



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Change of Zoning District  
(Rezoning) Application**  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

153 CHARLES STREET HARRISONBURG VA 22802 SEE ATTACHED +/- 2 ACRES acres or sq.ft.  
Property Address Tax Map Parcel/ID Total Land Area (circle)  
Existing Zoning District: M1-COMERCIAL DISTR 2, IND Proposed Zoning District: B2-GENERAL BUSINESS DISTR  
Existing Comprehensive Plan Designation:

**PROPERTY OWNER INFORMATION**

SAMPSON RICHARD L BETTY L 540 578 3000  
Property Owner Name Telephone  
488 SWITCHBOARD RD  
Street Address E-Mail  
ROCKINGHAM VA 22802  
City State Zip

**OWNER'S REPRESENTATIVE INFORMATION**

CARLOS MADRID - REALTOR 540 421 6424  
Owner's Representative Telephone  
205 MAIN STREET CARLOSM@HERITAGEREALESTATECO.COM  
Street Address E-Mail  
DAYTON VA 22821  
City State Zip

**CERTIFICATION**

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.

*Richard L Sampson + Betty Sampson*  
PROPERTY OWNER

03-31-2020  
DATE 3-31-20

**REQUIRED ATTACHMENTS**

- ☒ Letter explaining proposed use & reasons for seeking change in zoning.
- ☐ Statement on proffers, if applying for conditional rezoning. N/A
- ☒ Survey of property or site map.
- ☒ 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](http://www.harrisonburgva.gov/traffic-impact-analysis).

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

03/31/2020  
Date Application and Fee Received

Total Fees Due: \$ 610<sup>00</sup> ✓  
Application Fee: \$550.00 + \$30.00 per acre

*A. Banka*  
Received By

Harrisonburg Planning Commission  
Harrisonburg City Council  
409 South Main Street  
Harrisonburg, VA 22802

Date: June 1, 2020

In connection with the rezoning request from M-1 to B-2 (Conditional) for the +/- 2.0-acres subject property described as 153 Charles Street, Tax Map Parcels 41-F-17 – 22 and 48 – 53, the following is proffered:

1. There will be no entrances or exits from the subject property onto Clinton Street.
2. At the time of redevelopment, or when any new use occupies the property, a six-ft opaque fence will be constructed and maintained by the property owner, along the Clinton Street side of the property. The fence will be placed at least 10-ft from the Clinton Street property line and will connect to the existing structure situated entirely on tax map parcels 41-F-17 & 18. If the structure on tax map parcels 41-F-17 & 18 is ever removed, the fence must be extended to the western property line of the subject property with at least a 10-ft setback from the property line. (Reference "Exhibit A", attached with this rezoning letter.)
3. Seven (7) large deciduous trees will be planted and maintained by the property owner, along the Clinton Street side of the 6-ft, opaque fence. One tree will be planted every forty (40) linear feet of frontage.

At the time of planting, trees shall meet the following:

- a. Deciduous tree, large: A tree that loses its foliage at the end of the growing season, which at maturity exceeds four (4) inches in caliper. When planted, these trees shall be at least two (2) inches in caliper and be a minimum of ten (10) feet in height. Multi-stem trees shall also be a minimum of ten (10) feet in height.
4. There will be no advertising signs, freestanding or wall, placed within 150-ft of the property line with Clinton Street. (Reference "Exhibit A", attached with this rezoning letter.)
5. At the time of redevelopment, or when any new use occupies the property, the subject property will be limited to two vehicular openings (entrances) along the Charles Street frontage. The vehicular openings shall meet the following:
  - a. Be separated by 150-ft or more.
  - b. Be 30-ft wide for two-way (entrance/exit) vehicular traffic or 14-ft for one-way vehicular traffic.
  - c. Be delineated with material or structures, such as a permanent post and chain or other permanent fencing, along the remainder of the Charles Street frontage as approved by the Department of Public Works. The material or structures will be

installed maintained by the property owner. (If and when curb and gutter is installed along Charles Street and serves to delineate the vehicular opening, the property owner will not be required to maintain the aforementioned materials or structures along the Charles Street frontage.)

---

Property Owner

---

Date

---

Property Owner

---

Date



TO WHOM IT MAY CONCERN

As the proposed owner of the premises being purchased, I am dedicated to developing parties for events such as:

Weddings, Baby showers, Family reunions, Baptisms, Birthdays, Quinceaneras, etc. in a family-oriented environment.

The land around the building will be used mainly for parking.

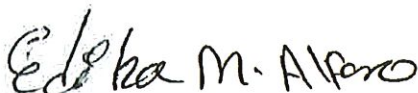
The total area of the parcels adds up to nearly two acres. The main building has a square Footage of about 8680Sf.

See the attached assessment pages and a site map describing the area and the location of it.

The approval of this zoning request will help me serve the community providing a space where they can come to celebrate life in a safe environment.

Thanks in advance for your comprehension and contribution to this cause.

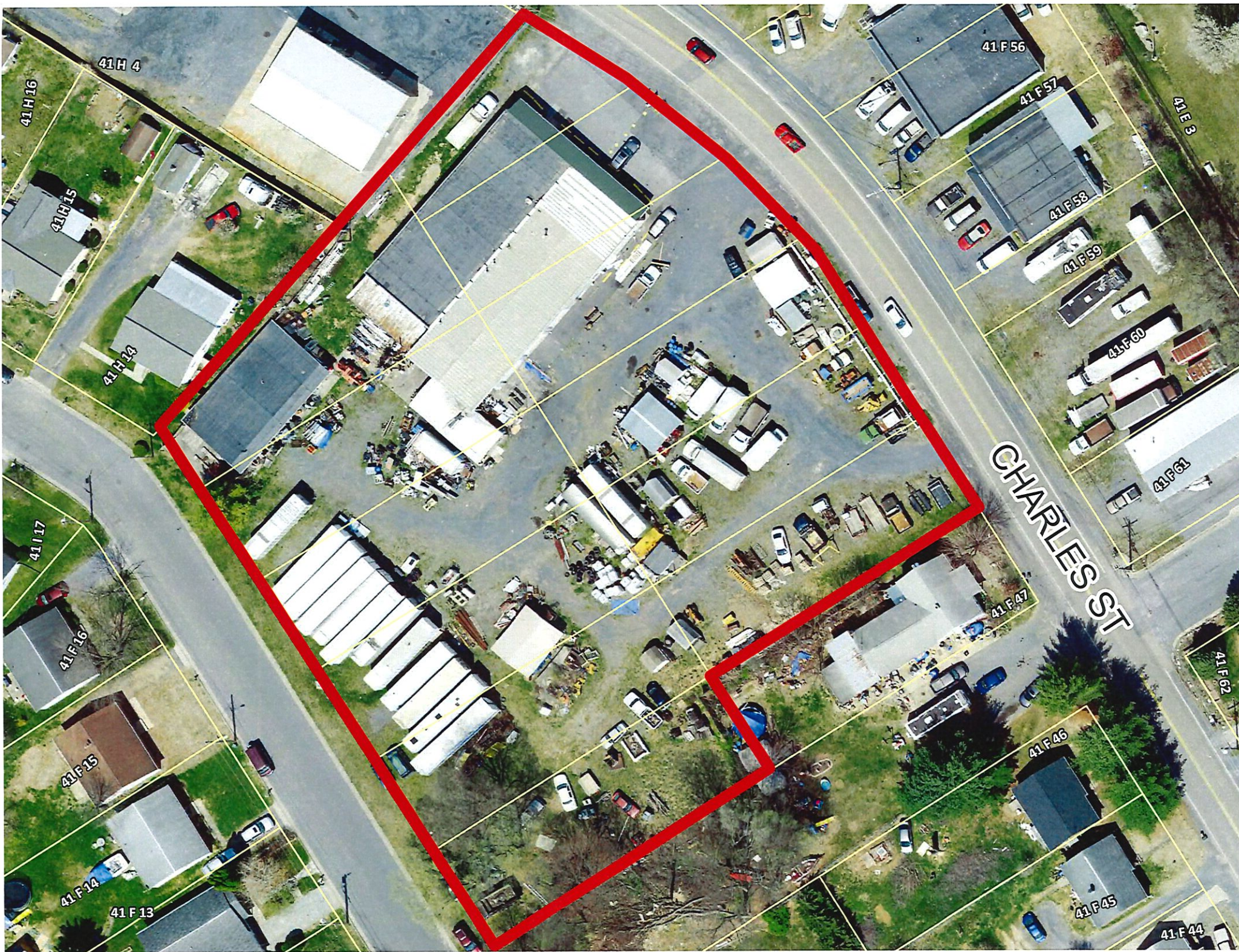
Sincerely yours,

A handwritten signature in black ink, reading "Edilza M. Alfaro". The signature is written in a cursive, flowing style.

Edilza M. Alfaro Diaz

540 560 5545









City of Harrisonburg, VA  
Department of Public Works

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.

<b>Contact Information</b>			
Consultant Name:	Carlos Madrid (Realtor)		
Telephone:	carlosm@heritagerealestateco.com		
E-mail:			
Owner Name:	Edilza M. Alfaro Diaz		
Telephone:	540-560-5545		
E-mail:	edilza1015@hotmail.com		
<b>Project Information</b>			
Project Name:	Edilza's Party Zone		
Project Address:	153 Charles Street		
TM #:	041 F 17,18,19,20,21,22 041 F 48,49,50,51,52,53		
Existing Land Use(s):	Antique Furniture Store		
Proposed Land Use(s): (if applicable)	Event Planning, with Event Space		
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)	The owner is dedicated to develop parties for events such as: weddings, birthdays, baby showers, family reunions, baptisms in a family oriented environment. The land around the building will be used for parking mainly. The total area of the parcels is nearly 2 acres. There is an 8680 square foot building - see attached diagram for proposed use of the building.		
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>			
AM Peak Hour Trips:	0		
PM Peak Hour Trips:	48		

(reserved for City staff)

TIA required? Yes \_\_\_\_\_ No X

Comments:

Trip generation for event space was calculated based on information provided by applicant, as no relevant ITE trip generation code is available. See attached comment sheet for detailed information provided by applicant and trip generation calculation.

Accepted by: Johel gum Folds Date: 3/27/20

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	1000 sq. ft. GFA	1.2	2	3
2	Proposed #2	Event Space	N/A	N/A	N/A	0	50
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					2	53
8	Existing #1	Furniture Store	890	1000 sq. ft. GFA	8.7	2	5
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					2	5
15	Final Total (Total New – Total Existing)					0	48

#### 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

## Staff Comments: Trip Generation Calculation

Information provided by applicant regarding events:

- The flow of people on a given event can go from 20 to 150 people.
- The time frame of events is from 3 pm start, up to 11 pm when close.
- The traffic really starts 1 to 2 hours after the start time in a 2 to 3 hour flow.
- Most events will be held on Friday or Saturday, with occasional events on Thursday or Sunday.

Staff considerations:

- Using the time frame and flow information provided, many trips to the event will occur in the PM peak (4-6 PM). Given the long duration of the events, the information provided about arrivals appears reasonable.
- As some events will be held on weekdays, it is appropriate to calculate the PM peak trip generation, although most weekdays will not have this trip generation.
- With this rezoning, staff evaluated the potential highest traffic generating land uses that may be likely to occur at this site in the future, and don't see the need for any uses to be proffered due to traffic concerns.

Maximum event trip generation calculation:

- A scenario where 150 people arrive over a 2-hour period during the PM peak hour.
- Staff are using 1.5 people per vehicle, as that is around the national average vehicle occupancy.
- $150 \text{ people} / 1.5 \text{ people per vehicle} = 100 \text{ vehicle trips}$
- $100 \text{ vehicle trips} / 2 \text{ hours} = 50 \text{ vehicle trips/hour}$



## Building Use & Description



Hand-drawn floor plan of a building with dimensions and area calculations. The plan is divided into several sections:

- Covered Porch (600 sf)** at the top left.
- Storage** area at the top right, with a width of 40 and a length of 15.
- Storage Space** on the left side, with a width of 15 and a length of 101.
- 1 Sty (8,680 sf)** in the center.
- Events Space 3540 sf.** on the right side, with a width of 116 and a length of 3540 sf.
- Office & show room 1200 sf.** at the bottom left, with a width of 80 and a length of 15.
- Covered Porch (400 sf)** at the bottom.

Dimensions and calculations are noted throughout the plan:

- Top width: 15 + 40 = 55
- Left width: 15
- Right width: 116
- Bottom width: 80 + 80 = 160
- Bottom right corner: 5
- Right side length: 3540 sf

### Building Sub-Areas (sq f