

Date Application Received: 7/5/17

Total Fees Due: \$ 435⁰⁰ ✓
Date Paid: 7/5/17 *ASB*

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

www.harrisonburgva.gov/zoning-applications

Application Fee: \$375.00 plus \$30.00 per acre

Section 1: Property Owner's Information

Property Owner's Name: BENJAMIN RAY LANDES

Street Address: 1164 South High Street Email: pslandes@earthlink.net

City: HARRISONBURG State: VIRGINIA Zip: 22801

Telephone: Work: - Fax: - Mobile/Home: 540-246-6997

* 540-746-8106 **
540-289-5389

Section 2: Owner's Representative Information

Owner's Representative: _____

Street Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Telephone: Work: _____ Fax: _____ Mobile/Home: _____

Section 3: Description of Property

Location (street address): 1164 South High Street

Tax Map Number: Sheet: 20 Block: A Lot: 5 Total Land Area: 1.18 acres

Existing Zoning District: M-1 Proposed Zoning District * : B-2

Existing Comprehensive Plan Designation: Commercial

**If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper*

Section 4: Certification

I certify that the information contained herein is true and accurate.

Signature: Benjamin Ray Landes
Property Owner

Section 5: Required Attachments

- Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- Statement of Proffers, if applicable
- Survey of Property or Site Map
- TIA Determination Form OR Accepted TIA, signed by Public Works Department*

* Applicant is responsible for coordinating with Public Works Department prior to submitting Rezoning application. If a Traffic Impact Analysis is required, this application shall not be considered accepted until the TIA has been reviewed and TIA fees paid. More information at www.harrisonburgva.gov/traffic-impact-analysis.

July 5, 2017

To Whom It May Concern:

The purpose of this letter is to seek rezoning of my property at 1164 South High Street from M-1 General Industrial District to B-2 General Business District.

We purchased this property at public auction in 1990 with the intention of preserving this historical house, remodeling the existing house and adding an appropriate addition. This house has special meaning to me. It was built in 1895 and was my great grandfather John M. Bowman's home place. Our goal was to remodel the property and rent it for professional offices. The zoning was researched by our lawyer Don Litten and it was deemed appropriate for professional offices. The site plat was drawn up by Copper and Associates P.C. Our first tenants were an insurance business and a psychologist.

Over the years, varied and different tenants have occupied the building. We have found that we need to change our zoning to B-2 General Business to keep the business viable and to satisfy the zoning requirements for the various businesses that we have renting office space in the building. Our tenants have ranged from insurance to financial advisors to massage therapists to estate managers.

It appears that the property beside of us on the South and across the street have already been rezoned to B-2 commercial so I feel we would be compatible with the community.

Thank you for this consideration.

Benjamin Ray Landes, owner

A handwritten signature in cursive script that reads "Benjamin Ray Landes". The signature is written in black ink and is positioned below the typed name.

In connection with the rezoning request for property located at 1164 South High Street (TM 20 A 5) the following permitted uses are hereby proffered:

1. See attached
2. N/A *Abanks*
3. N/A *Abanks*

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

Benjamin Roy Lunda

Signature, Property Owner

7-28-17

Date

In connection with the rezoning request for property located at 1164 South High Street (TM 20 A 5) the following permitted uses are hereby proffered.

1. Mercantile establishments which promote the show, sale and rental of goods, personal service establishments, restaurants, and other shops and stores customary to shopping centers and convenience outlets.
2. Governmental, business and professional offices and financial institutions.
3. Hotels, motels and similar types of transient accommodations. Nontransient housing facilities are not permitted not may existing housing facilities be expanded.
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 or benevolent institutional uses which do not provide housing facilities
6. General service or repair shops permitted by right in the B-1 Central Business district but without the limitation as to the number of employees.
7. Pet shop or pet grooming establishment and animal hospitals.
8. Radio and television stations and studios or recording studios.
9. Public utilities, public services or public transportation uses or buildings, generating, purification or treatment plants, water storage tanks, pumping or regulator stations, telephone exchange and transformer or substations.
10. Warehousing and other storage facilities with floor area limited to twenty thousand (20,000) square feet, which are contiguous to permitted uses in this district.
11. Funeral Homes
12. Accessory buildings and uses customarily incidental to any of the above listed uses.
13. Research and development activities which do not cause any more smoke, dust, odor, vibration or danger of explosion than other uses permitted in this district and which involve no more than fifteen (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.

14. Plant nurseries, greenhouses, landscaping businesses, and similar operations provided any outside storage of material other than plants must be screened.

15. Public uses

16. 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.



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:	Brunk & Hylton Engineering, inc.		
Telephone:	234-9112		
E-mail:	royce@b-heng.com		
Owner Name:	Ray Landes		
Telephone:	746-8106		
E-mail:			
Project Information			
Project Name:	Bowman Homestead		
Project Address: TM #:	1164 South High Street TM 20-(A)-5		
Existing Land Use(s):	Professional Offices		
Proposed Land Use(s): (if applicable)	Professional Offices and Personal Services		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	See attached		
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:

THE PROPOSED USE GENERATES LESS PEAK HOUR TRIPS THAN EXISTING USE, THUS THE "0" FOR PEAK HOUR TRIPS.

Accepted by: RLH

Date: 6/30/17

Peak Hour Trip Generation by Land Use

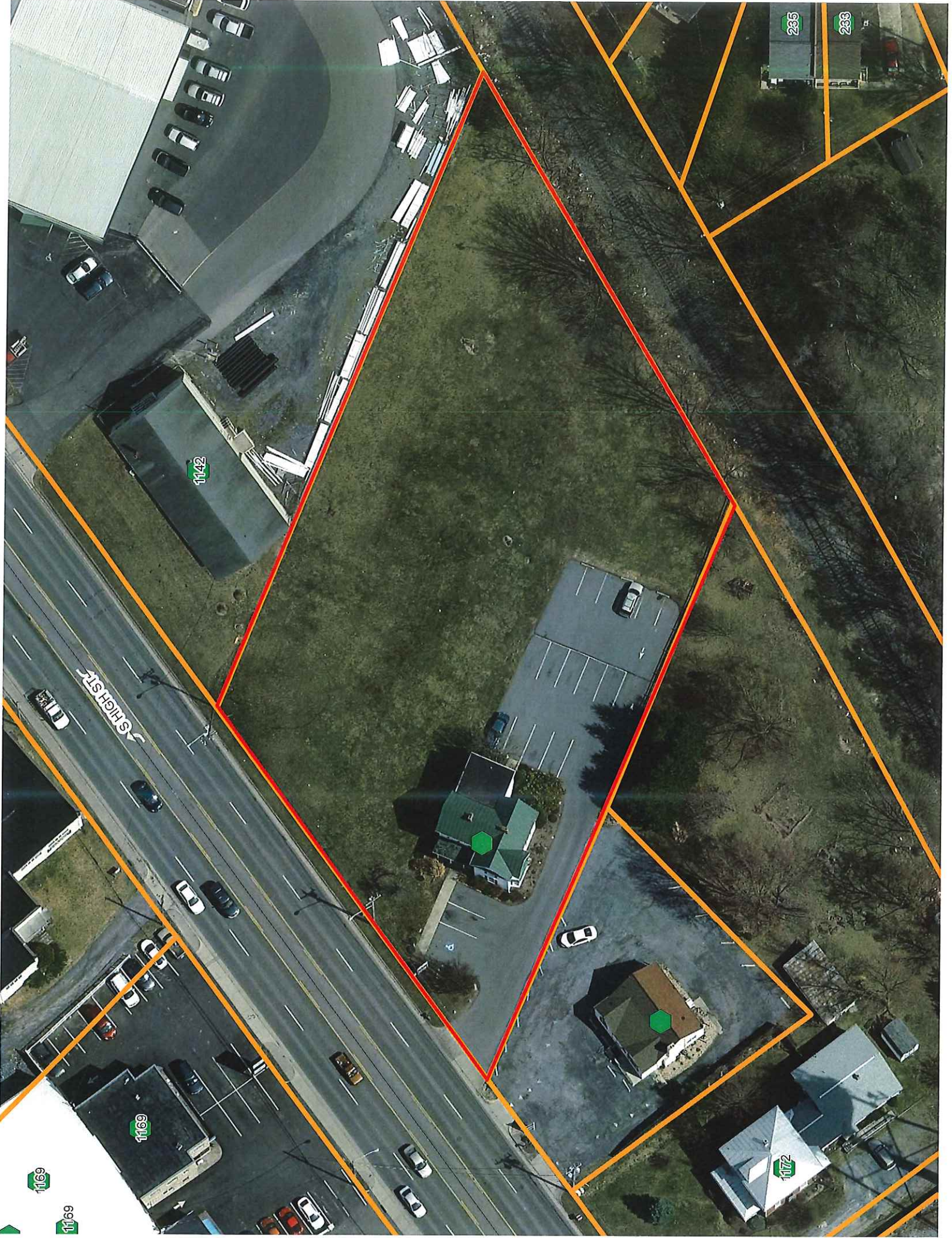
Row	Land Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	918	ksf	2,332	3	3
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips				3	3
8	Existing #1	750	ksf	2,332	4	4
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips				4	4
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: May 2017



1142

235

233

SIGHTS

1169

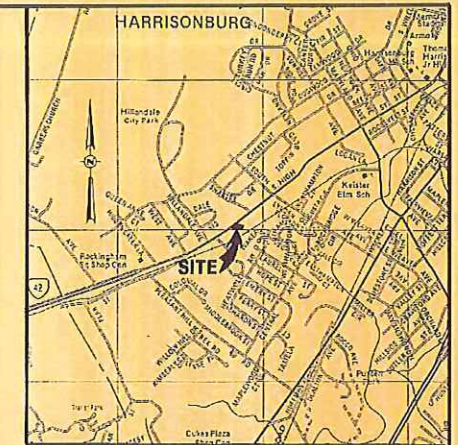
1169

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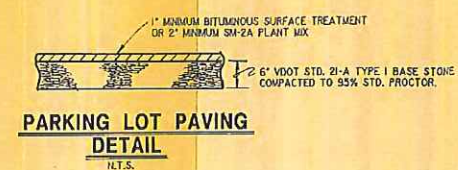
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1172

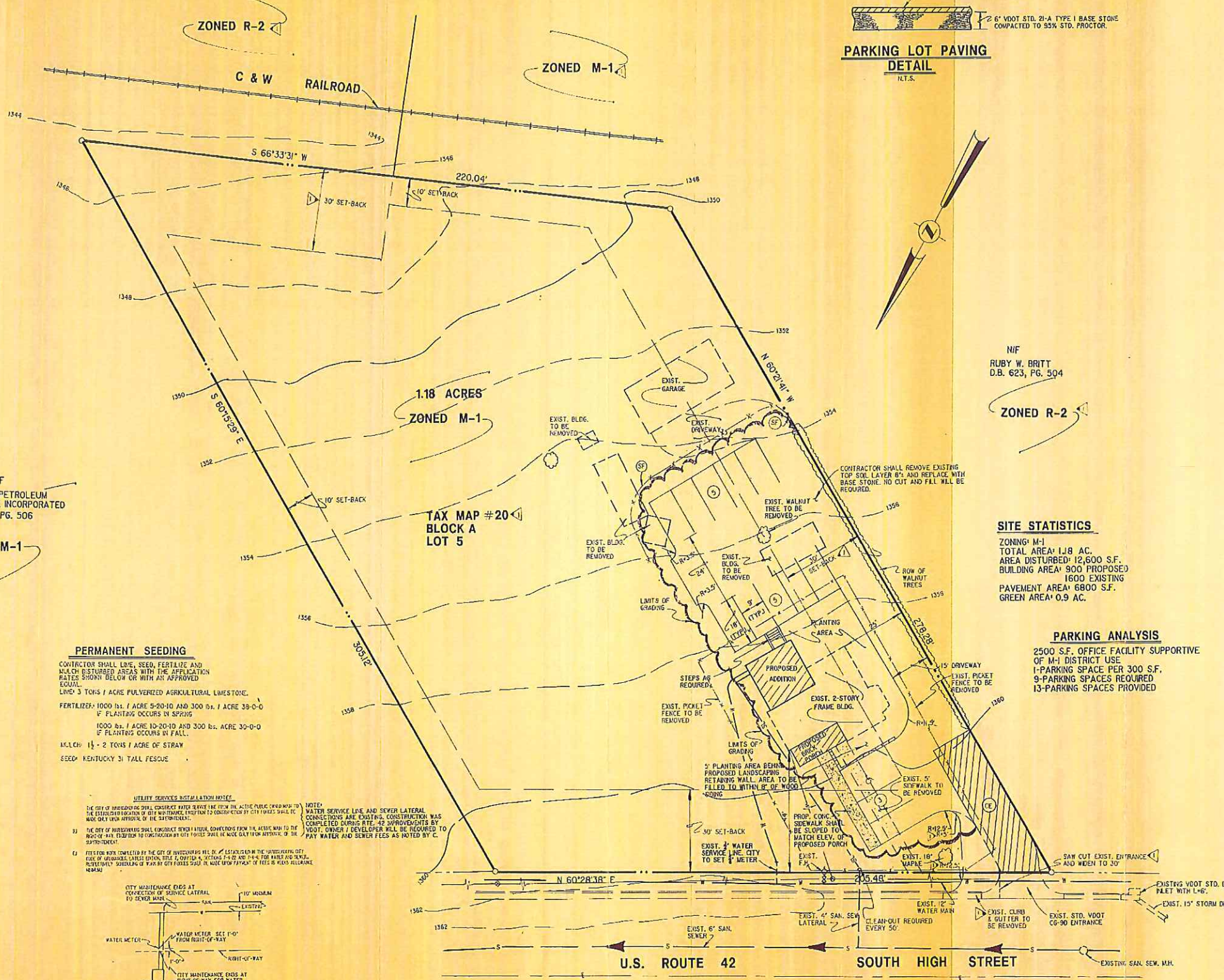
1172



VICINITY MAP
SCALE: 1" = 2,000'



- LEGEND**
- EXISTING CONTOURS
 - - - PROPOSED CONTOURS
 - EXISTING WATER MAIN
 - - - PROPOSED WATER MAIN
 - EXISTING SANITARY SEWER
 - - - PROPOSED SEWER LATERAL
 - EXISTING OVER HEAD POWER LINE & POLE
 - TOP OF CURB
 - TOP OF SIDEWALK
 - GILT FENCE
 - CONSTRUCTION ENTRANCE
 - OVERHEAD POWER LINE



EROSION CONTROL NOTES

1. ALL EROSION CONTROL DEVICES AS SHOWN OR AS REQUIRED ARE TO BE CONSTRUCTED TO SPECIFICATIONS AND SPECIFICATIONS OF VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND ARE TO BE IN PLACE PRIOR TO ALL OTHER CONSTRUCTION.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY AND SHOULD BE CHECKED AFTER ANY SIGNIFICANT RAINFALL. SEDIMENT AREAS ARE TO BE CHECKED REGULARLY AND SHALL BE REPAIRS AND RESEED AS NECESSARY.
3. ALL DISTURBED AREAS NOT PAVED OR BUILT UPON ARE TO BE FERTILIZED, SEED, AND MULCHED BY THE CONTRACTOR TO THE STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, GENERAL CRITERIA 604 - EROSION CONTROL.
4. WHEN THE CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED WITH A DEPTH OF STONE EQUAL TO THAT OF ORIGINAL APPLICATION.
5. PERFORM PERMANENT SEEDING, LANDSCAPING, AND MULCHING AS SOON AFTER FINISH GRADING AS CONDITIONS PERMIT.
6. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARDS AND SPECIFICATIONS.
7. FORTY - EIGHT (48) HOURS PRIOR TO ANY EXCAVATION CALL NEAREST UTILITY (800) 662-7021 AND HARRISBURG WATER & SEWER DEPARTMENT (703) 434-5000.
8. THE LOCATION OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, AT HIS EXPENSE, ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
9. ALL MATERIAL USED FOR FILL SHALL BE FREE OF UNSUITABLE MATERIALS SUCH AS ROCK OR ROOTS, ROCKS, LOGS, OR ANY OTHER NON-COMPACTING SOIL MATERIALS.
10. SATISFACTORY MATERIAL FOR USE AS FILL INCLUDE MATERIAL CLASSIFIED IN ASTM D-2922 AS CL, CH, CI, CC, SC, SP, SM, SC, SL, AND CL. THE LIQUIDITY LIMIT SHALL BE CONTROLLED BY THE PERCENTAGE POINTS OF OTHER TO FACILITATE CONSTRUCTION. UNSATISFACTORY MATERIALS INCLUDE MATERIALS CLASSIFIED IN ASTM D-2922 AS PT, CH, ST, CL, SC, AND ANY SOIL TOO SET TO FACILITATE CONSTRUCTION. UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILL, REUSE DEBRIS DERIVED FROM DEMOLITION. DEGREE OF COMPACTION REQUIRED IS EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DENSITY OBTAINED BY THE TEST PROCEDURE PRESENTED IN METHOD D OF ASTM D-698 (NOTE CH AND PT SOILS MAY BE USED IF EXPRESSLY APPROVED BY THE SOILS ENGINEER. ONE (1) COMPACTION TEST PER 5000 SQ. FT. OF AREA FILL).
11. THE CONTRACTOR SHALL adhere to the requirements of the CITY OF HARRISBURG DURING ALL PHASES OF CONSTRUCTION FOR ON GOING EROSION CONTROL MEASURES TO INSURE ADEQUATE PROTECTION TO THE ENVIRONMENT AND OF ADJACENT PROPERTY.
12. PERMANENT OR TEMPORARY SOIL STABILIZATION MUST BE APPLIED TO DISTURBED AREAS WITHIN 15 DAYS AFTER GRADE IS REACHED OR ANY PORTION OF THE DIST. SOIL STABILIZATION MUST ALSO BE APPLIED WITHIN 15 DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN EXPOSED TO WEATHER FOR LONGER THAN 60 DAYS.
13. SURFACE ROUGHEN ALL SLOPES BY MAKING DEPRESSIONS CREATED BY DOZER TRACKS OR OTHER TILLAGE IMPLEMENTS, TO REDUCE EROSION AND ACT AS A SEDIMENT TRAP. MAXIMUM 2:1 SLOPES.
14. PRIOR TO COMMENCEMENT OF GRADING OPERATION, OWNER / DEVELOPER / CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FOR OFFSITE GRADING.

SITE STATISTICS

ZONING: M-1
TOTAL AREA: 1.18 AC.
AREA DISTURBED: 12,800 S.F.
BUILDING AREA: 900 PROPOSED
1600 EXISTING
PAVEMENT AREA: 6800 S.F.
GREEN AREA: 0.9 AC.

PARKING ANALYSIS

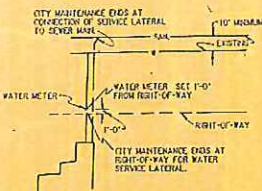
2500 S.F. OFFICE FACILITY SUPPORTIVE OF M-1 DISTRICT USE
1-PARKING SPACE PER 300 S.F.
9-PARKING SPACES REQUIRED
13-PARKING SPACES PROVIDED

PERMANENT SEEDING

CONTRACTOR SHALL SOIL, SEED, FERTILIZE AND MULCH DISTURBED AREAS WITH THE APPLICATION RATES SHOWN BELOW OR WITH AN APPROVED EQUAL.
LIME: 3 TONS / ACRE PULVERIZED AGRICULTURAL LIMESTONE.
FERTILIZER: 1000 LB. / ACRE 5-20-10 AND 300 LB. / ACRE 39-0-0 IF PLANTING OCCURS IN SPRING.
1000 LB. / ACRE 10-20-10 AND 300 LB. / ACRE 30-0-0 IF PLANTING OCCURS IN FALL.
MULCH: 1 1/2 - 2 TONS / ACRE OF STRAW
SEED: KENTUCKY 31 TALL FESCUE

UTILITY SERVICES INSTALLATION NOTES

1. THE CITY OF HARRISBURG SHALL CONDUCT WATER SERVICE FROM THE ACTIVE PUBLIC CONDUIT TO THE ESTABLISHED LOCATION OF THE WATER SERVICE. THE CITY OF HARRISBURG SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE WATER SERVICE LINE AND SEWER LATERAL CONNECTIONS ARE EXISTING. CONSTRUCTION WAS COMPLETED DURING P.E. 44 APPROVED BY THE CITY OF HARRISBURG.
2. THE CITY OF HARRISBURG SHALL CONDUCT SEWER LATERAL CONNECTIONS FROM THE MAIN MAIN TO THE PROPOSED WATER SERVICE LINE. THE CITY OF HARRISBURG SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE SEWER LATERAL CONNECTIONS.
3. THE CITY OF HARRISBURG SHALL CONDUCT SEWER LATERAL CONNECTIONS FROM THE MAIN MAIN TO THE PROPOSED WATER SERVICE LINE. THE CITY OF HARRISBURG SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE SEWER LATERAL CONNECTIONS.



TYPICAL WATER METER SETTING
IN PUBLIC RIGHT-OF-WAY
NOT TO SCALE

- NOTES:**
- ALL DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, AND THE BUILDING FACE UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - 4" SEWER LATERALS @ 2.0% WILL NOT EXCEED A FIXTURE COUNT OF 180 AS PER BOCA CODES.
 - STRUCTURE TO BE BUILT ON THIS LOT WILL BE A FINANCIAL OFFICE BUILDING. WATER METER AND SERVICE LINE SIZE BASED ON A FIXTURE COUNT LESS THAN 35.
 - DUE TO PAST EXPERIENCE OF FUTURE TENANT, NO SCREENED AREA FOR DUMPSTER LOCATION HAS BEEN PROVIDED, CURB SIDE TRASH RECEPTILES ARE ADEQUATE.
 - NO STORM WATER DETENTION HAS BEEN PROVIDED SINCE DISTURBED AREA IS LESS THAN 1% OF THE DRAINAGE BASIN AS STATED IN 6C-7 OF THE VIRGINIA EROSION CONTROL LAWS.
 - IF THE CONTRACTOR / DEVELOPER OF THIS PROJECT WISHES TO CONSTRUCT / RELOCATE A SIGN FOR THIS PROJECT IN THE FUTURE IT SHALL CONFORM TO ALL CRITERIA SET FORTH IN THE HARRISBURG ZONING ORDINANCE AND BE APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION BY ZONING ADMINISTRATOR.

NIF
RUBY W. BRITT
D.B. 623, PG. 504

NIF
ROCKINGHAM PETROLEUM
COOPERATIVE INCORPORATED
D.B. 310, PG. 506

OWNER / DEVELOPER

LANDES HEATING & AIR CONDITIONING
101 WETS MOSSY ROAD
HARRISBURG, VIRGINIA
22801

Accepted for construction
Accepted for construction
Accepted with pending revisions
Date: Feb. 28, 1991

DESIGNED:	REVISION #	DATE	DESCRIPTION
C.E.M.	1	02-27-91	REVISIONS PER CITY COMMENTS
B.W.H.			



COPPER & ASSOCIATES P.C.
SURVEYORS : ENGINEERS : PLANNERS
1041 SOUTH HIGH STREET
HARRISBURG, VIRGINIA 22801
TELEPHONE (703) 434-6385

20-A-5
AN ADDITION FOR
OLEN & RAY LANDES
HARRISBURG, VIRGINIA

SITE PLAN

PROJECT NO.	"5063-1"
DATE:	01-30-91
SCALE:	1" = 20'
SHEET	1 OF 1

2-A-05