

Date Application Received: 10/27/16

Total Paid: \$ 405<sup>00</sup> Ex  
THO

## Application for Change of Zoning District City of Harrisonburg, Virginia

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

### Section 1: Property Owner's Information

Name: Robert Cook  
Street Address: PO BOX 64 Email: cookvj@hotmail.com  
City/State/Zip: BRIDGEWATER VA 22812  
Telephone (work): 540-828-2871 (home or cellular): 540-830-2040 (fax): \_\_\_\_\_

### Section 2: Owner's Representative Information

Name: BLACKWELL ENGINEERING- DICK BLACKWELL  
Street Address: 566 EAST MARKET ST Email: dick@blackwellengineering.com  
City/State/Zip: HARRISONBURG VA 22801  
Telephone (work): 540-432-9555 (home or cellular): 540-820-2964 (fax): 540-434-7604

### Section 3: Description of Property 1375 WINE DRIVE

Location (street address): ~~1335 PORT REPUBLIC ROAD~~ HARRISONBURG VA 22801  
Tax Map Number: Sheet: 88 Block: 1 Lot: 7 Total Land Area (acres or square feet): .6926AC  
Existing Zoning District: R3C Proposed Zoning District \*: B2c  
Existing Comprehensive Plan Designation: \_\_\_\_\_

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

### Section 4: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: SEE ATTACHED SHEET  
East: \_\_\_\_\_  
South: \_\_\_\_\_  
West: \_\_\_\_\_

### Section 5: Certification

I certify that the information contained herein is true and accurate. Signature: \_\_\_\_\_

Property Owner

**PLEASE NOTE** – 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/site-development](http://www.harrisonburgva.gov/site-development)

### ITEMS REQUIRED FOR SUBMISSION

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Completed Application   |
| <input checked="" type="checkbox"/> | Survey of Property  |
| <input checked="" type="checkbox"/> | Description of Proposed Use   |
| <input checked="" type="checkbox"/> | Adjacent Property Owners  |
| <input checked="" type="checkbox"/> | TIA Determination Form OR Accepted TIA Letter, signed by Public Works |

- |                                     |                          |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | Fees Paid                |
| <input checked="" type="checkbox"/> | <del>Source Deed</del>   |
| <input checked="" type="checkbox"/> | Proffers (if applicable) |
| <input type="checkbox"/>            | _____                    |

-END-

Adjacent Property Owners for 88-I-7 {Lot 3A}

88-I-7	1335 Port Republic Road R3C	3343/706	Mountain View Apartments LLC PO Box 64		Bridgewater, VA 22812	0.6926
1 88-I-6,5,4;	1365 Wine Dr	R1	3251/631 Mountain View Apartments LLC PO Box 64		Bridgewater, VA 22812	0.2986
2 88-I-3	1335 Wine Dr	R1	3251/631 Pat Harrold	1335 Wine Dr	Harrisonburg, VA 2280:	0.2334
3 88-I-1	1315 Wine Drive	R1	3251-631 Oleksandr Svitlana Ivanova	2280 Ramblewood Rd	Harrisonburg, VA 2280:	0.2556
4 88-H-14	1310 Wine Dr	R1	3251-631 Chasewind LLC	1473 Shipwreck Dr	New Market, VA 22844	0.2844
5 88-H-13	1320 Wine Dr	R1	3251-631 Bruce & Barbara Hoover	1320 Wine Dr	Harrisonburg, VA 2280:	0.2344
6 88-H-10	1350 Wine Dr	R1	3251-631 Leon Frances Armentrout	3031 S Main St	Harrisonburg, VA 2280:	0.2832
7 88-H-6	1361 Little Sorrel Dr	R1	3251-631 Khaleel Darwish & Beper Bafre	76 Pleasant Hill Dr	Harrisonburg, VA 2280:	0.2911
8 88-H-5	1351 Little Sorrel Dr	R1	3251-631 Leon Frances Armentrout	3031 S Main St	Harrisonburg, VA 2280:	0.2823
9 88-H-3	1331 Little Sorrel Dr	R1	3251-631 Nasradeen Aytia Khoshnaw	3329 Impression Ct.	Harrisonburg, VA 2280:	0.2487
10 88-H-2	1321 Little Sorrel Dr	R1	3251-631 Michael & Heather Merica	1321 Little Sorrel Dr	Harrisonburg, VA 2280:	0.2356
11 88-H-1	1311 Little Sorrel Dr	R1	3251/631 James & Tara Armentrout	4290 Lucy Long Dr.	Harrisonburg, VA 2280:	0.2852
12 88-G-1	1310 Little Sorrel Dr	R1	3282/738 JBD Properties LC	3909 Cavalry Lane	Penn Laird VA 22846	0.457
13 88-G-3	1330 Little Sorrel Dr	R1	3251/631 Mill Race Court Lc	3909 Cavalry Lane	Penn Laird VA 22846	0.2832
14 89-G-6	1360 Little Sorrel Dr	R1	3251/631 Sarwat Taban Barzanji	PO Box 802	Harrisonburg, VA 2280:	0.2652
15 88-G-7	1335 Port Republic Road B2C	3300/678	Harrisonburg Community Health PO Box 308		Harrisonburg, VA 2280:	3.1038
16 88-I-8	1335 Port Republic Road R3C	3343/706	Rick Allen Stough	1934 Park Rd	Harrisonburg, VA 2280:	0.8285
17 125-(A)-L1		R5	4118/96 Breckenridge Group Harrisonburg	2101 Lupine Dr; Bldg E	Austin TX 78746	23.758

## **THE PROFESSIONAL SALON ACADEMY**

Applicant's objective is to establish and operate a professional Salon Academy ("the Academy") for educating students in cosmetology and hairstyling services. The location of the proposed Academy's campus is on the lot which is described on the attached Application.

The distinguishing characteristics of the Academy are highlighted by careful selection of student candidates, rigorous academic standards, and professionalism of its facility for training students to be prepared to excel in their chosen field. The education provided will be of the highest quality in well-equipped classrooms and state of the art training facilities. The Trainees will share common values and goals taught in an academic atmosphere creating self-discipline and mutual respect.

The Academy curriculum and facilities must meet state set academic standards and be certified and regulated by the Commonwealth of Virginia in a similar regulatory environment as other private and public schools, colleges and educational institutions.

December 7, 2016

Ms. Thanh Dang  
City Planner  
City of Harrisonburg  
409 S Main St  
Harrisonburg, VA 22801

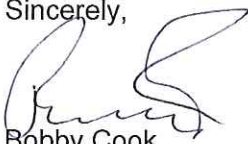
**RE: Rezone Tax Map 88-I-7 - Present Zoning R-3C – Proposed zoning – B2C**

Dear Ms. Thanh:

The subject lot containing 0.693 acres is presently zoned R3C. It is requested that the zoning be changed to B-2C with the following proffers:

1. Only the following uses permitted by right in section 10-3-90 shall be allowed:
  - a) Personal service establishments.
  - b) Governmental, business and professional offices.
  - c) Educational uses.
  - d) Accessory buildings and uses customarily incidental to any of the above listed uses.
2. None of the uses permitted by special use permit shall be allowed.
3. Screening along the western property line shall be a six-foot-tall opaque fence and evergreen trees shall be planted and maintained to provide a vegetative buffer parallel to the western property line with intent to create a dense screen, where such evergreens shall be planted at no less than 5 to 7-ft on center and 6-ft in height at the time of planting.
4. Buildings would not be more than two stories, and would be substantially of brick material and of colonial design.
5. Islands would be landscaped by developer and maintained by adjoining property owners.
6. A free-standing sign shall be no taller than 8-ft in height and shall not exceed 60 square feet in area. Building mounted sign shall be no more than 30 square feet in area. There will be no LED or scrolling message board signs on the property.

Sincerely,



Bobby Cook  
Property Owner



City of Harrisonburg, VA

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

Applicant Bobby Cook  
Name of Project 1335 Port Republic Rd  
Project Address or TM # 88-I-7  
Proposed Use in General Educational - Cosmetology

Breakdown of Peak Hour Trip Generation by Land Use per ITE:

Land Use 1. Type & Code # 540  
Unit base (SF, # units, # empl., etc.) MSF  
Quantity 6.4  
Peak Hour Trip Generation 20 - AM  
(use greater of AM or PM and indicate which one)

Land Use 2. Type & Code # \_\_\_\_\_  
Unit base (SF, # units, # empl., etc.) \_\_\_\_\_  
Quantity \_\_\_\_\_  
Peak Hour Trip Generation \_\_\_\_\_  
(use greater of AM or PM and indicate which one)

Land Use 3,4, etc. (attach additional information as necessary)

Total Project Peak Hour Trip Generation 20 - AM

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(reserved for City staff)

TIA Required? Yes \_\_\_\_\_ No X

Comments:

Accepted by: Jan Pi  
Signature

Date: 10-13-16

Trip Generation Table

1335 Port Republic Road - B/E 2581

LUC	Description	Size	Units		Weekday Daily	AM Peak Hour			PM Peak Hour			Saturday Daily	Saturday Peak Hour		
						In	Out	Total	In	Out	Total		In	Out	Total
(540)	Junion/Community College	6.4	MSF	Total trips	176	10	10	20	7	9	17	72	5	4	9
			0%	- Pass-by	0	0	0	0	0	0	0	0	0	0	0
				Net Trips	176	10	10	20	7	9	17	72	5	4	9
(630)	Clinic	3	DOCTORS	Total trips					7	7	13				
			0%	- Pass-by	0	0	0	0	0	0	0	0	0	0	0
				Net Trips	0	0	0	0	7	7	13	0	0	0	0
				Total trips	176	10	10	20	14	16	30	72	5	4	9
				Total Capture/Synergy	0	0	0	0	0	0	0	0	0	0	0
				Total Trips - Capture/Synergy	176	10	10	20	14	16	30	72	5	4	9
				Total Pass-by Trips	0	0	0	0	0	0	0	0	0	0	0
				Total Generated Trips	176	10	10	20	14	16	30	72	5	4	9



UPDATED TO 9TH EDITION

October 12, 2016

## Color Legend



- Equations for adjacent street
- Average rates for adjacent street - no formula given
- Formula for generator - no adjacent street data available
- Average rates for generator - no formula or adjacent street data available
- Substituted Weekday Daily and PM volumes for Saturday.
- No data.

MOUNTAIN VIEW APARTMENTS, LLC

THE ACADEMY HOURS  
AND STAFFING

November 28, 2016

- I. Hours – 9 am to 9 pm – 6 days per week – holidays excepted
- II. Classes daily: maximum students per class 15, plus  
4 Instructors = 19 maximum
- III. Floors shifts for student trainees:

- (a) Two shifts     9 am – 2 pm  
                             2 pm – 9 pm

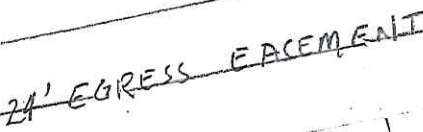
15 - students  
15 - clients  
30 - maximum per shift

- (b) Support staff of 6

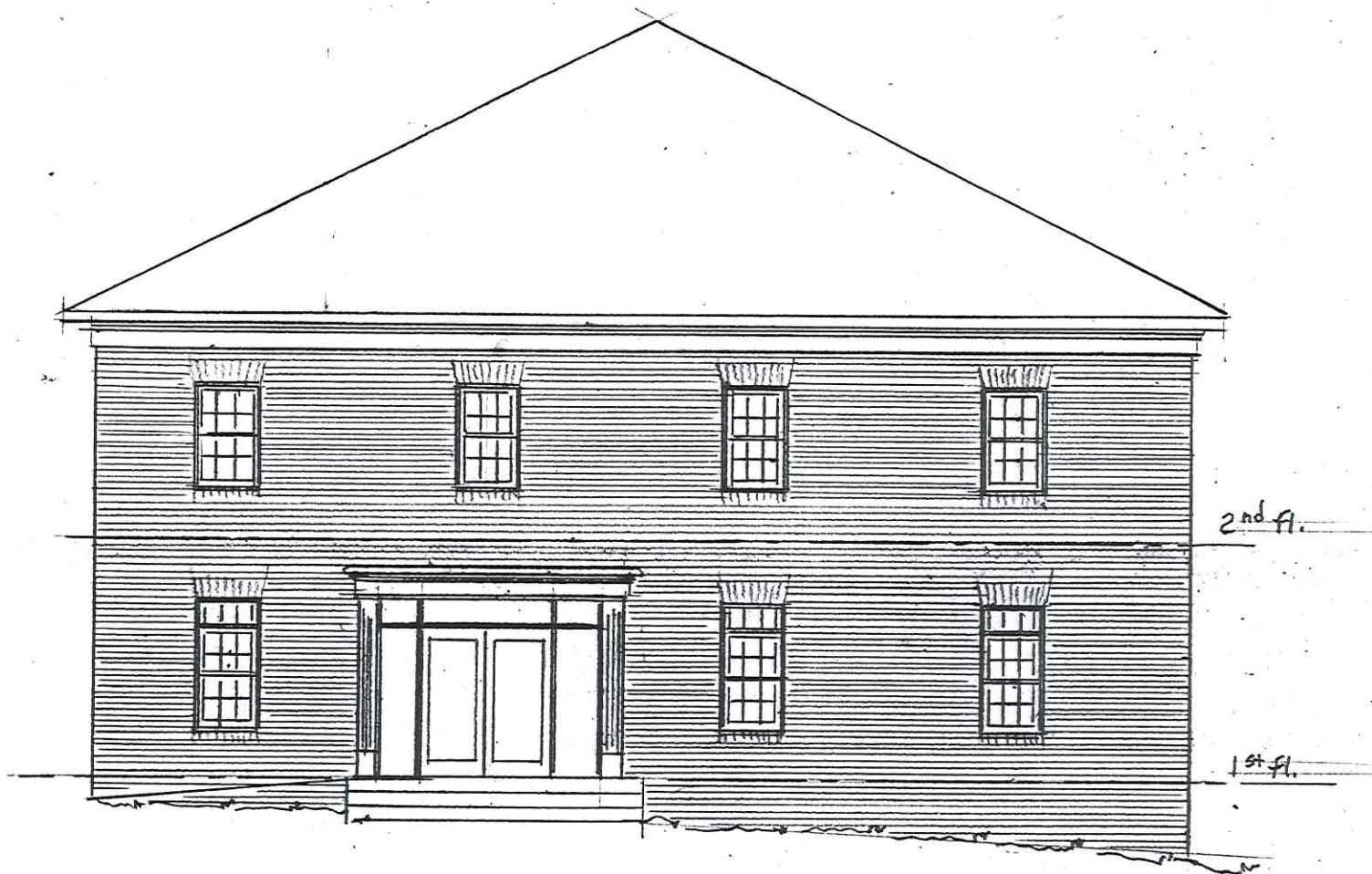
IV. Summary:

At any one time, maximum capacity:

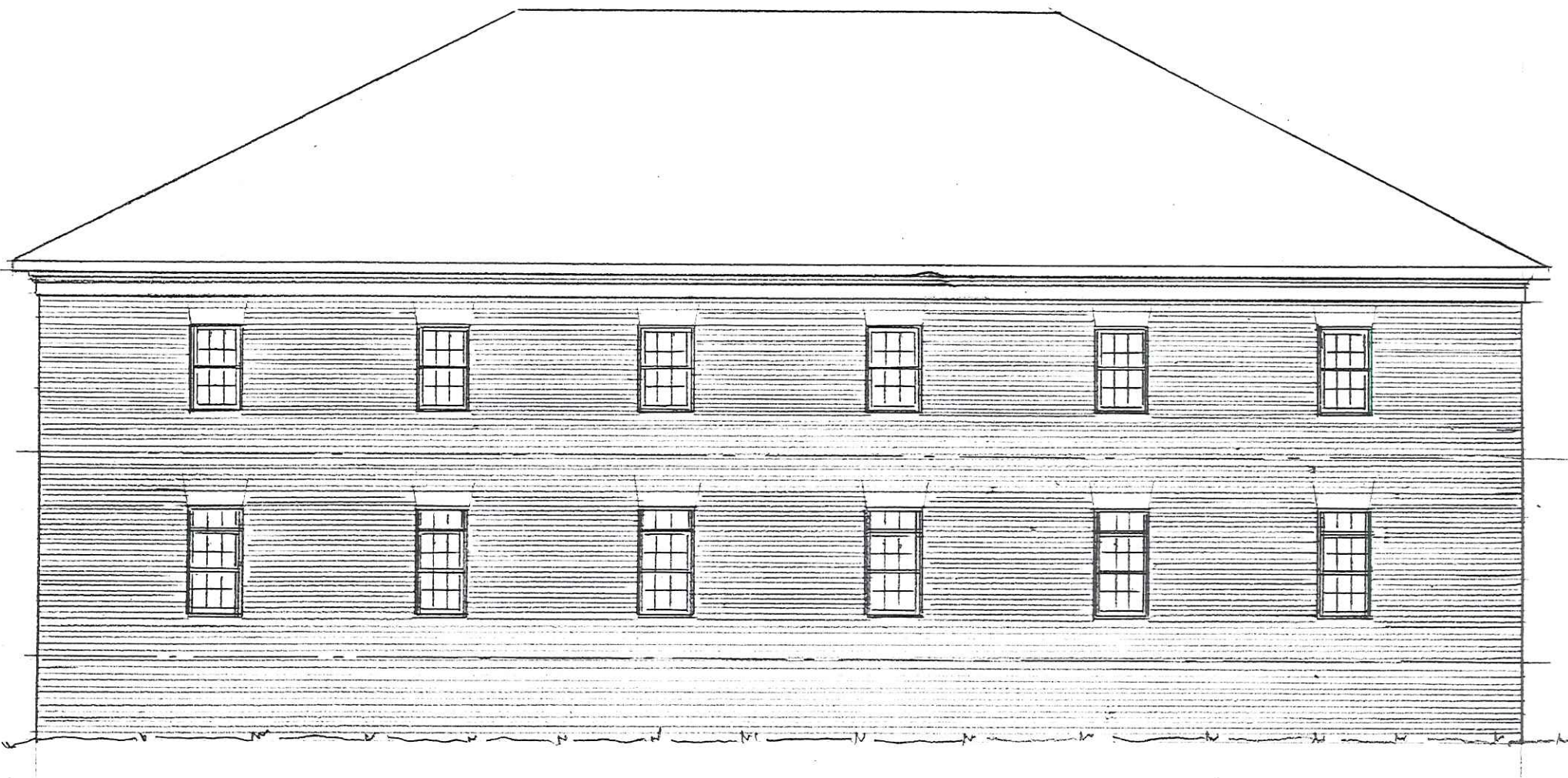
Students:	15
Instructors:	4
Floor Trainees:	15
Clients:	15
Support staff:	<u>6</u>
Total	55


$$1'' = 30'$$





Front Elevation  
Scale:  $\frac{1}{8}" = 1'-0"$



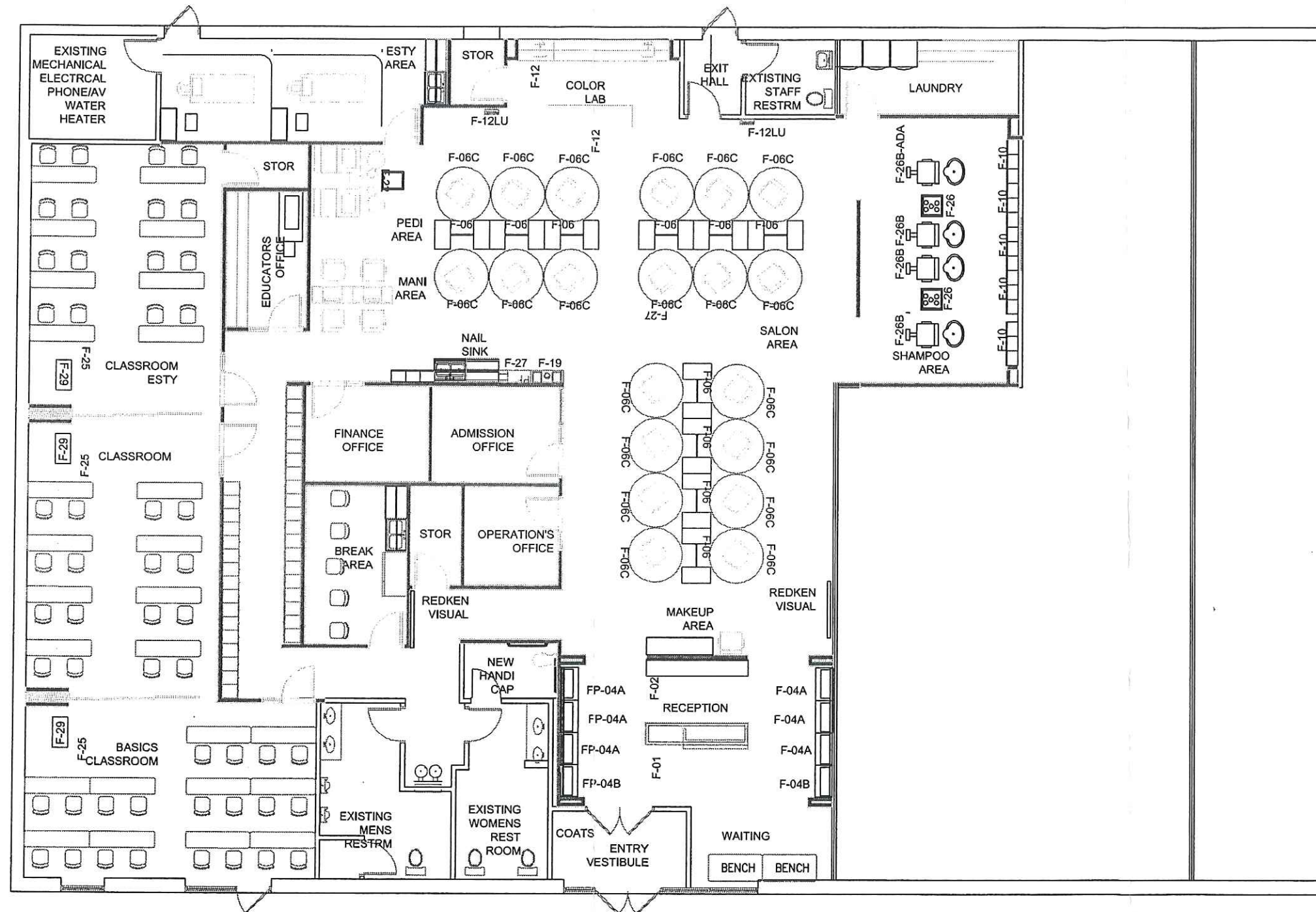
Side Elevation  
scale:  $\frac{1}{8} = 1'-0"$





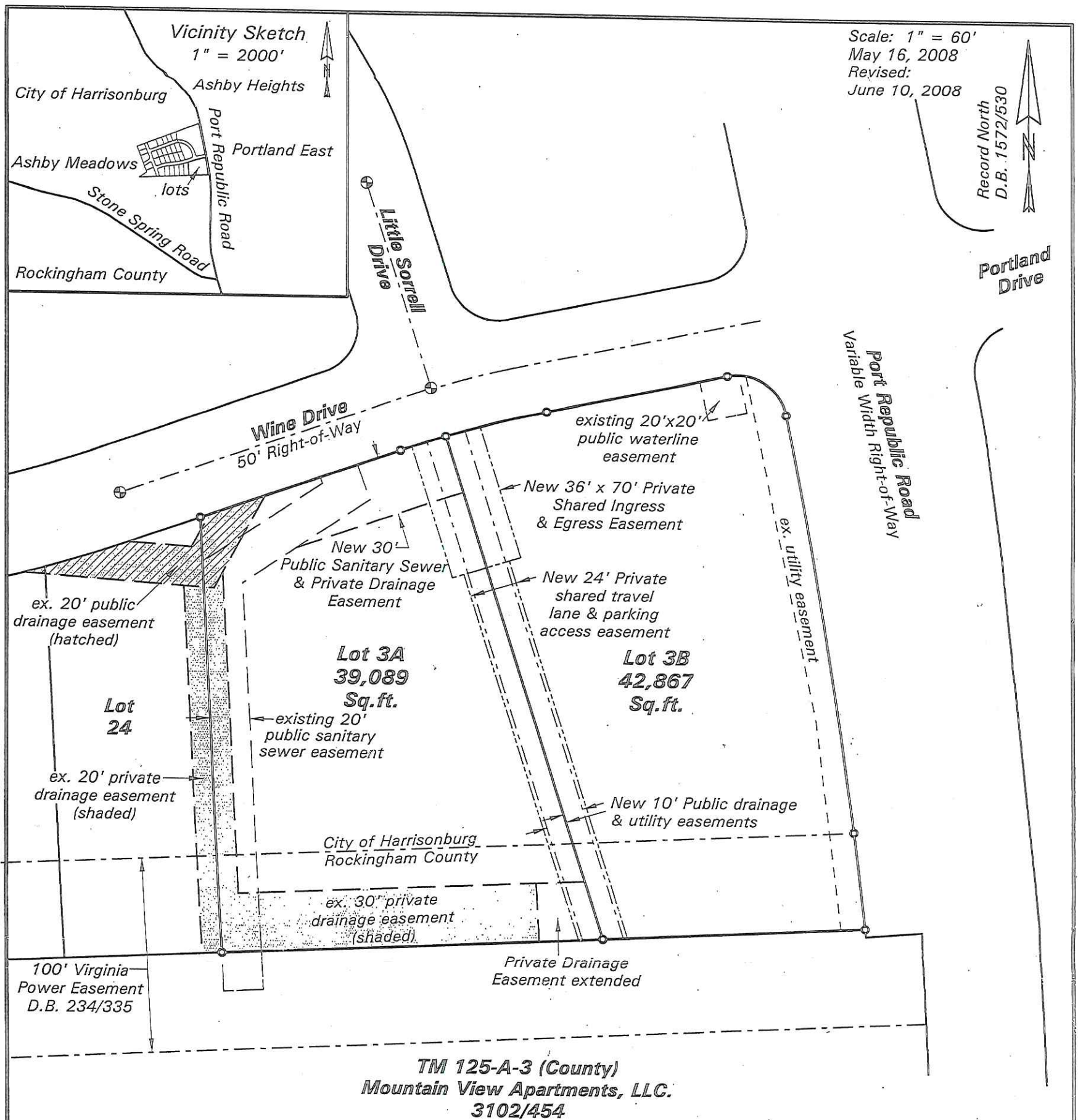
LOT 3A





1 story  
6300 sq ft





**Note:**  
Existing Easements shown hereon were dedicated by Subdivision Plat for Ashby Meadows Section Two recorded in Deed Book 3300, Page 678.

There is an 10' drainage and utility easement reserved along each side of all interior lot lines and a 20' drainage & utility easement along the inside of all outside lot lines.

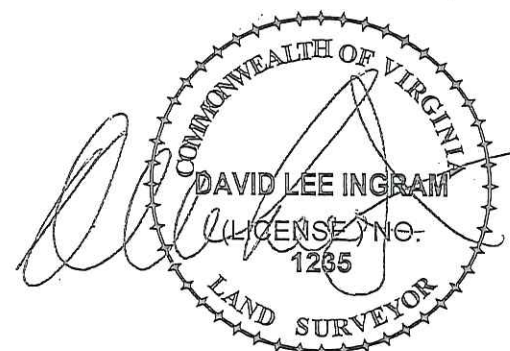
**Building setbacks**  
Front - 30'  
Side - 10'  
Rear - 25'

- ⊕ city centerline monument (typical)
- property corner - iron pin set or found at all corners

**Division Of Lot 3, Section 2,  
Ashby Meadows Subdivision  
City Of Harrisonburg, Virginia**

**INGRAM - HAGEN & CO., P.L.C.**  
Surveyors - Engineers - Planners  
140 OLD BRIDGEWATER ROAD  
MOUNT CRAWFORD, VIRGINIA 22841  
Telephone (540) 828-2778

Sheet 2 of 2  
Job #22801



This is not a true, certified copy unless the signature hereon is an original signing.