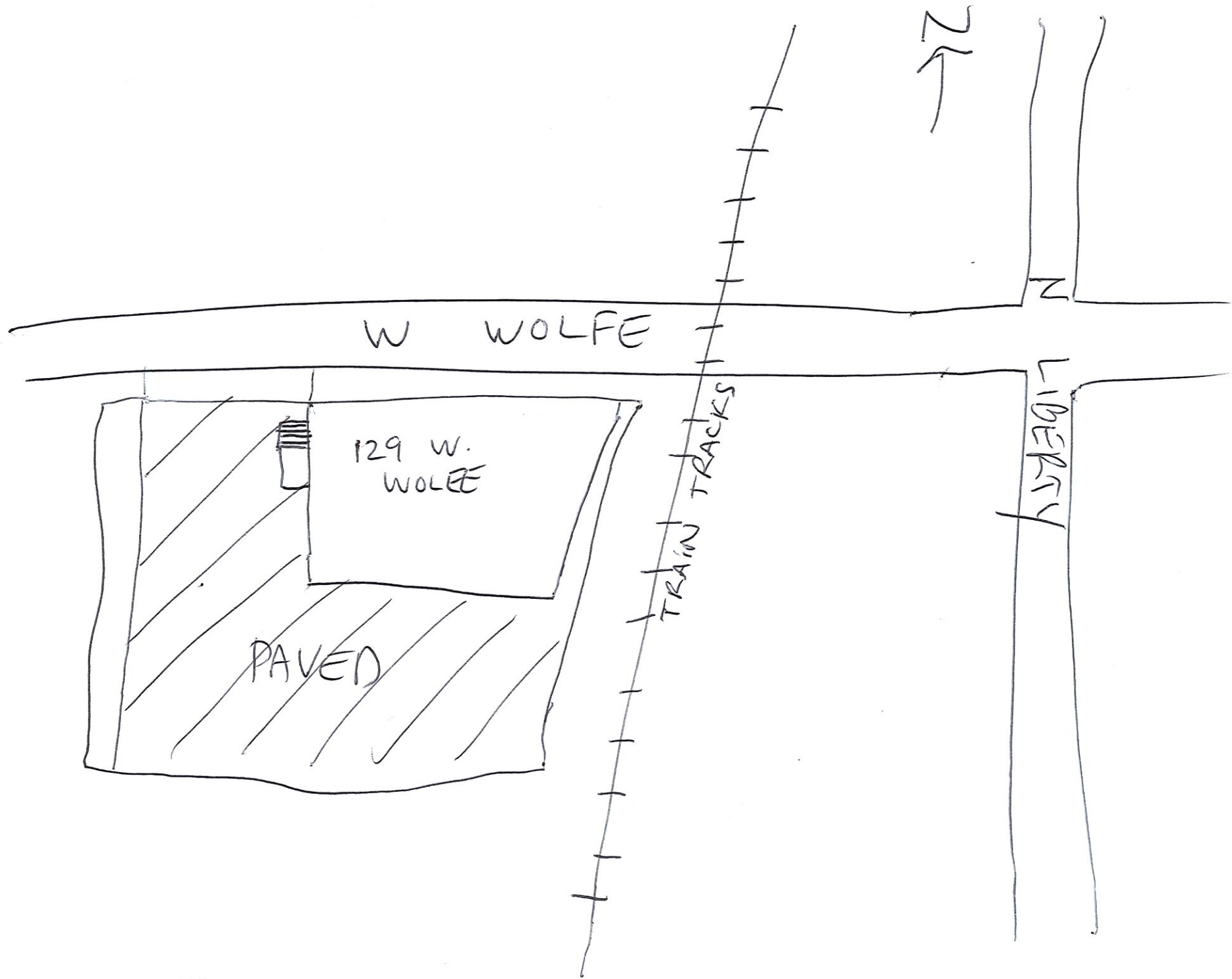
1. Retail stores, personal service establishments, restaurants (except fast food restaurants and shops that primarily serve coffee/donuts/bagels/bread), food and drug stores (except marijuana dispensaries).
2. Governmental, business and professional offices and financial institutions excluding banks with drive-through service.
3. Hotels, motels and buildings used for dwelling unit(s), CBD, as defined under section 10-3-24. Dwelling unit(s), CBD, may be occupied by a family or not more than four (4) persons, except that such occupancy may be superseded by building regulations.
4. Theaters, community rooms, museums and galleries and other places of assembly for the purpose of entertainment or education. In addition, customary recreational and leisure-time activities which are compatible with surrounding uses are permitted.
5. Religious, educational, charitable and benevolent institutional uses.
6. General service or repair shops, when not employing more than fifteen (15) persons on the premises in a single shift (not including persons whose principal duties are off the premises) and providing that all storage and activities are conducted within a building. Examples: Cleaning and laundry establishments, printing and tailoring shops, appliance repairs, upholstery and furniture repairs.
7. Accessory buildings and uses customarily incidental to any permitted uses.
8. Small cell facilities, concealed wireless telecommunications facilities, industrial microcells, distributed antenna systems, and macrocells. Telecommunications towers are permitted only by special use permit. Wireless telecommunications facilities are further regulated by Article CC.
9. Public libraries.
10. Public uses.
11. Research and development activities which do not cause any more smoke, dust, odor, noise, vibration or danger of explosion other than uses permitted in this district and which involve no more than 15 percent of the gross floor area in the assembling or processing of products. Any assembling or processing shall only involve products developed on the premises. All services and storage shall be conducted within the principal structure which is to be completely enclosed.
12. Home occupations.
13. Radio and television stations and studios or recording studios. All antennas and satellites and associated equipment shall be screened.

Special use permits shall be permitted as approved by City Council.

Additionally, I proffer that 10 parking spaces shall be located on the property. I also proffer that should the lot ever be redeveloped in the future, no parking lot (including travel lanes and drive aisles) shall be located between W Wolfe St. and the closest building to W Wolfe St.


John Sallah, Applicant

11/26/19
Date



LOT SIZE 9901 SF.



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:	540-239-7981
E-mail:	johnsallah@hotmail.com
Owner Name:	Peale Properties LLC
Telephone:	540-434-7989
E-mail:	
Project Information	
Project Name:	Appliance Hospital
Project Address: TM #:	129 W. Wolfe St, 35 S 5
Existing Land Use(s):	Repair Shop, Church
Proposed Land Use(s): (if applicable)	Office, Retail
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)	Both levels of building (2,992 square feet each) will be leased as office space or retail. Access is off W. Wolfe Street. 0.23 acre lot.
Peak Hour Trip Generation (from row 15 on the second page)	
AM Peak Hour Trips:	10
PM Peak Hour Trips:	81

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Rezoning will include proffer that excludes uses that would have required a TIA. "Fast Casual restaurant" is used here because it is one of the remaining uses with the highest trip generation.

Accepted by: John J. Fields Date: 10/29/19

Revised Date: February 2019

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	Fast Casual Restaurant	930	1000 s.f. GFA	5.98	12	84
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					12	84
8	Existing #1	Furniture Store	890	1000 s.f. GFA	2.99	1	2
9	Existing #2	Church	560	1000 s.f. GFA	2.99	1	1
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					2	3
15	Final Total (Total New – Total Existing)					10	81

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: February 2019