Total Fees Due: \$ 485 Application Fee: \$425.00 plus \$30.00 per acre

telecommunications facility application.

Date Application & Fee Received: 4-4-19
Received by: Bunk

Application for Special Use Permit City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property			TI ZOILLIS	applications	
Location (street address): 785 Acorr	Drive	Harrisor	burg, \	/A 22802	
Tax Map Number: Sheet: 56 Blo					acres or sq. ft.
Existing Zoning Classification: M-1				Total Land Alea.	acres or sq. ft.
Special Use being requested: Sec-10-	-3-97	(10) Re	creation	nal and leisure	time activities
Section 2: Property Owner's Information Property Owner's Name: Sierra Valley	ation Resource	es LLC			
Street Address: 785 Acorn Drive			Email:	svr785@com	cast net
City: HArrisonburg	State:	VA			22802
Telephone: Work: 301-343-6785	– Fax				
Section 3: Owner's Representative In				widone/monie.	
Owner's Representative: Frederick	i Luddy	/Owner			
Street Address: 519 Hickory Grove	Circle		Email:	svr785@com	cast net
City: Harrsionburg	State:	VA		7in:	22801
	Fax			Mobile/Home:	
Section 4: Certification					
I certify that the information supplied on the is accurate and true to the best of my know, the City of Harrisonburg to enter the above understand that, when required, public notions Signature: Property Owner	property ce signs	addition, 1) of or the pur will be post	nereby gr poses of ped by the	ant permission to t	he agents and employees of
Section 5: Required Attachments to 1	e provi	ded by An	nlicant		
Site or Property Map Letter explaining Proposed Use & Rease V Traffic Impact Analysis (TIA) Determity Works Department - Applicant is responsible application. More information at www. following SUPs: major family day home telecommunication facilities, walls and please consult with Planning staff to conference Letter.	sons for Senation For nsible for harrisonbues, reducing	rm OR Traffi coordinating urgva.gov/tra ng required p	cial Use Poic Impact A with Publific-impact arking are	Analysis (TIA) Accelic Works Department of the Ct-analysis. This requests, reduction in requests.	nt prior to submitting SUP sirement is waived for the sired side yard setback, wirelres
NOTE: If applying for a Wireless Telecomitelecommunications facility application	nunicatio	ons Facility	allowed o	only by SUP, then	also submit a wireless

Page 1 of 1

Last Updated: 3/25/2019

March 29, 2019

Harrisonburg City Government

Planning & Zoning

City Council

RE: Special Use Permit for 785 Acorn Drive Suite 102

RE: Edge Effect Fitness LLC (Randy Simpson)

To Whom it may concern:

As the owner of 785 Acorn Drive I foresee no issues with the intended use and no conflict with any of the existing or future uses of the adjacent spaces or area. I fully support Edge Effect Fitness LLC (Randy Simpson) in their application for a special use permit. If I can be of any further assistance in this matter please do not hesitate to contact me.

Sincerely:

Frederick J Luddy (Owner)

Sierra Valley Resources LLC

785 Acorn Drive

Harrisonburg, VA 22802

Svr785@comcast.net

301-343-6785

Harrisonburg City Council
Attn: Department of Planning and Community Development
409 South Main St.
Harrisonburg VA 22801

4/4/19

Edge Effect Fitness LLC C/o Randy Simpson 2480 Old Furnace Rd. Rockingham VA 22802

Dear Council Members,

As owner of Edge Effect Fitness LLC, I am seeking a special use permit for the property located at 785 Acorn Drive, suite 102. This property is currently zoned as M-1 and I am seeking the SUP as a recreation and leisure time facility, per Section 10-3-97 (10) of the city Zoning Ordinance. Edge Effect Fitness will provide affordable, inclusive fitness programs to those whose needs may not be met in a typical gym setting. Program offerings will include Rock Steady Boxing, therapeutic exercise for special populations, and limited special fitness training. My clientele will consist of individuals and small groups, as opposed to an open commercial gym type environment.

The suite and surrounding area are ideally suited to the business's needs. It consists of a large open area with appropriate bathroom and changing room facilities, with plenty of space for unrestricted activity and related equipment. The facility will be equipped with boxing equipment, mats, barbells, kettlebells, medicine balls, resistance bands, and similar implements, all located inside the building. I do not plan to make any major modifications to the building or use any equipment requiring skilled installation. The hours of operation will be no earlier than 6 am and no later than 8 pm during the week and some Saturdays.

Once established at this location, Edge Effect Fitness will begin to offer:

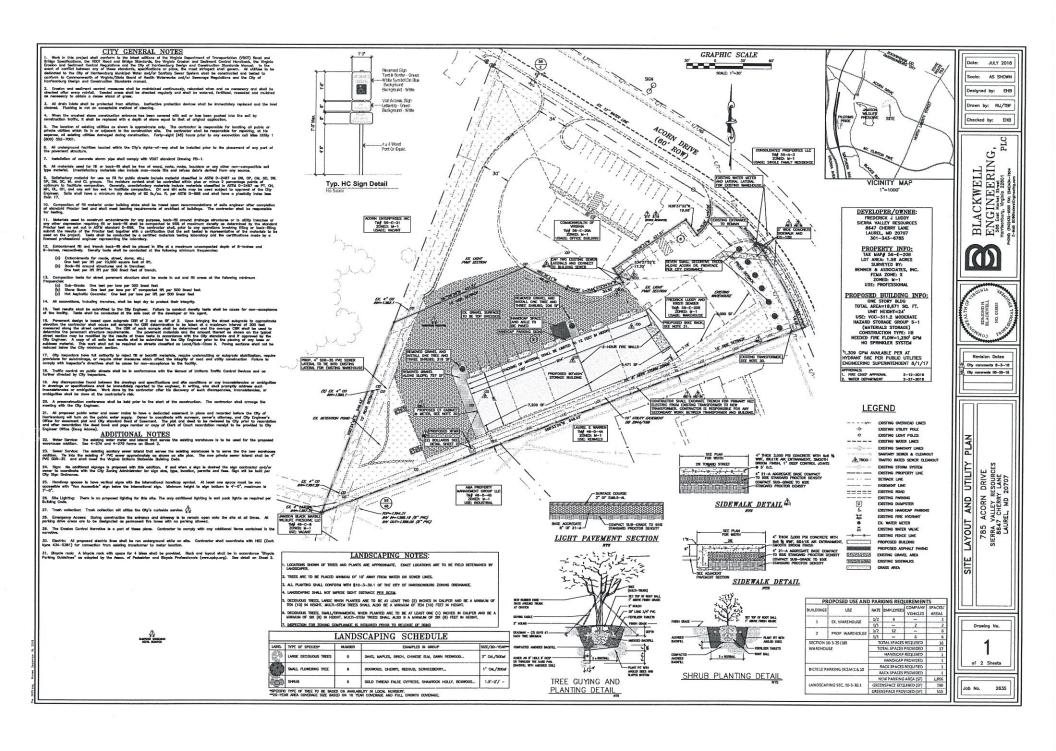
- Rock Steady Boxing. RSB is a worldwide therapeutic exercise program for people with Parkinson's Disease. Since 2006, RSB has helped participants to improve quality of life through a unique combination of intense exercise, non-contact boxing training and social support. RSB Rocktown has operated since January 2019 in partnership with Virginia Mennonite Retirement Community, where participants are seeing positive changes in their quality of life. The property will serve as home base for this community and allow for classes to be offered at a wider range of times.
- ExRx, a medically-referred personal training program. ExRx is intended for individuals who can benefit from including exercise training as part of an overall management plan for chronic conditions, or to transition into normal activity or athletic activity. There is a tremendous need for these services and ExRx is intended to provide them at an affordable price.

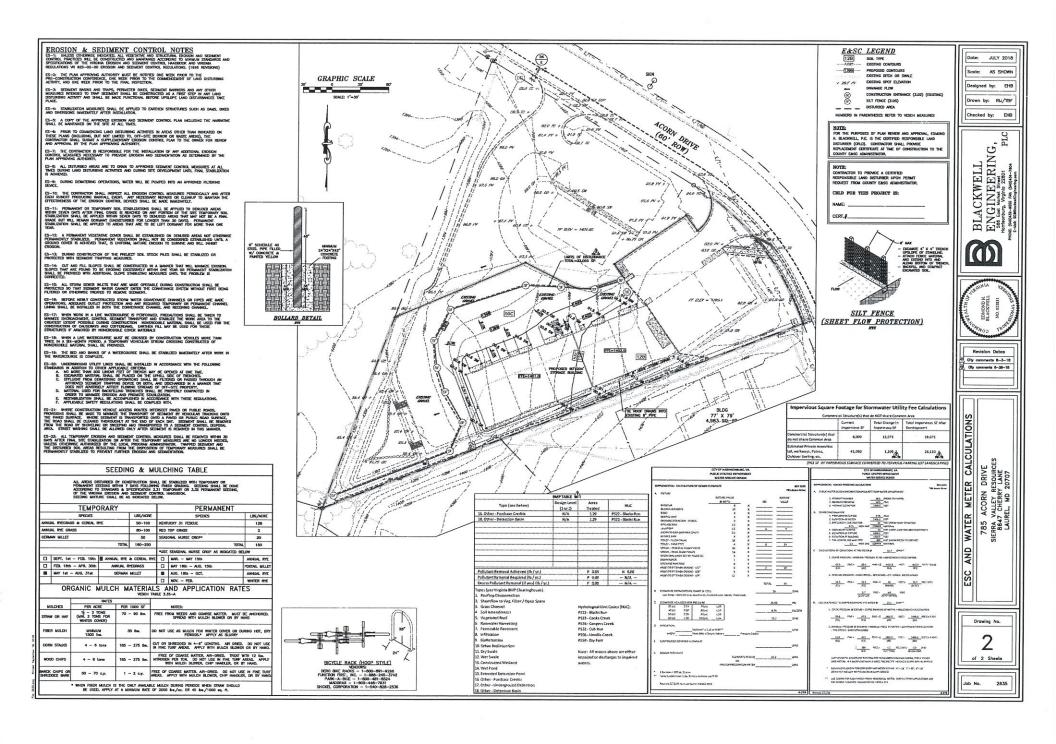
 Personal training and specialized small group training. In addition to therapeutic populations, Edge Effect will also offer specialized fitness programs to individuals and small groups. These services will include non-contact boxing and kick-boxing based fitness, barbell and kettlebell training, functional training, and special topics such as injury prevention for first responders.

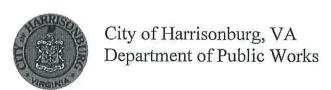
I appreciate your consideration in this matter.

Sincerely,

Randy Simpson MS, Edge Effect Fitness LLC







Determination of Need for a Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Contact Informatio	on.									
Consultant Name: Telephone: E-mail:	Edge Effect Fitness LLC Randy Simpson 540-607-4855 remsimpson@gmail.com									
Owner Name: Telephone: E-mail:	Sierra Valley Resources, LLC Fred Luddy 301-343-6785 svr785@comcast.net									
Project Information	n									
Project Name:	Edge Effect Fitness LLC									
Project Address: TM #:	785 Acorn Drive Suite 102									
Existing Land Use(s):	Warehouse space rental, zoned M-1									
Proposed Land Use(s): (if applicable)	Leisure and recreation activities.									
Submission Type:	Comprehensive Site Plan Special Use Permit Rezoning Preliminary Plat O									
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Site is an existing warehouse complex. Proposed use will be for suite 102, which is a 2000 sq ft unit. This suite will be used as a small-scale comercial fitness and wellness facility, hositing Rock Steady Boxing, small group training, and medically referred personal training activities.									
Peak Hour Trip Ge	neration (from row 15 on the second page)									
AM Peak Hour Trips:	3									
PM Peak Hour Trips:	7									
(reserved for City TIA required? Y Comments:	y staff) es No									
Accepted by:	Mt Date: 04/02/2019									

Revised Date: February 2019

Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	1 1 2 2 2 1 1 2 2 2		AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Health/Fitness Club	492	1000 Sq. Ft GFA	2.0	3	7
2	Proposed #2						
3	Proposed #3					· · · · · · · · · · · · · · · · · · ·	
4	Proposed #4						
5	Proposed #5						***
6	Proposed #6					The state of the s	
7		Total New Trip	3	7			
8	Existing #1	Mini-Warehousing	151	1000 Sq. Ft GFA	2.0	0	0
9	Existing #2					The state of the s	
10	Existing #3				***************************************		MANAGE AND
11	Existing #4					***************************************	7
12	Existing #5					170 FUNDA 1 (LONIC)	The manual live.
13	Existing #6						111111111111111111111111111111111111111
14		Total Existing Tri	0	0			
15	2	Final Total (Total New - To	3	7			

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