

CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

Change of Zoning District (Rezoning) Application

www.harrisonburgva.gov/zoning

PROPERTY	NFORMATION
Property Address Existing Zoning District: M-1	19-D-17 Tax Map Parcel/ID Total Land Area (circle) Proposed Zoning District: 3-2
Existing Comprehensive Plan Designation:	SER INFORMATION
TROTERIT OV.	
Property Owner Name 287 Enterprise Rol Street Address Churchville W UA 24421 City State Zip	S40-421-2406 Telephone daniel Oprestige transport ned E-Mail
OWNER'S REPRESEN	TATIVE INFORMATION
Daniel Bondanik (Son) Owner's Representative 125 Bliss & I Take	540-421-2406 Telephone
Street Address Waters Cave JA 24486 City State Zip	E-Mail
CERTI	FICATION
to the best of my knowledge. In addition, Thereby grant permission to	attachments provided (maps and other information) is accurate and true the agents and employees of the City of Harrisonburg to enter the above tion. I also understand that, when required, public notice signs will be
(proceed	4-4-22
PROPERTY OWNER	DATE
REQUIRED	ATTACHMENTS
X Department. Applicant is responsible for coordinating with visit www.harrisonburgva.gov/traffic-impact-analysis.	te in zoning. affic Impact Analysis (TIA) Acceptance Letter signed by Public Works Public Works prior to submitting this application. For more information, ANNING & ZONING DIVISION
	500 0'1 Notes
4/8/22	Application Fee: \$550.00 + \$30.00 per acre
Date Application and Fee Received Received By	

Page 1 of 1

Last Updated: December 5, 2019

Nikolay Bondaruk, Daniel Bondaruk

April 7, 2022 City of Harrisonburg Planning Commission

To whom it may concern;

1064 South High St, Suit A & B are currently zoned M-1, Suit B (approximately 1600sq.ft.) is currently leased to an auto repair shop, suit A (approximately 1600sq.ft.) is currently available for lease. Several businesses inquired about leasing the said property for general business and office space. The current zoning does not permit these types of businesses to operate at said location.

We are asking to have this property rezoned from M-1 to B-2. To accommodate "General Business and Office space" businesses to operate at said location. It appears that several properties around said property are already zoned B-2.

Thank you for your consideration

Sincerely,

Daniel Bondaruk

Proffer Statement

In connection with the rezoning request for the parcel identified as tax map parcel 19-D-17 and addressed as 1064 South High Street, the following is proffered:

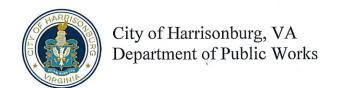
All traffic generating uses shall be limited to a combined total of 100 vehicle trips in either the AM or PM peak hour as calculated using the latest edition of the Institute of Transportation Engineer's Trip Generation Manual unless the property owner first, at its cost: (1) completes a Traffic Impact Analysis approved by the City Department of Public Works and (2) implements all identified mitigation measures or improvements. The City Department of Public Works may, in its sole discretion, waive completion of a Traffic Impact Analysis or any identified mitigation measures or improvements.

Nikolay Bondaruk

Date

Augusta Bondaruk

Date



Determination of Need for a Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

<u> </u>								
Contact Informatio	n							
Consultant Name:								
Telephone:								
E-mail:								
Owner Name:	Nikolay Bondaruk							
Telephone:	540-421-2406 daniel@prestigetransport.net							
E-mail:								
Project Information	1							
Project Name:	Daniel Bondaruk							
Project Address: TM #:	1064 S High St 19-D-17							
Existing Land Use(s):	Industrial M-1							
Proposed Land Use(s): (if applicable)	Office / General Business B-2							
Submission Type:	Comprehensive Special Use Permit Rezoning Preliminary Plat							
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Currently zoned M-1. Rezoning to B-2 to rent out to office space or general businesses.							
Peak Hour Trip Ge	eneration (from row 15 on the second page)							
AM Peak Hour Trips:	0							
PM Peak Hour Trips:	1							
(reserved for City TIA required? Y Comments:	y staff) Yes No TM							
Accepted by:	Date: 4/11/2022							

Revised Date: December 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	Small Office Building	712	Sq Ft	2.5	4	5
2	Proposed #2						<i>*</i> -
3	Proposed #3						Ŧ
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					4	5
8	Existing #1	Single Tenant Office Building	715	Sq Ft	2.5	5	4
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					5	4
15	Final Total (Total New – Total Existing)					0	1

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: December 2019