



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Change of Zoning District
(Rezoning) Application
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION			
3440 S. Main St.	108 D 7A, 108 D 4, 105 D 4	10.52 1.67	(circle) or sq. ft. (circle)
Property Address	Tax Map Parcel/ID	Total Land Area	
Existing Zoning District: B-2	Proposed Zoning District: M-1 ? M-1C		
Existing Comprehensive Plan Designation: General Industrial			
PROPERTY OWNER INFORMATION			
Truck Enterprises, Inc. (c/o Jim Hartman)		(540) 564-6900	
Property Owner Name		Telephone	
3440 S. Main St.		jhartman@truckenterprises.com	
Street Address		E-Mail	
Harrisonburg	VA	22807	
City	State	Zip	
OWNER'S REPRESENTATIVE INFORMATION			
Monteverde Engineering & Design Studio (c/o Seth Roderick)		(540) 228-0898	
Owner's Representative		Telephone	
250 E. Elizabeth St., Ste. 114		sroderick@monteverdedesigns.com	
Street Address		E-Mail	
Harrisonburg	VA	22802	
City	State	Zip	
CERTIFICATION			
<p>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.</p>			
<p><i>Truck Enterprises, Inc.</i> <i>James E. Hartman, Chairman</i></p>		<p>10/9/20 DATE</p>	
PROPERTY OWNER			
REQUIRED ATTACHMENTS			
<input checked="" type="checkbox"/> Letter explaining proposed use & reasons for seeking change in zoning. <input checked="" type="checkbox"/> Statement on proffers, if applying for conditional rezoning. <input checked="" type="checkbox"/> Survey of property or site map. <input checked="" type="checkbox"/> 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 .			
TO BE COMPLETED BY PLANNING & ZONING DIVISION			
<p>10/9/20 Date Application and Fee Received</p>		<p>Total Fees Due: \$ 880.00 Application Fee: \$550.00 + \$30.00 per acre</p>	
<p><i>MPD</i> Received By</p>			



Monteverde
Engineering & Design Studio

11/5/2020

Seth Roderick, PE
Monteverde Engineering & Design Studio
250 E Elizabeth St, Suite 114
Harrisonburg, VA 22801

Alison Banks
City of Harrisonburg
409 S Main St
Harrisonburg, VA 22801

RE: M-1 Rezoning of 108-D-7A and 108-D-4

Dear Ms. Banks,

The attached rezoning application for the referenced parcels is submitted for Council consideration, necessary to allow for the expansion of use by Truck Enterprises Harrisonburg, Inc (TE).

Presently, Truck Enterprises operates as a truck sales / maintenance / storage facility on parcel 105-B-1. This rezoning request is sought to allow for the expansion of TE display and storage lots for trucks and trailers on two recently purchased neighboring parcels. If this request is approved, parcel 108-D-7A (Reedy Cir frontage) would be utilized for trailer storage, while parcel 108-D-4 (S Main frontage) would be used for sales display (see attached development schematic).

The proposed use and rezoning request is consistent with the City's comprehensive plan, which designates land use in this vicinity as general industrial. The adjoining parcels' current land uses are also consistent with the proposed use for this parcel, with others having recently rezoned to eliminate similar non-conformance issues.

As evidenced by the attached TIA Determination of Need, this rezoning can be expected to have little to no impact on traffic presently experienced by the adjoining roadway network.

In sum, we feel that this rezoning request will provide a benefit to an existing City-based business, and bring the property in line with the City's Comprehensive Plan with no negative effects to public infrastructure. We appreciate your consideration in this request, and look forward to explaining the same in a public forum soon.

Sincerely,

Seth Roderick, PE
Managing Partner
Monteverde Engineering & Design Studio

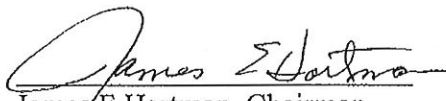
3 attachments, as noted



Proffer Statement

In connection with the rezoning request for the +/- 1.67 acres consisting of two parcels, addressed as 3506 South Main Street and 32 Reedy Circle and identified as tax map parcels 108-D-4 and 108-D-7A, respectively, the following is proffered:

1. The existing entrance serving parcel 108-D-4 on S Main St shall not be utilized until the entrances is improved (widened, etc.) to meet City standards existing at the time of the improvement.
2. In effort to minimize conflicts with future road widening efforts along S Main St, no significant above-ground appurtenances (fencing, pole lighting, monument signage, etc.) shall be constructed along the S Main St frontage of parcel 108-D-4 within a distance of fifty-one (51) feet from existing roadway centerline. Such restriction shall not apply to utility improvements.


James E Hartman, Chairman
Truck Enterprises, Inc.

11/05/20
Date



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

Must be submitted to the Public Works Department 5 business days prior to the Planning Commission application deadline

Contact Information	
Consultant Name:	Monteverde Engineering & Design Studio (attn: Seth Roderick, PE)
Telephone:	(540) 820-0898
E-mail:	sroderick@MonteverdeDesigns.com
Owner Name:	Truck Enterprises (attn: Jim Hartman)
Telephone:	(540) 564-6902
E-mail:	jhartman@truckenterprises.com
Project Information	
Project Name:	Truck Enterprises
Project Address: TM #:	3426 S Main St, 3506 S Main St, 32 Reedy Cir 150-B-1, 108-D-4, 108-D-7A
Existing Land Use(s):	Truck dealership, parts, service; manufactured home showcase
Proposed Land Use(s): (if applicable)	Truck dealership (same as ex.); show lot and trailer storage
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)	Truck Enterprises presents a legal, non-conforming use within its existing B-2 zoning designation. The rezoning request seeks an M-1 designation to move existing uses into conformance, as well as allow for truck display and trailer storage to expand onto two recently acquired lots (108-D-4 and D7A, respectively) that previously served as showcases for Pat's Manor Homes. As no new uses are proposed, new trips can be expected to closely mirror existing.
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 X

Comments:

Accepted by: *John James Fields*

Date: 10/8/20

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	Recreational vehicle sales	842	1000 s.f. GFA	70	32	54
2	Proposed #2	N/A - truck display and trailer storage	n/a	acres	1.67	1	1
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					33	55
8	Existing #1	Recreational vehicle sales (Truck sales)	842	1000 s.f. GFA	70	32	54
9	Existing #2	Recreational vehicle sales (Home sales)	842	1000 s.f. GFA	1.3	1	1
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					33	55
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.