



# City of Harrisonburg, Virginia

## Planning Commission Meeting

October 10, 2012

7:00 p.m.

Regular Meeting  
409 South Main Street

- 1) **Call to order, roll call, determination of quorum, and review/approval of minutes from the September 12, 2012 regular meeting.**
- 2) **New Business**

*Public Utility Application – Aspen Heights and Stone Spring Courtyard (Rockingham County)*

Consider a request from Rockingham County for the City to provide sewer service per Section 7-2-4 of the City Code to two residential developments known as Aspen Heights and Stone Spring Courtyard. Aspen Heights would be located along Port Republic Road and Stone Spring Courtyard would be located at the intersection of Port Republic Road and the Stone Spring Road.

*Special Use Permit – 130 University Boulevard (Shentel)*

Public hearing to consider a request from Easy Radio Inc. with representative Paul Whitley of Network Building & Consulting, LLC for a special use permit per Section 10-3-91 (4) to allow communications tower of no more than 125 feet in height. The request is an amendment to an existing special use permit for telecommunications equipment associated with Shenandoah Telecommunications Company (Shentel). The property is located at 130 University Boulevard and can be found on tax map 78-C-1.

*Special Use Permit – 2060 Pro Pointe Lane (Medical Transport, LLC)*

Public hearing to consider a request from Daniel A. Newberry with representative Treacy A. Landes of Medical Transport, LLC for a special use permit per Section 10-3-91 (11) to allow transportation service facilities within the B-2, General Business District. The 1.67 +/- acre parcel is located off of Lucy Drive. The subject property is addressed at 2060 Pro Point Lane and can be found on tax map parcel 77-K-5 & 10.

*Rezoning – Campus View Apartments R-3 to R-5C*

Public hearing to consider a request from Davis Mills LLC with representative Guy Blundon to rezone one parcel totaling 7.03 +/- acres from R-3, Multiple Dwelling Residential District to R-5C, High Density Residential District Conditional. The property is located along Chestnut Ridge Drive and can be found on tax map 81-E-7.

*Special Use Permit – Campus View Apartments 10-3-55.4 (1) More Than 12 Units Per Building*

Public hearing to consider a request from Davis Mills LLC with representative Guy Blundon for a special use permit per Section 10-3-55.4 (1) to allow more than 12 units per building within the R-5, High Density Residential District. The property is currently zoned R-3, Multiple Dwelling Residential District but is proposed to be rezoned to R-5C, High Density Residential District Conditional. The 7.03 +/- acre parcel is located along Chestnut Ridge Drive and can be found on tax Map 81-E-7.

Staff will be available Monday November 12, 2012 at 4:30 p.m. for those interested in going on a field trip to view the sites for the November 14, 2012 agenda.

*Zoning Ordinance Amendment – Section 10-3-24 and 10-3-114 Portable Restroom Facilities Standard Guidelines*

Public hearing to consider a request to amend the Zoning Ordinance Sections 10-3-24 and 10-3-114. Section 10-3-24 would be amended by adding a definition for “portable restroom facilities.” Amendments would also be made to Section 10-3-114’s existing subsections (a) and (b), which would specify that portable restroom facilities are further restricted within residential and business districts and the MX-U district as specified within the Accessory Buildings Section (10-3-114). An amendment would also be made to subsection (c), which currently requires that no accessory building shall be constructed on property without a principal building; an amendment to this subsection would further specify that no accessory building shall be constructed on property that does not have a principal use and that no accessory buildings shall be used unless the principal use is active. Additional amendments would be made to Section 10-3-114 by adding subsections (g), (h), and (i), which would specify the standard guidelines for where portable restroom facilities can be used, where they can be located on site, and that portable restroom facilities are exempt from all regulations when used for active construction sites, emergencies, or temporary events or festivals.

- 3) Unfinished Business**
- 4) Public Input**
- 5) Report of secretary and committees**  
*Proactive Zoning*
- 6) Other Matters**
- 7) Adjournment**

## MINUTES OF HARRISONBURG PLANNING COMMISSION

September 12, 2012

The Harrisonburg Planning Commission held its regular meeting on Wednesday, September 12, 2012, at 7:00 p.m. in the City Council Chambers, 409 South Main Street.

Members present: Charles Chenault, Judith Dilts, MuAwia Da'Mes, Deb Fitzgerald, Henry Way, and Bill Jones.

Members absent: Alan Finks.

Also present: Stacy Turner, Director of Planning and Community Development; Adam Fletcher, City Planner; and Alison Banks, Senior Planner and Secretary.

Chairman Jones called the meeting to order and determined there was a quorum with six of seven members in attendance. He then asked if there were any corrections, comments or a motion regarding the minutes from the July 11, 2012 and August 8, 2012 regular Planning Commission meetings.

Mr. Da'Mes moved to approve both sets of minutes as presented.

Mrs. Fitzgerald seconded the motion.

All voted in favor of approving the minutes (6-0).

### New Business

***Rezoning – HRHA East Gay Street Project R-2 to R-3C; Special Use Permit – HRHA East Gay Street Project (Multi-Family); Zoning Ordinance Amendment – 10-3-48.4(3) Reducing Required Parking; Special Use Permit – HRHA East Gay Street Project (Reducing Required Parking)***

Chairman Jones read the requests and stated that all four items are related; therefore, we will hear one combined staff report and public input. After that each request will be acted upon separately. He then asked staff to review.

At this time, 7:02 p.m., Mr. Chenault recused himself from the meeting and left the room.

Mr. Fletcher said the Comprehensive Plan designates this area as Neighborhood Residential. This designation states that this type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the existing character of the neighborhood. These are older neighborhoods, which can be characterized by large housing units on small lots.

The following land uses are located on and adjacent to the property:

- Site: Twelve non-conforming multi-family residential units within three buildings, zoned R-2
- North: Multiple duplex units fronting Hill Street, Lincoln Circle, and Kelley Street, zoned R-2
- East: Detached single family homes and duplex units fronting Summit Street, zoned R-2
- South: Detached single family homes fronting East Rock Street, zoned R-2
- West: Across Hill Street, detached single family homes fronting Hill Street and East Gay Street, zoned R-2

The applicant is hoping to gain permission to build 29, one-bedroom multi-family units on 2.95 +/- acres of property with frontage along the northern and southern sides of East Gay Street and the eastern side of Hill Street. The subject property is currently zoned R-2, Residential District and is improved with three, non-conforming four-unit multi-family buildings for a total of 12 units.

The R-2 district does not permit multi-family units; therefore, the property owner is requesting to rezone the property from R-2, Residential District to R-3C, Medium Density Residential District Conditional. As most are aware, the R-3, Medium Density Residential District does not permit multi-family development by-right, but rather by special use permit (SUP) per Section 10-3-48.4 (6). Simultaneously with the rezoning application, the applicant is requesting the SUP to allow multi-family development within the R-3 district. Although there are other zoning districts that permit multi-family development by-right, staff suggested the applicant pursue the R-3 rezoning and SUP approach believing that if the City desired to allow more multi-family in this area of the City, such zoning would be a better fit for this neighborhood than an R-4 or R-5 zoning classification.

As part of the rezoning, the applicant has proffered the following:

1. The number of occupants in the new units shall be limited to one person per unit or two persons per unit if the occupants are married.
2. The number of units is limited to 10 units on the north side of Gay Street and 31 units on the south side of Gay Street. All new units will be one bedroom units.

If the above described applications are approved, the property owner can build the planned 29 multi-family units, but it does not give them the ability to construct the exact layout they desire. The applicant would like to provide less parking than is required by the Zoning Ordinance, but because such a provision does not exist for this type of use in the R-3 district, the applicant is requesting to amend the Zoning Ordinance Section 10-3-48.4 (3), which currently allows reduced parking areas only for professional offices by SUP. The applicant is simply proposing to amend this section to permit all uses in the R-3, Medium Density Residential District the ability to apply for reduced parking areas. Concurrently with the Zoning Ordinance amendment, the applicant is requesting the SUP per Section 10-3-48.4 (3) (as proposed for modification) to permit fewer than the required number of parking spaces. An existing stipulation of this SUP, which will remain in place if the amendment is approved, requires that an amount of open space equal to the amount of space that would have been used for parking be left available in the event that City Council determines more parking is needed in the future.

Before describing the details of the planned development, it is prudent to understand the history of the existing development and to be aware of how previous requests to build more multi-family on this property have been handled.

The subject property has been zoned R-2 since at least 1963 at which time property owners could build single family dwellings or two, three, or four family dwellings. In other words, properties could contain detached single family homes, duplexes, or three or four-unit multi-family (apartment) buildings. Seven thousand square feet of lot area was needed for single family dwellings and 4,000 square feet of lot area per unit for each duplex unit or multi-family unit was required. These regulations remained in place until 1987 when the City amended the Zoning Ordinance limiting R-2 development to detached single family homes with at least 7,000 square feet of lot area and duplexes with at least 11,000 square feet of lot area. The City provided a two-year

window of opportunity to build under the previous regulations by allowing property owners to obtain building permits until 1989.

It was during this transition period that the previous owners (the Forkovitches) obtained the building permits and built the existing three, four-unit, three-bedroom multi-family buildings. Essentially, as soon as the units were finished in 1989, they were non-conforming. Although the Forkovitches' comprehensive site plan demonstrated they were planning to construct five more four-unit buildings (eight buildings in total comprising of 32 units) they did not obtain the building permits in time. In 1991, the Forkovitches applied to the Board of Zoning Appeals (BZA) for a variance to the expiration of time to allow four-unit dwellings as was permitted prior to the 1987 Zoning Ordinance amendment. The BZA denied the request.

In 2001, the Forkovitches requested to rezone the property from R-2 to R-3C. In short, they proffered to develop what they had originally planned to build: five more four-unit apartment buildings. They also proffered to only allow a family or up to three individuals per unit. Staff recommended denial of the rezoning stating the proposed use was incompatible with the majority of the neighborhood and that it was not conforming to the Comprehensive Plan. Planning Commission unanimously recommended denial. The request was never heard by City Council as the applicants eventually withdrew the request.

Then, in 2004, the same property owners tried to rezone the property again from R-2 to R-3C. For this request they proffered in addition to the existing multi-family buildings to construct not more than 16 duplex units (eight buildings) and to limit occupancy to not more than a family or two individuals. Staff again recommended denial of the request because it was not conforming to the Comprehensive Plan, because of the zoning of the surrounding neighborhood, and because the rezoning would have made the existing units conforming to the Zoning Ordinance. Planning Commission recommended denial with a 4-3 vote. Once again the request was not heard at City Council because the applicants ultimately withdrew the request. (Note: The unit density in each of the earlier rezoning requests was less than the applicant's current proposal.)

The current requests are from Franklin Heights, LLC (an entity owned by Harrisonburg Redevelopment and Housing Authority (HRHA)), which has owned the subject property since December 2010. As mentioned earlier, they are requesting four separate applications. The first two applications include rezoning six parcels, totaling 2.95 +/- acres from R-2 to R-3C (see proffers above) while simultaneously applying for a SUP per Section 10-3-48.4 (6) to allow for the construction of 29, one-bedroom multi-family units and to bring the existing 12 multi-family units into conformance with the Zoning Ordinance. If these two requests are approved, the applicant must vacate all internal lot lines on both sides of the street to achieve their desired density. To view the layout of this plan of development see Sheet Number C2-02 of their submitted plans.

The parcel on the northern side of East Gay Street would have 10 units—four existing three-bedroom units and six new one-bedroom units. Under the R-3 lot area requirements, this would be one unit less than the permitted maximum density. The parcel on the southern side of East Gay Street would have 31 units—eight existing three-bedroom units and 23 new one-bedroom units—maximizing this parcel's density under the R-3 requirements. The development would also incorporate a 1,000 square foot community center building including space for group meetings, activity space, and an office area for individuals providing support services to those that live in the development. The planned development of 29 new units and the community center building will be one story and, as described by the applicants, is intended as "permanent supportive housing" and is

designed to address the needs of “medical vulnerable persons with disabilities encountering housing instability.” For further information and details regarding this type of housing, carefully read the applicant’s submitted narrative and additional attachments.

In sum, 78 parking spaces are required for the existing and planned units and the layout as shown on Sheet Number C2-02 demonstrates that all parking spaces can be provided. Sidewalk will be constructed along all street frontages and alongside the units and parking areas. A public transit bus stop location is already established along the subject property on the northern side of East Gay Street. As part of the proposed development, a bus shelter will be built for the transit stop. As shown on the submitted plans, in several locations the sidewalk along the street frontage is partially on public street right-of-way (ROW) and partially on the subject property. In addition, the sidewalk specifically shown on the northern side of East Gay Street reveals utility poles are currently in the direct path of the planned sidewalk. So long as the property owner dedicates public easements for the placement and use of the sidewalk, City staff is comfortable with the sidewalk being partially on private property and is also comfortable with the sidewalk along the northern side of East Gay Street either meandering around the utility poles or being constructed further from the public street. A note on the plan of development states their intent to provide the necessary easements.

As of September 1<sup>st</sup>, the City’s new parking lot landscaping regulations have been in effect. The applicants have been aware of these new provisions and it appears they could accommodate those new regulations. Beyond the required parking lot landscaping regulations, the applicants have also provided detail of additional landscaping planned for the development (see Sheet Number C6-01). Staff appreciates the applicant’s intent to provide additional landscaping and believes their landscaping would be aesthetically pleasing for the neighborhood and lessen the overall visual impact of such a development.

Sheet Number C4-01 demonstrates the preliminary layout for water and sewer infrastructure. If the plan of development is approved, the site must meet the requirements of the Design and Construction Standards Manual. Upon a citizen request, included within the packet of information are two letters written to this nearby citizen, upon their request, who had concerns regarding sanitary sewer infrastructure within this neighborhood. The first letter was provided in 2004 and the second letter was recently provided in August 2012.

As noted above, if the applicant is successful in rezoning the property and receiving approval of the SUP to build 29 multi-family units, given that the individuals who would occupy these units would rely on public transportation or may not own a vehicle, the property owner would like to provide less parking than is required by the Zoning Ordinance. To do this, the applicant is proposing to amend the R-3, Medium Density Residential District’s list of special uses Section 10-3-48.4 (3) as shown below:

- (3) Reducing required parking areas to permit fewer than the required number of parking spaces for any use, ~~professional offices permitted in residential districts~~, provided that an amount of open space equal to the amount of space that would have been used for the required number of parking spaces is left available for parking in the event that, at the discretion of the city council, it is needed at some time in the future. Open space used for this purpose shall be so noted in the deed and shall not be used to meet any conflicting requirements of the zoning ordinance.

Concurrently with the Zoning Ordinance amendment, the property owner is requesting the SUP to permit fewer than the required number of parking spaces. As shown in the existing ordinance

language, the amount of space that would have been used for parking shall remain as open space and this space shall not be used to meet any conflicting requirements of the Zoning Ordinance. If approved, rather than supplying 78 parking spaces, they would provide 49 parking spaces. This would be a 37 percent reduction in what is required for the development as a whole.

If this SUP is approved, the development would basically meet the required parking for the existing three-bedroom units, which is 30 spaces (2.5 spaces per unit), and then provide four spaces for the community center building, which also meets the required minimum. The reduction would be applied by providing one space for every two units of their new, one-bedroom units, which is 15 parking spaces rather than providing the required 44 spaces (1.5 spaces per unit). If they are permitted to reduce their parking areas, the design of the site would not change, except for the fact that more open space and landscaping would be provided.

If approved, and regardless of the design that is built, the applicant should be aware of a couple of things. First, when they are ready to submit their subdivision request to vacate the internal lot lines, per the combination of requirements within Sections 10-2-41, 45, 66, and 67 of the Subdivision Ordinance, this subdivision would trigger requirements to dedicate public street ROW and to build required street improvements, if necessary. The standard 50-foot of street ROW width is already in place for East Gay Street. Hill Street, however, is only 40-feet in ROW width meaning ROW and street improvements would be required for this street. Nonetheless, City staff has already evaluated this situation and has determined that additional street ROW would not be necessary nor would additional street improvements be necessary, other than sidewalk construction. At this time, City staff believes Hill Street would not warrant significant street improvements given its current and foreseeable use. Because of this situation, the property owners will be required to submit a preliminary plat and, to build their plan as shown; they must request variances to the above described Subdivision Ordinance sections. City staff would be prepared to support such requests noting (per Section 10-2-41 (a) (1)) that the proposed alternative for the function of the street would better balance the needs of pedestrians and vehicles and better achieve the goals of the Comprehensive Plan.

Secondly, from an engineering site design point of view, the proposed project is very similar to the original Forkovitch East Subdivision project from 1989. Those plans and calculations implied compliance with the Virginia Erosion and Sediment Control Program Minimum Standard (MS-19), which addresses management of stormwater runoff increases caused by development. Engineering staff visited the site and reviewed these calculations and concluded the previous calculations were improperly formulated, and the proposed detention facility from the previous plans was never properly constructed. As a result, the City is not able to accept that the existing site conditions have adequately addressed stormwater runoff from the previous construction. Therefore, for the purpose of showing compliance with MS-19, the City will require the new plans and calculations to consider the pre-developed condition—the site conditions prior to any development (pre-1989)—and the post-development condition being the combination of the previous and currently proposed improvements. These considerations would be for meeting the water quantity provisions. Compliance with water quality requirements can be evaluated based on pre-developed conditions being what exists at the site today.

As part of the review as to whether the SUP for multi-family development should be approved in the R-3 district, the Zoning Ordinance outlines several conditions within Section 10-3-48.6 (e) to utilize as measures of evaluation for such development proposals. As noted by the applicant's

submitted narrative, they are contending these conditions have been met. Although arguments can be made the development could meet some of the conditions, staff does not entirely agree.

While the subject property has 12 existing multi-family units and multi-family units exist around and off of the cul-de-sac of East Gay Street, which is over a block away from the subject property, all of these units are non-conforming. Plus, there is no property planned for multi-family development, or townhouse development, within a quarter-mile of the subject site. In addition, although the units would be one-story, the scale of the buildings and the density of the development is not compatible with the surrounding single family home and duplex neighborhood.

Staff appreciates the applicant's and the applicant's engineer's openness, and their willingness to accommodate as many of staff's suggestions as possible. If approved, staff believes the units could be attractive and well built, but we believe the design and feel of the development is more of an institutional-draw than it is a design consistent with single family and duplex neighborhoods. The subject property, and most of the surrounding neighborhood has been designated Neighborhood Residential since at least 1991. This Comprehensive Plan land use designation is most closely associated with R-1 and R-2 type development. From a development perspective, the existing neighborhood has maintained the vision called for by the Comprehensive Plan.

It should be known the Comprehensive Plan also specifies the importance of providing affordable housing and to partner with HRHA in their endeavor to address these needs. Specifically, Goal 4 of the Plan states: To meet the current and future needs of residents for affordable housing. Related objectives of the Plan to achieve this goal state: To partner with HRHA to address community housing needs throughout the region (serving the elderly, disabled, homeless, low/moderate income families, etc.), and to support the development and adoption of a Ten Year Plan to end chronic homelessness in the City of Harrisonburg, as part of the goal to end chronic homelessness and help to move families and individuals into permanent housing (Objectives 4.2 and 4.5, respectively). However, staff does not believe this goal and these objectives outweigh the many other goals and objectives of the Comprehensive Plan to warrant rezoning this property and approving a SUP to make way for this development at this location.

Given the history of how the Zoning Ordinance was amended to prevent multi-family development within the R-2 district, how the subject property was developed, the actions and opinions of staff and Planning Commission on past proposals, and the long-term plan for this neighborhood to remain a single family and duplex neighborhood, staff recommends denial of the rezoning from R-2 to R-3C and denial of the SUP for multi-family development. If it is desired to approve the rezoning and the SUP, staff recommends the following conditions be attached to the SUP:

1. The site shall be developed in substantial conformance to the submitted plan per this application, except as changes would allow if subsequent special use permits are approved.
2. The landscaping plan shall be implemented as shown, except where conflicts arise between the design that accommodates all of the required parking areas and the design that allows for reduced parking areas.

Although staff is not recommending in favor of the rezoning or the SUP for the multi-family development, staff is recommending approval of the ordinance amendment to allow all uses within the R-3, Medium Density Residential District the ability to request reduced parking areas. Staff is also recommending approval of the corresponding SUP to allow fewer than the required number of parking spaces. Staff believes offering a SUP option for such situations is good zoning practice and

this is just one example of when there could be factors such as the intended occupancy of the units that would justify a reduction in parking requirements. Plus, in this particular situation, about 10 percent more open space would be provided, which is on top of the 56 percent they would already be providing. Having so much open space is more aesthetically pleasing for a single family and duplex neighborhood and reducing the parking areas helps in not overwhelming the neighborhood with so much pavement.

Chairman Jones asked if there were any questions for staff. Hearing none, he opened the public hearing and asked if the applicant or applicant's representative would like to speak.

Mr. Michael Wong said he is the Executive Director of the Harrisonburg Redevelopment and Housing Authority (HRHA) and would like to first show a video to the Planning Commission. After watching a three minute video on homelessness, Mr. Wong continued, 100,000 Homes is a national initiative to end homelessness. It utilizes permanent support housing as one of its methods to end homelessness. It has been proven to address and end homelessness for chronically homeless individuals. What makes this different in regard to other types of housing; it makes certain you provide supportive services, such as case management services, peer support, and access to many ancillary services that may be needed to help them maintain independence and self sufficiency. The HRHA currently has memorandums of understanding with the Harrisonburg-Rockingham Community Service Board, the Valley Association for Independent Living, and we are currently working on one with the Harrisonburg-Rockingham Community Health Center. This helps us to provide supportive services to these individuals if this proposed project is approved.

In addition to this being a national initiative, it is also a statewide initiative. Governor McDonnell, in his housing plan included the goal of adding permanent support housing. The permanent support housing initiative is also reflected in the ten year plan to end homelessness and within the Comprehensive Plan. Our hope is to meet the objectives of both with this project.

We have a team here tonight and they will go through some of the specifics in regard to the project and I will have them answer those questions you may have. First, though, I wanted to make sure you understood what the housing is about and make you aware why we feel that this is something different and unique. I would be happy to answer any questions that you may have in regard to why we have chosen this site. We did look at different properties across the City to develop this type of program and we selected this one because of location, accessibility to services, and proximity to downtown. The site does adjoin HRHA property to the north and although it is zoned as R-2, it is truly to some degree multifamily. As well, HRHA owns the property to the east of this proposed project. I bring this up to emphasize that we feel this property is somewhat of a "gateway" into the northeast community and we have been very successful in developing and enhancing our projects to make them nice entrances into the community. With the proposed development, I believe we can make a very attractive project at this site. Through our work with the Franklin Heights Development we were able to receive the Governor's Housing Best Affordable Project Award in 2010. Our design team is also a recipient of that award, multiple times. We are committed to design excellence, and I believe the history of our work shows that. We care about the neighborhood and want to make the neighborhood nice.

We did go through a market study for this project, and we did look at other properties. What we found was another reason why this property was attractive; it is the efficiency that it provides us with regard to property management and the ability of this property to synchronize with our other work. To make these permanent support houses work they need to be cost effective with the

emphasis on the services. To be able to provide those levels of services you have to reduce the costs of the project as much as possible and free up the operating income.

HRHA has been asked about the proposed tenants for this project and we have, through our point-in-time process, identified over 88 homeless individuals, consistently, in the last several years. Out of those we have identified 55 with multiple disabilities and health conditions. We know that providing this type of housing would stabilize these individuals. Our focus will be on people with disabilities or medical conditions and they would be able to stay within this housing for as long as necessary, hopefully until they stabilize those conditions.

Mr. Wong asked Planning Commission if they had any questions for him.

Mr. Way asked how would you respond to the general idea that there is enough of this type of multifamily housing in this area already.

Mr. Wong said we did do an analysis of multifamily housing within different sections of our area. There are a few more of this type unit in the northeast community; a majority of those are from a private subsidized housing project, the 200 units of Harris Gardens. HRHA historically only had 68 units in the northeast community until 2010 when we acquired the Forkovitch properties, in an effort to renovate and try to improve the neighborhood. I would say that this is the first new construction that HRHA has done since the 1980s when it did the Lineweaver Annex; everything else has been renovation work.

Mr. Way said we have also received crime figures for the area, how do you respond to the question of crime.

Mr. Wong said I think our properties are as safe as any of the properties in the area. We had consultants who conducted a study of crime prevention through design review and through that we did an emphasis with regard to security cameras, lighting, front porches, all of which we feel has made a significant improvement into the neighborhood. I know that our crime figures are much lower than it is for the student housing areas along Port Republic Road.

With no further questions, Mr. John Neel of Gay and Neel, Inc., engineer for the proposed project, introduced himself and said he has had a great relationship working with staff on this project. I would like to go over just a few items from the design team and give you our perspective on things. One of the things I would like to point out, and I think it is important to note, is that HRHA owns a significant amount of property in this area. The HRHA office is a resident of the neighborhood as well; therefore they have a presence in the community.

Mr. Neel discussed the housing "make-up" and characteristics of the neighborhood. There are existing multifamily housing units currently on the site which would be incorporated into the project. There is a transit bus stop right along East Gay Street at this location, which is a vital part of a project like this and the community we are trying to serve. The site is 2.95 acres and the density in the R-3 zoning is one unit for every 3,000 square feet of lot area. The number of units we are proposing is 29; this does not include the existing units.

Two of the items that you will be voting on tonight, and I believe staff recommended in favor of this, are the parking issues. During the neighborhood meeting we had for this project it was brought up that a concern was stormwater management for the parking area. One of the reasons we feel we can support 29 units and the parking is that we are proposing language to reduce the required parking. This would make for a tremendous reduction in the potential impervious area and

ultimately stormwater management. The community that this project would serve has been shown to not have vehicles, they either have someone driving them or they utilize the public transit system.

Another item that we looked at for this project is density. The Zoning Ordinance and staff talk about density as the number of units that can be constructed. When I think about density for a project like this, I look at the number of bedrooms. So one unit could have just one bedroom, or one unit could have three bedrooms. Bedrooms could have one or two persons in each; therefore with a three bedroom unit you could have as many as six persons. Thus with density, I am thinking about bedroom numbers. With the existing conditions we have 2.95 acres and 12 existing dwelling units, three bedrooms in each for a total of 36 bedrooms. With the current zoning you could have an additional 11 dwelling units, with three bedrooms in each for an additional 33 bedrooms; that is a total of 69 bedrooms for the current zoning. If we rezone to R-3 and designed to the maximum standard, we would end up with 174 bedrooms. We are not asking for this. What we want to do on the site is keep the existing 12 units, with 36 bedrooms, and add only 29 more bedrooms. We are only talking about a total of 65 bedrooms for the site. As you can see with the current zoning, you can do more bedrooms than what is proposed.

Mr. Neel said we are very pleased with the landscaping and are willing to make that a condition if you feel it is needed. We are providing a landscaping buffer along the single family home area. As staff mentioned we are proposing sidewalks throughout the project, this is going to be a walking development. We feel the architecture of this project fits in with the neighborhood, even though they are attached dwellings.

Within the City's Comprehensive Plan, Chapter 6, Goal 4 is set to meet the current and future needs of residents for affordable housing. It further describes the objective to support the development and adoption of a Ten Year Plan to end chronic homelessness in the City, as part of the goal to end chronic homelessness and help to move families and individuals into permanent housing; this is exactly what we are proposing with this project.

I want to thank you for your time and I would be happy to answer questions. I envision that some of the neighbors may have questions regarding stormwater and I would be happy to follow-up with answers after they speak.

Dr. Dilts asked if there were any type of open park space that would be available to the residents of the development.

Mr. Neel said we have grassed areas as you can see from the renderings; but, as far as a specific, dedicated park space, we do not have that planned.

Chairman Jones asked if there were any further questions. Hearing none, he asked if there was anyone wishing to speak in favor of the request.

Mr. John Stahl, 409 Summit Street, said he was the associate pastor of Immanuel Mennonite Church, he is retired now, and he moved into this neighborhood with the hope that he could see improvement in the community. I was very impressed when I saw the design of what is being proposed for this project. The buildings are attractive and energy efficient. I think the most significant thing is what you saw in the film clip that you were shown; my understanding is that in this type of program 80% of homeless people that enter the program are later able to assume responsibility for themselves and live independently. That to me is a very, very remarkable result. I have seen good results with a number of persons that are homeless, are in trouble with the law, alcoholism, mental illness, and I have seen them rehabilitated. I am aware that our churches

provide sleeping quarters for homeless individuals and that population is not going down; this project would make a very significant dent in the number of homeless people out on our streets. I feel the merits of what is being attempted here, warrant the changes that are being proposed. Now, I will say I do respect my neighbors who may feel opposed to the project because of concerns regarding density and water runoff. I think if we have people recovering hope, that creates a positive community and that is the kind of thing I will support. I have lived in this neighborhood since 1996 and I was opposed to the 2004 rezoning because I felt that it was taking the neighborhood to a lower level. What I am seeing now I feel would be a great advantage to our neighborhood and our City as a whole. That is why I am supporting this.

Chairman Jones asked if there was anyone else wishing to speak in favor of this project. Hearing none, he asked if there was anyone wishing to speak in opposition of the request.

Ms. Eliza Hoover, 335 Hill Street, said her property is located directly across from the property on Hill Street. All of us want to eliminate homelessness in our City; none of us are against that goal. As well, all of us want what is best for our neighborhood and in that way we are all one, we just do not agree on a way to get there. I support the goals of this project whole heartedly, but I cannot support the location of it. This is a very, challenged neighborhood and I chose this neighborhood to live in ten years ago because I know the richness of the racial and economic diversity of this area and what it could bring to our lives. At that time there were already 97 units of subsidized housing in the area and I am not opposed to neighborhoods with subsidized housing. I like this project, but I am reminded of a medical directive that all physicians are very aware of, "do no harm". I think this would be a very easy place to put this project, but easy is not always best.

If you rezone this property, these three buildings that are currently non-conforming would be allowed to be reconstructed if they are destroyed. These units are inappropriate in our neighborhood. The non-conforming units further behind this site are also inappropriate.

Increased density in our neighborhood simply would add to the challenges. One of the reasons this neighborhood is so challenged is that Mr. Wong has an absolutely impossible job. There are 97 units owned by the HRHA and as you can see almost all of it is in this neighborhood. The residents of these units are supposed to be moved out within five years; they are supposed to be moving towards self sufficiency. If the services we are talking about for this new project were available to the existing people, then perhaps Mr. Wong would have an easier job; but, I question whether or not these people are being educated and encouraged.

A friend gave me this sentence which I feel is quite special and appropriate, "healthy neighborhoods have a strong proportion of good neighbors to model positive community values to those who have not had the good fortune to live in a positive community". When I go out to pick-up trash, which I do most every day, it is a good discipline for me to remember that for many people survival is all they can do. They did not have the benefit of being raised with beauty and pride in their surroundings. When I walk by the porches of these people and I'm picking-up trash in front of their home and they wave, it touches me when the little four year old comes over and picks up the squished beer can and proudly places it in my trash bag. People need to be educated and encouraged in community pride.

I believe the northeast has a threshold, and I believe we are hovering at it now. To keep adding density and subsidized housing is to continue to burden a very, challenged neighborhood. I ask you not to place this project, which appears to be a very, valuable project, at this location. There are other neighborhoods which have the appropriate zoning.

At this time Ms. Hoover showed pictures of trash and items in the yards and along the streets of the subsidized housing area in the northeast. Many of you have heard me talk about the stormwater problems within the neighborhood. This is a photo of my front lawn after a storm. There is also the issue of public sewer backup into this area. Water rushes down Hill Street from both sides and into the alley next to my house. Ms. Hoover showed photos of the Habitat for Humanity homes that have been constructed in the neighborhood and noted this is what we need more of in this area. Do not let the northeast area down; please do not add more burden.

Mr. Da'Mes asked what would be the replacement opportunity for the existing multifamily dwellings on this site if they were removed after being rezoned to R-3C as requested.

Mr. Fletcher said if I understand your question correctly, if the existing multifamily units were removed they would essentially have to be rebuilt. The condition of the special use permit is what is submitted within this application. The application includes making the existing multifamily conforming to the zoning ordinance; therefore, if approved with the condition, you could only reconstruct what is there now. The unit density would have to be what is provided now, ten on the north parcel and 31 on the southern parcel.

Chairman Jones asked if there were further questions. Hearing none, he asked if there was anyone else wishing to speak in opposition.

Mr. Alan Gould, 410 Summit Street, said he and his wife have lived on Summit Street for over 30 years, right next door and across the street from some of the properties HRHA is responsible for. I find that the responsibility that HRHA has is more than enough, they do not need any further responsibility. I think it is a good idea to build housing for homeless; but, we do not need it in our neighborhood, because he cannot keep up with what he has currently in our neighborhood. I am speaking of Mr. Wong personally. Some of the things that have gone on in the neighborhood right around our house seems as if it is a continuous culture. We are trying to raise up the neighborhood and if he cannot keep up with the responsibility of what is there now, what does that say for building more. Where does that leave the neighborhood?

Ms. Karen Thomas, East Johnson Street, said she is president of the Northeast Neighborhood Association. I have spoken with Mr. Wong and he and I have agreed to disagree on this particular request. I feel that more subsidized housing in the northeast neighborhood would bring more problems than what we are experiencing right now. Since the Northeast Neighborhood Association was established six years ago, I believe we have made a difference. We have worked to make our neighborhood more attractive, safe, and healthy. I believe that a rezoning and more subsidized housing would put us in a downward spiral.

I believe that the people who are currently in the self sufficient housing should be given the chance and once they are self sufficient they should be moving on to buy homes. I believe there is an opportunity here to build homes for homeownership for these people. I believe that people are more proud of their own homes and take better care of them, than that of subsidized housing.

I would hope that this rezoning is not approved.

Mr. Way asked Ms. Thomas if she was speaking on behalf of the neighborhood association or for herself.

Ms. Thomas said of the people she has spoken to on the board, most feel the same way as she does, but I have not spoken with everyone.

Mr. Way said are you reflecting what the majority of the people would say within the neighborhood association.

Ms. Thomas said yes.

Mr. Al Landes, owner of 670 East Rock Street, said he agrees with the idea of this type of housing, it is a good thing. But what we are here for tonight is to decide if this is the best location for this housing and I do not believe it is. If the City had gone through the neighborhood and widened the streets to accommodate the amount of traffic that comes through it might be different. Cars are parked on both sides of the road, you have children playing and riding their bikes in the streets, it is a danger zone just to drive through there. Putting that many more units in and more persons travelling the roads is a big concern of mine.

Mr. Paul Somers, 622 East Wolfe Street, said he has somewhat fresh eyes to this whole situation. I have not been in the know of what is being proposed until just recently. Coming here tonight and listening to the presentations by staff and by Mr. Wong and his design group, I can see a strong will for them to do this type of housing. I can see how they have problem solved through their design and made less parking, have fewer bedrooms and such; however, I do not feel as if it is the right thing to do. I agree with Eliza Hoover and feel as if the HRHA motivation comes out of the simplicity of doing this project there. As a homeowner in the area, like many of the other neighbors, I have seen the situation of the streets, the housing units, and the neighborhood. I have put a tremendous amount of work into my house over the past year to make it more presentable to the neighborhood, it was a foreclosure. I have friends who have done the same thing in this neighborhood and the neighborhood is much better for this.

I grew up in subsidized housing so I feel a bit conflicted saying no to something of this nature, because I do have a lot of understanding for what it is like and the need for this housing. If you look at this as cycling people through housing, then the people that are in housing now need to be moving up, creating an open space for these new individuals; it is an upward motion. Just creating more housing to accommodate societal problems is not the solution.

Karen Munns, East Rock Street, said I do believe that the homelessness issue needs to be addressed in Harrisonburg; but, I do think there are other ways to address it rather than putting it all within the same neighborhood. I do want to make everyone aware that there is flooding every time it rains. We have been told many times by the City that it is Ms. Hoover's problem, it is not her problem, we all get flooded. There is a City drain that is actually on my property, right at the very back of my property. All of my driveway gravels go into that drain, along with Ms. Hoover's gravels, when it rains.

There was just a major sewer back-up consisting of five or six homes just in this one small area. I called the City and let them know I was having a problem. I also paid a plumber to come out, only to find out that it was not my problem, it was the City's problem. It took me three visits from the City before I finally got someone to admit that there was a problem with the City lines. Once the problem was found they had to replace the sewer pipe and put in a new, larger pipe. My concern, are we going to have this issue again if all these units are constructed. I believe this will cause a major issue.

I have owned my home for more than 20 years and I have seen a lot of improvements in this neighborhood. I worked very hard to raise a family here and to make improvements on my home and property. All the homeowners in the neighborhood are trying very hard to upgrade our

neighborhood; however, I believe that rezoning and putting in something like this really opens us up to fall backwards instead of move forward as a neighborhood. There are really good people living in this neighborhood, but unfortunately because there are also those that are almost given a free ride, so to speak, many properties are not taken care of. Often when you are given something for free, you tend not to take as good care of it as you would if you had to pay for it.

Lastly, I do feel the existing HRHA units are not being monitored correctly. If we bring on board more units that are similar to what is existing, who is going to monitor them. These are planned to be one bedroom units with one person or a married couple, who monitors this? Who is to say that only one person is living in that apartment? When I drive by the Lineweaver Apartments there are people hanging out on the street right in front of the building and I am concerned for my neighborhood that we are going to have the same type of situation if these units are approved.

Amanda Zale, 375 Hill Street, said I grew up in Harrisonburg and I remember riding the bus from Spotswood Elementary School through the northeast neighborhood to reach Waterman Elementary where my mother taught. I went to Harrisonburg High School and I did drive up Gay Street in order to avoid the stop lights along Market Street. I am also an alumni of James Madison University and have worked in downtown Harrisonburg for the last several years. Three years ago I was offered the opportunity to establish a new restaurant in downtown Harrisonburg and realized that I was committing to establishing my adult life here. I decided to purchase a house here and I love where I live, I love that my neighborhood grocery store is the Friendly City Neighborhood Food Co-op; I love that I can walk to Klines, the Farmers Market and the Library. I truly love that I live in a diverse, working class neighborhood.

My objection to the proposal is not a “not in my back yard” argument; quite frankly, the proposed rezoning is in my front yard. I am not opposed to subsidized housing and the already established housing units were not a deterrent to my home purchase, but I am opposed to the City dramatically redefining the structure of my neighborhood. Additional subsidized housing in the northeast, my neighborhood, my front yard would be an unhealthy saturation and overdevelopment of multifamily units in a neighborhood that has been designated as a residential community of single family and duplex homes. Therefore, I urge the Commission to oppose the rezoning. Thank you for your time and consideration and for listening to us as a neighborhood.

Jan Unruh, 556 East Rock Street, said he would like to thank Mr. Wong and the HRHA for their work here in Harrisonburg. I think the work you do is important work and I’m sure everyone here wants to support that and work together on projects, despite how we feel on this particular project. Thank you for the work on the Forkovitch properties, I believe they are a work in progress. I look forward to some of the improvements you have mentioned such as landscaping and sidewalks, whether this project goes forward or not.

I have some concerns about this project and I am admittedly somewhat on the fence, I am stepping up on the side of opposing it for now; but, I see a need to address the issue of homelessness in the City of Harrisonburg in a comprehensive manner. Unless I am mistaken, the ten year plan that HRHA is working on is under development and I am a little bothered that it is under development prior to the request for rezoning; this seems a bit backwards to me.

Chairman Jones interjected to say that the ten year plan reflects the City’s hopes to end homelessness.

Mr. Wong said it was approved by both the City and Rockingham County last year.

Mr. Unruh said thank you for that information. I am just southwest of the properties in question and my neighbors are single family homes for the most part. Many first time home buyers are putting equity into their homes, which is one of the reasons I like this neighborhood.

I do have an objection to spot zoning and I see this request as an example of that. I moved to the neighborhood with the understanding that the multifamily units were there as non-conforming and that more would not be put in. When the Comprehensive Plan was updated in 2004, I know there was a lot of discussion about our neighborhood and not increasing density; leaving it as a single family and duplex neighborhood. That is my main objection to this project is that I have a belief that this is what the neighborhood is going to be, not multifamily.

I do have some questions for Mr. Wong; I would like to hear of some of the other options that were looked at for this project. Has anyone looked into the Colonades Building for this project?

Chairman Jones interjected and asked Mr. Unruh to limit his question to what was on the agenda tonight.

Mr. Unruh said he was opposed to the rezoning request.

Chairman Jones asked if there was anyone else wishing to speak in opposition of this request. Hearing none, he closed the public hearing and asked for discussion.

Ms. Fitzgerald asked if there was some sense of what the changes that have been proposed here tonight would do to the kind of runoff pictures we saw earlier to the private property.

Mr. Fletcher said I cannot answer that question and I am not certain if the engineers have evaluated further than what is necessary for a rezoning. We could ask Mr. Neel if he would like to comment.

Mr. Neel said when we had a neighborhood meeting one of Ms. Hoover's specific concerns was the stormwater. At that time we were not aware and I do not believe that staff was aware that the original development by Mr. Forkovitch had some incorrect calculations and had been installed wrong. None of us knew that at the neighborhood meeting and therefore my comment to Ms. Hoover was I do not know if we can improve your situation, but I can guarantee you that today's requirements of water quality and water quantity will not make it any worse. Now that we have heard about the incorrect calculations we are going to be looking at the site as if it were undeveloped, including the existing buildings and parking. I can say without a doubt, Ms. Hoover will see an improvement. Now when I say an improvement it may not be an improvement that she recognizes from a specific storm event or anything like that, but it will improve. In addition to the stormwater quantity, we are also required to treat stormwater quality and an auxiliary benefit of stormwater quality is the storage of stormwater which reduces the rate of stormwater runoff, one of Ms. Hoover's biggest issues that she sees.

Chairman Jones asked if staff knows of any upgrades to the infrastructure downstream from this parcel.

Mr. Fletcher said no, he knows of no improvements.

Mr. Neel said he can actually address that. I spoke with Mr. Rublee, City Engineer, and I have actually walked downstream to the next cross street (Sterling Street). The stormwater path for all of this stormwater here crosses about mid-block, in front of Ms. Hoover's house, and then follows along the alley towards a stormwater inlet at the next cross street. Mr. Rublee has informed me that the facilities between Hill Street and the next cross street are all privately owned, so there are no

existing stormwater easements or anything that is public infrastructure. I think that is a reason there are no plans to do anything in this area.

If I may, I would like to go ahead and address the sanitary sewer, we have been working with Mr. Gray, from the Public Utilities Department. Their camera is currently down, but they are attempting to camera the entire sewer system downstream and evaluate that. We will then go out and shoot the manholes and the structures and prepare a model of the sanitary sewer. We talk to them about the existing conditions and if there were problems, then the City of Harrisonburg would fix the problems. If we specifically tip the scale for this, then it would be on our project to fix that.

Dr. Dilts asked if the existing units would be changed in any way and how many people can live in one of the units. Also, are those units compatible with the intent of the new units; the new units being for disabled and homeless and the existing units are for families?

Mr. Wong said the existing units are quadplexes and each unit within the quad is a three bedroom unit; therefore, it could be a maximum of six people living in each unit. We do not feel like it would be a conflict with the different residents. You want to integrate individuals into your community as much as possible. All the individuals that participate in the program have to meet the housing choice voucher standards; thus, there are restrictions as to criminal activity, sex offenders, and many other criteria. I would say that all those participants that go through our program, also go through multiple orientations and receive education with regard to being self sufficient. I understand that some people would say that it is not reflected, but, we are all dealing with a challenging population group. We do work with the individuals and try to emphasize responsibility for the individuals. They are required to work or do community service activities.

Dr. Dilts said I wonder about the architectural compatibility as well.

Mr. Wong said hopefully it shows how we have renovated those units and the work we have done.

Mr. Fletcher said he wanted to clarify something about the number of people who could live in a unit and of course HRHA has their own stipulations regarding how many people can live in one of those units. A typical three bedroom unit could be occupied by a single family or up to two unrelated individuals as per zoning; but a typical single family could be more than six persons.

Mr. Wong said HRHA does have specific standards regarding occupancy.

Chairman Jones asked if there were any further questions. Hearing none, he said earlier tonight I received a petition from residents opposed to the rezoning request; this is in addition to the petition we already had within our packets. As for the four requests, we will address each one individually, and the first we will consider is the rezoning request from R-2 to R-3C.

Mr. Fletcher said he would like to make one comment regarding the applicant's engineers table that broke down the bedroom and occupancy count. We have been trying to double check some numbers, and they all seem to be pretty accurate. We do however, have some questions with some. The column we are looking at is the "with current zoning" column; what makes this total difficult to determine the exact density that can be built on this site is that a) there are six parcels, b) there are non-conforming units, c) there is not a per unit lot area that we can provide to each of the existing units, the standard they were built under does not exist anymore. When you try to determine today what can be built on this site you must consider that you have six lots that are zoned R-2. When you look at the big picture, each of those properties on its own has the ability to have a single family home or a duplex.

I think Mr. Neel has made an excellent effort in trying to come up with the number of bedrooms there can be with the current zoning; however, I am not sure that I agree with all the numbers provided. In the row referred to as “proposed dwelling units with current zoning”, totaling eleven; we were running some numbers and are only coming up with eight. That of course would reduce the bedroom count. Again it all depends on how the properties are broken up and looked at. When the property lines are vacated, you can get what is known as a “Group Housing Designation” within the R-2 zoning district. Actually, HRHA did this with their Franklin Heights Development at the corner of Myers Avenue and Reservoir Street. This designation allows you to build multiple principle structures on one lot, which is what that is at Franklin Heights where they have multiple duplex structures.

I believe there is a good faith effort that all of these figures provided tonight are as accurate as possible, but without having the opportunity to further evaluate, I would just take these numbers with caution.

Mr. Way said to me there are clearly some basic problems here with the nature of the zoning, the matter of spot zoning, the stormwater factor, and clearly how all of this fits in with the Comprehensive Plan. The Comprehensive Plan is a very important document that is endorsed by every member of the City, to help shape how neighborhoods are going to develop in the future. The northeast neighborhood is classified as neighborhood residential and one of the definitions of neighborhood residential is that it is a place that needs careful consideration of the types and densities of future residential development. Obviously that is a very important question in this proposal.

I also think that the bigger question is what makes a healthy neighborhood. I lived in the northeast neighborhood on Rock Street for some time, and when you look at the northeast neighborhood it has great raw materials; it has a great location, the street plan is a wonderful street plan in terms of good practices for contemporary open design. The neighborhood has great facilities and green spaces and the proximity to downtown is very valuable. This is also a mixed neighborhood, as we have heard tonight, and a mixed neighborhood is a very important quality for a healthy neighborhood; having mixed residents, mixed incomes, and different stages of life.

But the question tonight is, does this development as a whole undermine that balance, does this undermine that mixing and healthiness. We have heard tonight how this development somewhat tips it over that balance and that some sort of a threshold has been met. It is very difficult to quantify a sense of a healthy neighborhood, how do you quantify that a threshold has been crossed. It is very difficult to establish and determine objectively. The only way I can see that you do so in these very subjective matters about the quality of a neighborhood is to listen to the sense of the neighborhood. Very clearly what I am hearing here tonight is the sense of the neighborhood residents, the neighborhood association, is that this does represent the tipping point. Although it is difficult to quantify, the sentiment is there, the feeling is there and the sense is there. For me, that made the request something that is very difficult to support.

We all support the idea of helping those in need; but, the one thing I must go to is the spirit of the neighborhood and what people are saying. Clearly the overwhelming feeling is in one direction on this matter and that is my basis on for a judgment on whether we are crossing the threshold on this matter.

Dr. Dilts said I was struck on the differing views on how one helps someone. HRHA has a way of helping and we have heard very clearly the neighborhood has a way of helping. Each way is very different and both have merit.

Mrs. Fitzgerald said I think Mr. Way has touched on something really important about how to quantify the sense of the neighborhood and I took a brief attempt at trying to do that and counted 54 signatures on the petitions folks brought in. That is one way to get a sense of the neighborhood, as well as the number of people who are here tonight. There is a sense to preserve what you have built, that comes through very strongly in this neighborhood. It is very difficult to weigh the advantages to helping this group of people that we all agree need helping, with encouraging and supporting the development of this neighborhood and the progress that they have already made. It is a very difficult decision, but I, along with Mr. Way, have been very impressed with the neighborhood's feeling about this tipping point.

Mr. Da'Mes said he certainly appreciates this forum, the participants from the neighborhood and I definitely appreciate Mr. Way's perspective. The one thing I think about when I think about development is efficiencies of scale. Without this whole process we would not have learned some of the things we have learned tonight. We would not have learned that the Forkovitch development was undersized, we would not have the attention of the City and the correspondence to say there is a sewage problem and now the area is going to be scoped. That all would not have happened without this proposal, so regardless what happens in the end, we have bettered ourselves.

In terms of a tipping point, I think the neighborhood is well articulated and it shows the strength and the sentiment of the community; what they have been through and the challenges they see before them. But, I always want to look at it from a master stand point, we always talk about the master plan and try to be comprehensive in that plan. I want to go back to Mr. Wong's point in terms of relativity to downtown, to services; they are not coming before us with the project that was proposed in 1995. This is an innovative project, one that we cannot compare to other projects; it is one that solves a major issue of many cities as they grow. One thing that I was looking for was alternatives, and one thing I'd like to hear more about is the alternatives.

I do travel through the neighborhood and I believe what is there now is not good use of the property. There is a lot of green space that is not being used as green space; it is not playgrounds or parks. It is easy to say no to something new here, but what are you going to say yes to. Maybe we can learn from this tonight what is needed here, things we have not heard before. I always think that change is difficult to accept, but once you have it you acclimate to it. I am not here to push something on somebody that is against it, but at the same time once it happens I think you find that it is not as bad as you may think it would be.

Mr. Way said I agree with some of what you said. I feel a good, successful city is a city of neighborhoods. It is a city where decisions are not necessarily taken at the big city level, but at the neighborhood level. The sense and health of a neighborhood is a most important factor in planning. To my mind I think this neighborhood has made a very compelling case.

Dr. Dilts said the Comprehensive Plan looks at this area as a neighborhood and what could be happening is a chipping away at that neighborhood. This is a nice neighborhood.

Mr. Way said the Comprehensive Plan is an interesting thing because it has both, an interest in looking out for the homeless population and trying to improve affordable housing, as well as

looking out for the good of neighborhoods. In my mind this neighborhood has already played its part in providing some of those services.

Chairman Jones said one of the things that we discussed repeatedly during the updates of the Comprehensive Plan was maintaining the integrity of our existing neighborhoods. At the same time we have an issue that we as a City need to do what we can and assist the homeless. It is a delicate balance and I tend to agree with what has been said here earlier. This neighborhood has come out in mass and I think there is a resounding message. I do not think anyone is opposed to helping the homeless, but I see this proposal as a step back from the progress this neighborhood has made. I commend Mr. Wong and the HRHA for the work they do.

I am going to look back at what we discussed during the Comprehensive Plan update and we all agreed that this is the direction we wanted to follow. I see this request as an issue that would have us making a ninety degree turn away from the direction we decided to follow in the Comprehensive Plan. I for one admire the proposal; but, I cannot lend my support to it.

Mrs. Fitzgerald made a motion to recommend denial of the rezoning request from R-2 to R-3C.

Dr. Dilts seconded the motion.

Chairman Jones said there is a motion to deny and a second. A vote in the affirmative is a vote to deny. He then called for a roll call vote on the motion.

Commissioner Fitzgerald – Yes

Commissioner Da'Mes – Yes

Commissioner Way – Yes

Commissioner Dilts – Yes

Chairman Jones – Yes

Mrs. Banks said the motion to recommend denial of the rezoning is approved 5-0.

Chairman Jones called for the next item, the special use request for multi-family housing.

Mr. Way made a motion to recommend denial of the request.

Mrs. Fitzgerald seconded the motion.

Chairman Jones called for a roll call vote on the motion.

Commissioner Da'Mes – Yes

Commissioner Way – Yes

Commissioner Dilts – Yes

Commissioner Fitzgerald – Yes

Chairman Jones – Yes

Mrs. Banks said the motion to recommend denial of the special use permit is approved (5-0).

Chairman Jones asked for a motion on the proposed amendment to the Zoning Ordinance.

Mr. Way made a motion to recommend approval of the ordinance amendment.

Mr. Da'Mes seconded the motion.

Chairman Jones called for a roll call vote on the motion.

Commissioner Dilts – Yes

Commissioner Fitzgerald – Yes

Commissioner Da'Mes – Yes

Commissioner Way – Yes

Chairman Jones – Yes

Mrs. Banks said the motion to recommend approval of the ordinance amendment is approved (5-0).

Chairman Jones asked for a motion on the special use request for reduced parking.

Mr. Da'Mes moved to recommend approval of the request.

Dr. Dilts seconded the motion.

Chairman Jones asked for a roll call vote.

Commissioner Way – No

Commissioner Dilts – Yes

Commissioner Fitzgerald – Yes

Commissioner Da'Mes – Yes

Chairman Jones – Yes

Mrs. Banks said the motion to recommend approval of the reduced parking request is approved (4-1).

Chairman Jones said these items will be heard on October 9, 2012 before the City Council.

Mr. Chenault returned to Council Chambers at this time, 9:25 p.m.

### **Unfinished Business**

None.

### **Public Input**

None.

### **Report of secretary and committees**

Mrs. Banks said we have July and August proactive zoning reports to review. For the month of July inspectors were in the Fairway Hills area where they found two violations; an inoperable vehicle and a sign violation. In August the Smithland Road area was inspected and two violations were noted; both were inoperable vehicles. The North Main Street area will be checked for the month of September.

### **Other Matters**

#### ***Portable Restroom Facilities***

Mr. Fletcher said I have not created a power point presentation for this; however, everything is here in text for our discussion. Staff has re-evaluated portable restroom facilities and how they could

potentially be regulated, if so chosen. We contacted multiple Virginia localities, as well as localities across the nation and when we were doing this we were somewhat looking at it two-fold. The whole portable restroom thing came up when we were having the discussion about the food cart lots; we were already talking to localities and researching about food cart lots, so we included questions about portable restroom facilities as well. As you can see from the responses very few locations regulate portable restrooms, as we have also not done for many years. Rockingham County is considering placing regulations within their code to reflect their current policy, which is they do not allow them.

As you may recall, staff put these regulations together and we offered them as a special use permit option. This would allow them, outside of temporary events and emergency situations, as permanent facilities by special use permit. Planning Commission recommended in favor of this amendment; however, City Council said no to the special use idea and asked that this be re-evaluated and some standards be put in place. What you see before you is two months worth of research, evaluation, and discussion on what we are recommending to be discussed tonight.

First we are defining the portable restroom facility. The definition remains exactly the same as we proposed several months ago, except we added the statement that they are considered "accessory buildings". With that statement, it points one to the section of the Zoning Ordinance that regulates accessory buildings. We currently have subsections (a) – (f) within the accessory building section of the ordinance. We would then regulate portable restroom facilities within residential, business, and industrial districts under these subsections. We would require that there must be a primary use or principle building on the site where the facilities would be located. Lastly, we are adding subsection (g), (h), and (i). Subsection (g) is speaking to portable restroom facilities within residential Districts and that they are not permitted, unless the use on the residentially zoned lot is non residential. These facilities would then have to meet a thirty-foot setback from all property lines and would need to be screened from public view. Subsection (h) would discuss portable restroom facilities in business and industrial districts; we included the MX-U district within this subsection as well. All portable restrooms facilities in the B-2 and M-1 districts shall be held to the same setbacks required of principle buildings; this is not a new requirement, just new text for clarification of the rule. In the B-1 and MX-U districts, these districts could have zero setbacks; thus, we are suggesting that these have setbacks of thirty-feet from public street right-of-ways and ten from all other side and rear property lines. If the B-1 or MX-U properties are abutting a residential district than the setback would be thirty-feet from all property lines. This is currently a requirement within our zoning regulations. Lastly, in subsection (i) is the exception for all of the temporary or emergency situations.

Mr. Fletcher then asked would you like to move forward with these changes? Do you have changes or additions to this? Or do you not want to move forward with anything at this time? What are your thoughts? We need to report something back to City Council.

Mr. Way said this idea in subsection (h) about thirty-feet back from the public street right-of-way and thirty-feet back from adjoining residential property, are we creating some sort of temple of portable restrooms in the middle of a lot.

Mr. Fletcher said staff took the most conservative approach and if Planning Commission would like to lessen a restriction, so be it.

Mrs. Turner said it is a concern if they could be directly adjacent to the street, the way a building could be. I suppose we could have used a figure between zero and thirty; but we just went with the thirty.

Dr. Dilts said I would like to step back on this issue somewhat. I thought it was telling that State Regulations call these privies, rather than the cleaned-up version of portable restroom facilities. They are privies, there is human waste there, which carries disease and these privies have to be pumped. It is odoriferous when the pumping occurs and there is the potential for spill, which is not something you would want in a business area, by a residential neighborhood, or by food carts. I am somewhat appalled that the City, or whoever is pushing this forward, would even entertain permanent temporary privies. I do not understand how we can call a portable, temporary privy a building.

In the language we have here it discusses screening, but there is no definition of what the screening should be like. There are various types of privies as far as the way the disposal takes place and the types of materials used to dispose of the waste in a privy; some of these materials are hazardous. If we are going to write a regulation, should we not pay attention to the type of privy, or perhaps regulations regarding how often they are cleaned?

I am somewhat against privies altogether and I think if we are going to entertain them, they need to be more regulated than what is listed here. They can be a health hazard.

Mr. Fletcher said in response to your question of whether or not it is a building, it probably does meet our definition of a building. We did not specify the screening, because we wanted to be as flexible as possible, and "screened from general public view" is a statement we use in other sections of the Zoning Ordinance. How you tell someone to screen something when it could be placed on pavement, grass, gravel, or some other material; there are so many options. This is why we use the somewhat broad language.

Mr. Chenault said I agree with Dr. Dilts, I do not understand why we would want to permit portable restroom facilities on residentially used property. Apparently there was some sentiment to allow this downtown. I think staff has done a good job at putting this together, it is not easy to address all the objections there were.

Dr. Dilts said if you were to review the State Regulations they always use the word "temporary"; there is nothing that refers to permanent.

Chairman Jones said portable in and of itself implies to me that it is temporary, not permanent.

Mrs. Turner said one consideration within residential zones would be if you had some type of a non-public athletic field that had facilities.

Chairman Jones said my initial problem with this issue has been taken care of; I felt it should not be a special use permit.

Dr. Dilts asked if there was anywhere within the business and commercial district that you could not have one of these.

Mr. Fletcher replied you could have them anywhere in those districts; the proposed regulations would permit them.

Dr. Dilts said how much discussion has there been as to whether or not this is a good idea in terms of aesthetics and health of the downtown area to do something like this?

Mr. Chenault said the Downtown Dining Alliance has discussed this. That is when they were considering the food cart court.

Dr. Dilts said if the City wants to support food trucks, is it in the City's best interest to perhaps build the facility that would be available to the patrons of the food truck, or any establishment for that matter.

Mr. Chenault said I would prefer to see the property owner who is leasing the property to build the facilities.

Mrs. Fitzgerald said we did discuss that there are other facilities such as the Hardesty Higgins House or Library open with public restrooms.

Chairman Jones said building public facilities can be problematic as well.

Dr. Dilts said I am concerned that this allows for privies in downtown areas without, what seems to me, the proper discussion as to whether it is something we want or not.

Mr. Fletcher said do we want to think about portable restroom facilities more? Do we want to drop it completely, or move forward to a public hearing with this? Staff could bring it back as a public hearing next month if Planning Commission would like.

Mrs. Turner said in thinking about it for another month, you could address what Dr. Dilts has concerns with. Just because the nature of how this came along, staff has not taken a position on whether or not we think this is a good thing or not. Right now you can do this; it is not a use, it is not addressed as a use, you could place one of these anywhere. It is allowed. Because this came to our attention during the food truck court discussion with the City Manager's Office, it was brought up that perhaps Planning Commission should look at something to address this. To get something to you quickly, staff looked at it as a special use permit so that each would be looked at on a case by case basis. We did not just want to insert language stating you could not have these facilities. We did not want to take something away from somebody who could do it now and then quickly insert language in the ordinance so that it could not be done. When that idea went before City Council, Council said they felt it could be taken care of with some simple guidelines, instead of a special use permit. We did not question at any point if it was appropriate for the downtown area.

Chairman Jones asked if there was such an issue that we need to do anything. If it is something that is going to continue, than perhaps it does need some regulation.

Dr. Dilts said I think we should bring it up in a public forum next month.

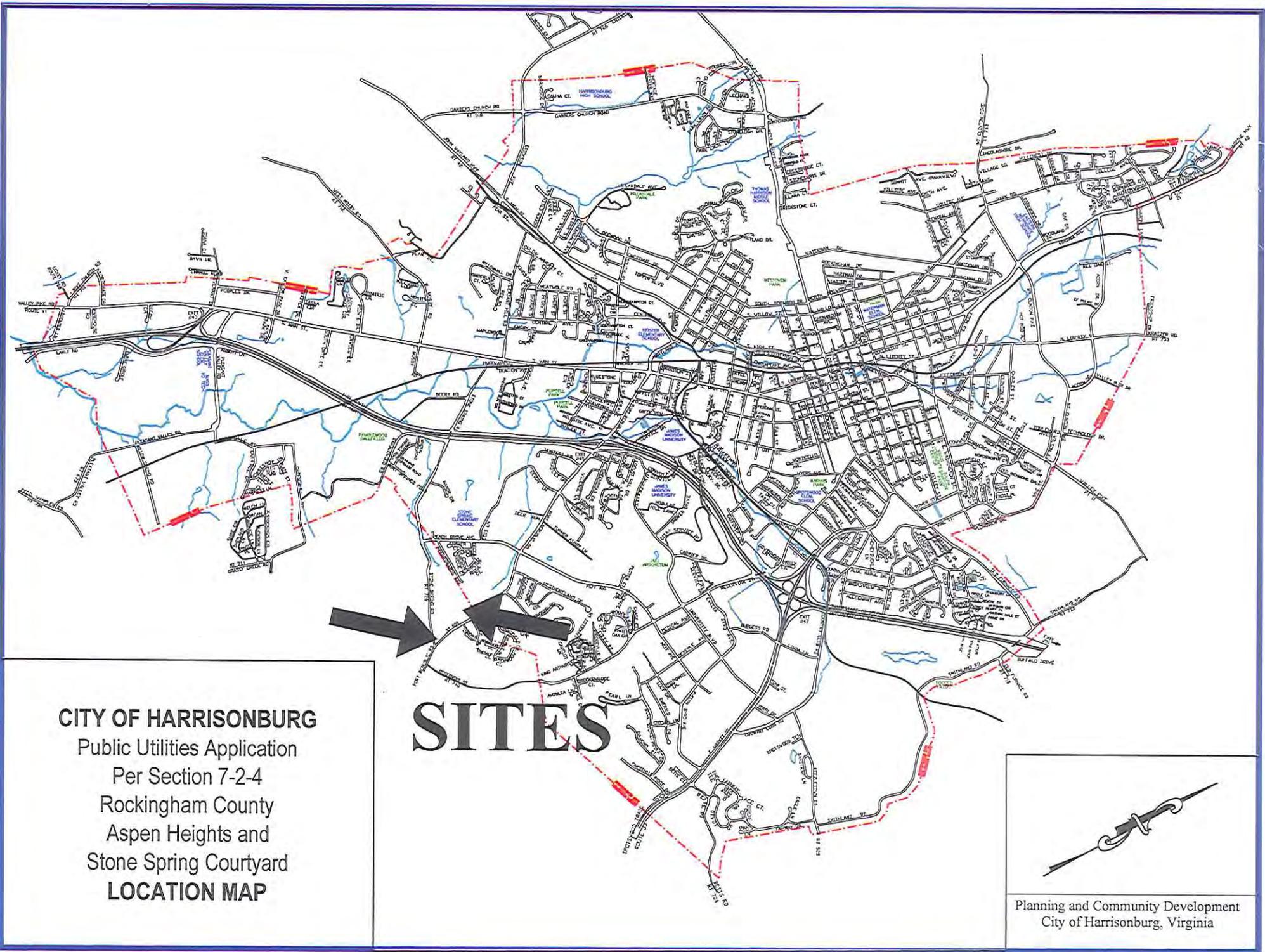
There was a consensus among the Planning Commissioners that this should be brought back as a public hearing in October.

Mr. Chenault said would you like input from Downtown Renaissance as to how the merchants feel about these. I have an executive meeting tomorrow evening and can follow-up on that question.

Mr. Fletcher said we would be happy to make that part of our review.

### **Adjournment**

The meeting was adjourned at 10:00 p.m.



**CITY OF HARRISONBURG**  
Public Utilities Application  
Per Section 7-2-4  
Rockingham County  
Aspen Heights and  
Stone Spring Courtyard  
**LOCATION MAP**

**SITES**



Planning and Community Development  
City of Harrisonburg, Virginia



**Public Utilities Application - Rockingham County  
Aspen Heights and Stone Spring Courtyard**





Department of Planning  
and  
Community Development  
Division of Planning and Zoning



**MEMORANDUM**

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**TO:** Harrisonburg Planning Commission  
**FROM:** Alison Banks, Planner  
**RE:** Public Utilities Request from Rockingham County  
**DATE:** Friday, October 5, 2012

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Rockingham County is requesting to connect to the City's sanitary sewer system in order to serve proposed County developments through the City's system. At this time, Aspen Heights and Stone Spring Courtyard, two sites located east of the City limits along Port Republic Road would connect to the sanitary sewer. Planning Commission previously had some exposure to the Aspen Heights project, which consists of 183 student housing dwelling units, and is directly adjacent to Ashby Meadows. Stone Spring Courtyard is a 220 unit townhouse/condominium development situated at the intersection of Port Republic Road and Stone Spring Road.

Per Section 7-2-4 (b) of the City Code, all uses, other than residential uses involving fewer than ten units, requesting to be connected to the City's water and sewer infrastructure, shall be reviewed by Planning Commission and then forwarded to City Council for final approval or rejection.

Rockingham County has worked with the Public Utilities Department to review the capacity in the existing sewer system and found that there appears to be adequate capacity to accommodate the existing City customers, undeveloped City lands, and the proposed County connection. The City will continue to work closely with the applicant to design an acceptable means of measuring the flow for billing purposes.

Planning staff has no concerns and the Public Utilities Department supports this application for further review of the sanitary sewer service connection.

---

409 South Main Street, Harrisonburg, Virginia, 22801

Phone: 540.432.7700

Fax: 540.432.7777

Web Site: [www.harrisonburgva.gov](http://www.harrisonburgva.gov)

## Adam Fletcher

---

**From:** Dave Gray  
**Sent:** Wednesday, September 12, 2012 11:24 AM  
**To:** Adam Fletcher  
**Cc:** Mike Collins  
**Subject:** RE: Rockingham County Sewer Capacity Allocation approval  
**Attachments:** 2012-07-03 Capacity Approval.pdf; Original Application exhibit.pdf; Original Application by developer.pdf; 2012 August KKB Exhibit.pdf; 2012-09-04 KKB PER.pdf

Adam,

Thanks for the reminder here. We have two County developments that Rockingham would like to serve through the City's sewer system. These two developments are listed below.

**Aspen Heights:** As you mentioned our Planning Commission had some exposure to this development previously. I have attached what information we have about the development. The application was originally submitted by the developer, but later determined to act as a wholesale account with Rockingham County as the applicant. The County intends to provide water, but the sewer would flow by gravity to the City's system. We have evaluated the sewer system and find that there is adequate capacity to serve City properties as well as this development. We are working with Rockingham County to develop a suitable arrangement for metering the sewer flow for billing purposes.

**Stone Spring Court:** This development is located at the intersection of Stonespring Road and Port Republic Road as shown in the attached exhibits. The Preliminary Engineering Report indicates a peak demand of 123,770 gpd (86 gpm). I have not yet responded to Rockingham County comparing this demand against the available capacity in the City's system, but it appears feasible. According to our statement of capacity to Rockingham County on July 3, 2012, there was an additional 91 gpm available in the City's system, which is slightly greater than the calculated demand from Stone Spring Court. If approved, this flow would pass through Aspen Heights and be measured and billed through the metering station we are discussing with Rockingham County.

I hope this is adequate for the Planning Commission agenda. I have attached files for each development. Please let me know if you need anything further.

David



## City of Harrisonburg, Virginia

Water and Sewer Operations Center

2155 Beery Road

Harrisonburg, Virginia 22801

(540) 434-9959 / Fax (540) 434-9769



July 3, 2012

Mr. Barry Hertzler  
Rockingham County Public Works  
20 E. Gay Street  
Harrisonburg, VA 22802

RE: Rockingham County sewer connection along Port Republic Road

Dear Barry,

I am writing in response to your request for a sanitary sewer connection near Port Republic Road on the eastern edge of the City. This connection is intended to service the proposed Aspen Heights development who will be Rockingham County customers. I have reviewed the information provided by Blackwell Engineering for the existing capacity and calculated flows in the City's sanitary sewer system.

The existing City sewer in the Ashby Meadows subdivision appears to have adequate capacity to serve the proposed connection. Blackwell's calculations indicate a total peak flow of 131 gallons per minute (188,640 gpd) through this reach of sewer. This includes 96 gpm (138,000 gpd) from the Aspen Heights development, which is calculated from 184 units x 300 gpd and a 2.5 peak factor as required by DEQ. The peak flow also accounts for developed and undeveloped City lands that will utilize this reach of sewer. According to Blackwell's calculations, the minimum line capacity in this reach is 366 gpm. We recognize this is based on an "n" value of 0.013 rather than the required 0.014, but do not expect a significant reduction in the calculated capacity.

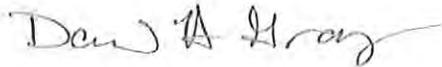
Similarly, the existing City sewer between Ashby Meadows and the HRRSA interceptor at Neff Avenue appears to have adequate capacity to serve the proposed connection. The 2005 evaluation of this line estimated the existing gravity flow to be approximately 300 gpm; this is without the pumped input from the County pump stations. We reconsidered and agreed with this estimation. There does not appear to be significant undeveloped lands that could be served by this reach for which we should reserve additional capacity. Adding the 131 gpm to the estimated 300 gpm yields 431 gpm through this section of City sewer. The minimum line capacity in this reach is 522 gpm at City line segment 87L13 under Neff Avenue.

The City With The Planned Future

M:\Performance Programs\905 Engineering\905 General\Development\Rockingham County Applications\Wholesale\Aspen Heights\2012-07-03 Capacity Approval.docx

In summary, there appears to be adequate capacity in both reaches of City system to transport the sewer from the point of connection to the HRRSA interceptor. As you know we still need to address the method of flow measurement. I understand that Blackwell Engineering is working on some options. We await your presentation of what you feel are viable options to accomplish this.

Cordially,



David H. Gray, PE  
Public Utilities Engineering Superintendent

Cc: Mike Collins – Public Utilities Director  
James Fultz – Public Utilities Engineer

**APPLICATION FOR PUBLIC UTILITIES  
FROM CITY OF HARRISONBURG, VIRGINIA  
TO FACILITIES LOCATED IN ROCKINGHAM COUNTY**

**I. GENERAL INFORMATION**

**(By Applicant)**

Name of Applicant: Rockingham County is the representative for  
~~Aspen Holdings, LLC, Charlie Vetteroth~~ both sites

Address of Applicant: 1301 S. Capital of Texas Hwy, Suite D-201, Austin, TX 78746

Telephone of Applicant: (512) 360-3030 x311

Service Location ID: 125 TM A LOT L3 Parcel

Service Location Address: Port Republic Road

Type of Utility Requested:  Water  Sewer

Type of Utility Use:  Residential  Commercial  Industrial  Institutional  
 Agriculture  Other: \_\_\_\_\_

Rockingham County Approval: Attachment

**II. UTILITY INFORMATION**

**(By Applicant)**

A. Average Daily Usage:  
218 Equivalent Residential Connections \* 300 gpd / E.R.C. = 65,400 gpd  
 Other Calculations: \_\_\_\_\_

Specific Data (describe): Proposed development of 184 residential units (600 bedrooms with bath). In addition, there will be a Clubhouse and Pool.

B. Peak Daily Usage  
 AWWA Fixture Units is Equivalent to 29.4 gpm  
 Average Daily Demand \* Peak Factor of \_\_\_\_\_ = 213.3 gpm  
 Specific Data describe): Q=11.4\*(218<sup>0.544</sup>) = 213.32 GPM

C. Fire Flow Demand  
 Requirement 1,000 gpm  
 Describe needs assessment: Distance between buildings 11' to 30'

**III. UTILITY ASSESSMENT COMMENTS**

**(By Director)**

A. System Zone for Water

Zone ID: \_\_\_\_\_

Zone Transfer & Storage Issues for Daily Demand: \_\_\_\_\_

Site Specific Delivery and Pressure Issues for

Peak Demand: \_\_\_\_\_

Fire Flow Demand: \_\_\_\_\_

Other Issues: \_\_\_\_\_

B. System for Sanitary Sewer

Collection System Comments: \_\_\_\_\_

Interceptor System Comments: \_\_\_\_\_

Treatment System Comments: \_\_\_\_\_

Note: Comments may include the need for engineering evaluations that shall be completed prior to final evaluation of this application.

**IV. RECOMMENDATION**

- Recommendation for Approval
- Recommendation for Approval Subject to the Applicant Completing the following:  
\_\_\_\_\_  
\_\_\_\_\_
- Forward to Planning Commission
- Forward to City Council

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date 2/28/12

\_\_\_\_\_  
Signature of Director of Public Utilities

\_\_\_\_\_  
Date

**Request for Review of Availability for Water and/or Sewer  
To Land Located in Rockingham County**

City of Harrisonburg Code of Ordinances Section 7-2-4 requires that Rockingham County (the County) acknowledge that an Applicant (as defined in such ordinance) has requested public utility service from the City of Harrisonburg (the City) for property located in the County. By signatures of the Applicant, and authorized representatives of the City and the County, the City will begin to evaluate the City's ability to provide the requested services.

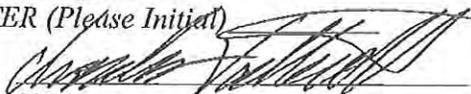
**APPLICANT**

The signature of the Applicant is an official request to obtain City utility services and acknowledgement that Applicant has reviewed the conditions of City Code of Ordinance Section 7-2-4 (see Page 2), including the requirement to submit certain documents incidental to this application.

**Services Requested:**

WATER (Please Initial)

SEWER (Please Initial) CX

  
Signature

2/28/12  
Date

**CITY OF HARRISONBURG**

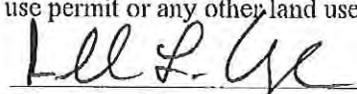
The signature of the City's Director of Public Utilities acknowledges the Applicant's request for utility services from the City. The signature does not constitute approval of services, but the City's intent to review the request and evaluate the City's ability to provide the requested services. The City will provide to the County a statement regarding the availability of requested services and the City's intent to provide such services subject to approval by the County.

\_\_\_\_\_  
Director of Public Utilities

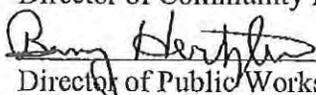
\_\_\_\_\_  
Date

**COUNTY OF ROCKINGHAM**

The signatures of the County Officials below acknowledge the Applicant's intent to use utility services of the City instead of the County. These signatures shall not imply approval by the County of the provision of said services by the City. Final approval is contingent upon the Board of Supervisors' consent pursuant to Virginia Code, Section 15.2-2143. This acknowledgement in no way implies or constitutes approval of any rezoning, special use permit or any other land use related request that requires Board or administrative approval.

  
Director of Community Development

2/29/2012  
Date

  
Director of Public Works

2/29/12  
Date

Comments: \_\_\_\_\_

APPLICATION FOR PUBLIC UTILITIES FROM CITY OF HARRISONBURG, VA  
TO FACILITIES LOCATED IN ROCKINGHAM COUNTY  
AUTHORIZATION OF REVIEW

City Code of Ordinance Section 7-2-4(c) states, "The Director may charge a reasonable fee to cover time and expenses of processing the application". The following policy shall be used to distribute the expenses incurred by the Department of Public Utilities.

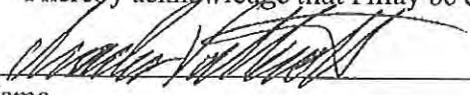
1. **Initial Review:** There shall be no charge to execute the "Application and Acknowledgement" form used to initiate the review process by City and County officials. There shall be no charge to provide the first response to the "Application for Public Utilities From City of Harrisonburg, Virginia to Facilities Located in Rockingham County: Code of Ordinance 7-2-4". It should be recognized that the first response may be a letter of recommendation for approval or disapproval, or, it may provide stipulations for additional information or engineering evaluation.
2. **Continued Review:** Under circumstances progressing beyond the initial review, the Department shall invoice the applicant for specific cost as incurred. Upon request, the Department may provide a non-binding estimate for the applicant to consider. The costs shall include, but are not limited to: processing, consulting and support as applied directly to the management of the application.

"Processing costs" - shall only include the time of the "application officer" to handle, coordinate, evaluate, review and manage the process until the application has been closed; unit billing rate shall be \$28.55/hour.

"Consulting costs" - shall refer to contracted, or in-house, hydraulic modeling performed to evaluate the water or sewer system impact. Contracted cost shall be forwarded at invoice costs. In house engineering rate shall be at \$34.55/hour.

"Support costs" - shall refer to the collection of information by field technicians billed at the rate accepted to # person crew used.

I hereby acknowledge that I may be charged according to the above policy.

  
Name

2/28/12  
Date

Aspen Heights, LLC  
1301 S. Capital of Texas Hwy, Suite B-201  
P.O. Box; Street #

Austin, TX 78746  
City, State, Zip

**ORDINANCE AMENDING AND RE-ENACTING SECTION 7-2-4  
OF THE CODE OF ORDINANCES  
CITY OF HARRISONBURG, VIRGINIA**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HARRISONBURG, VIRGINIA:

That Section 7-2-4 be repealed and replaced by the following provisions:

(a) The owner or his agent (the Applicant of a parcel of land located outside the corporate limits or the City of Harrisonburg may apply to the Director of Public Utilities of Harrisonburg (the Director) for permission to connect to the City's potable water or sanitary sewer systems. Prior to applying for approval from the City, the Applicant shall obtain acknowledgement from the County of Rockingham of his request for City utility services. Such acknowledgement may take whatever form is acceptable to both the County and the Director, and need not commit the County to final approval. Such acknowledgement by the County shall be submitted with the application to the City. For new water connections, the application shall include (i) the estimated average daily demand, (ii) peak instantaneous demand, and (iii) fire flow demands.

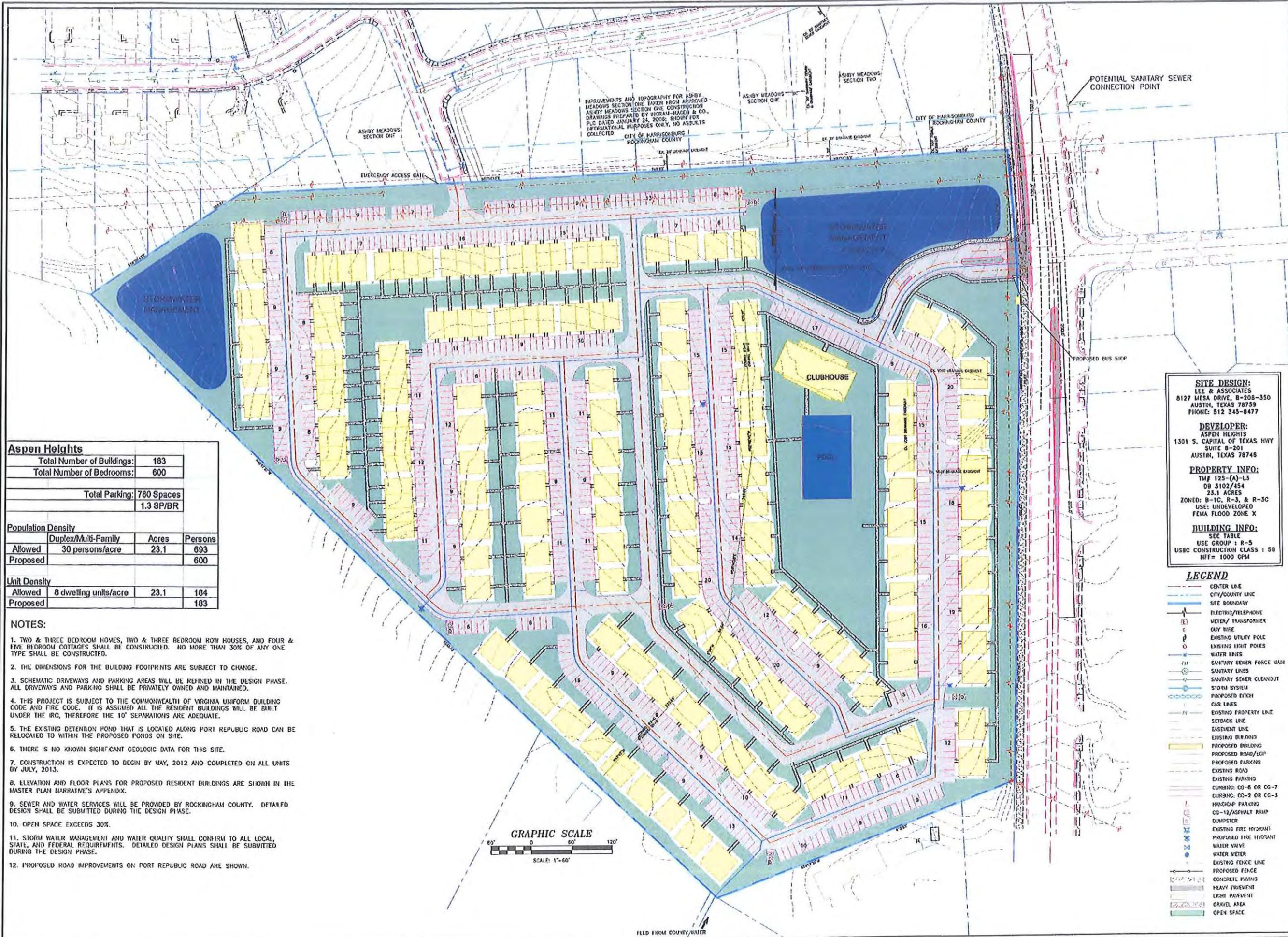
(b) Where the intended use of the Applicant's land is residential involving fewer than ten units, the Director shall either approve or reject the application. Where there is any other intended use the Director shall forward the application to the Planning Commission for its recommendation. After consideration by the Commission, the application shall be forwarded to City Council, with the recommendations of both the Commission and Director for final approval or rejection.

(c) Prior to acting on the application, the Director may require that the Applicant submit appropriate engineering reports or studies that demonstrate the anticipated impact on the City's water or sanitary sewer system along with any recommendations for changes or additions to the City's infrastructure indicated because of the proposed new connections. All engineering studies and reports shall be paid for by the Applicant.

(d) All infrastructure, whether it be an extension to a main, or a new service line or lateral, shall be installed in accordance with the City's Design and Construction Standards Manual at the Applicant's expense. Once installed by the Applicant and accepted by the Director, water lines up to the meter and sanitary sewer lines up to the laterals shall be the property of the City. The Applicant shall provide all reasonably required easements, at the Applicant's expense.

(e) The Director may charge a reasonable fee to cover time and expenses of processing the application.

(f) The "main" is a water or sanitary sewer line that serves more than one customer. A "service line" is a water line proceeding from a main that serves one customer. A "lateral" is a sanitary sewer line proceeding from a main that serves one customer.



Date: 2-7-12  
 Scale: 1"=60'  
 Designed by: LEE & ASSOC.  
 Drawn by: RJJ  
 Checked by: RLB II

**BLACKWELL ENGINEERING, PLC**  
 505 East Main Street, Suite 20501  
 Harrisonburg, Virginia 22801  
 Phone: (540)432-0900 Fax: (540)434-7604  
 E-Mail: EIC@blackwellengineering.com



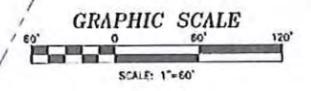
**SITE DESIGN:**  
 LEE & ASSOCIATES  
 8127 MESA DRIVE, B-208-350  
 AUSTIN, TEXAS 78759  
 PHONE: 512 345-8477

**DEVELOPER:**  
 ASPEN HEIGHTS  
 1301 S. CAPITAL OF TEXAS HWY  
 SUITE B-201  
 AUSTIN, TEXAS 78746

**PROPERTY INFO:**  
 TWP 125-(A)-L3  
 DB 3102/454  
 23.1 ACRES  
 ZONED: B-1C, R-3, & R-3C  
 USE: UNDEVELOPED  
 FEMA FLOOD ZONE X

**BUILDING INFO:**  
 SEE TABLE  
 USE GROUP: R-5  
 USBC CONSTRUCTION CLASS: 5B  
 NFF = 1000 GPM

- LEGEND**
- CENTER LINE
  - CITY/COUNTY LINE
  - SITE BOUNDARY
  - ELECTRIC/TELEPHONE
  - WATER/ TRANSFORMER
  - GUY WIRE
  - EXISTING UTILITY POLE
  - EXISTING LIGHT POLES
  - WATER LINES
  - SANITARY SEWER FORCE MAIN
  - SANITARY LINES
  - SANITARY SEWER CLEANOUT
  - STORM SYSTEM
  - PROPOSED DITCH
  - GAS LINES
  - EXISTING PROPERTY LINE
  - SETBACK LINE
  - EASEMENT LINE
  - EXISTING BUILDING
  - PROPOSED BUILDING
  - PROPOSED ROAD/EGP
  - PROPOSED PARKING
  - EXISTING ROAD
  - EXISTING PARKING
  - CURBING: CG-6 OR CG-7
  - CURBING: CG-2 OR CG-3
  - HANDICAP PARKING
  - CG-12/ASPHALT RAMP
  - DUMPSTER
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - WATER VALVE
  - WATER METER
  - EXISTING FENCE LINE
  - PROPOSED FENCE
  - CONCRETE PAVING
  - HEAVY PAVEMENT
  - LIGHT PAVEMENT
  - GRAVEL AREA
  - OPEN SPACE



Aspen Heights			
Total Number of Buildings:	183		
Total Number of Bedrooms:	600		
Total Parking:	780 Spaces		
	1.3 SP/BR		
Population Density			
	Duplex/Multi-Family	Acres	Persons
Allowed	30 persons/acre	23.1	693
Proposed			600
Unit Density			
Allowed	8 dwelling units/acre	23.1	184
Proposed			183

- NOTES:**
- TWO & THREE BEDROOM HOMES, TWO & THREE BEDROOM ROW HOUSES, AND FOUR & FIVE BEDROOM COTTAGES SHALL BE CONSTRUCTED. NO MORE THAN 30% OF ANY ONE TYPE SHALL BE CONSTRUCTED.
  - THE DIMENSIONS FOR THE BUILDING FOOTPRINTS ARE SUBJECT TO CHANGE.
  - SCHEMATIC DRIVEWAYS AND PARKING AREAS WILL BE REFINED IN THE DESIGN PHASE. ALL DRIVEWAYS AND PARKING SHALL BE PRIVATELY OWNED AND MAINTAINED.
  - THIS PROJECT IS SUBJECT TO THE COMMONWEALTH OF VIRGINIA UNIFORM BUILDING CODE AND FIRE CODE. IT IS ASSUMED ALL THE RESIDENT BUILDINGS WILL BE BUILT UNDER THE IRC, THEREFORE THE 10' SEPARATIONS ARE ADEQUATE.
  - THE EXISTING DETENTION POND THAT IS LOCATED ALONG PORT REPUBLIC ROAD CAN BE RELOCATED TO WITHIN THE PROPOSED PONDS ON SITE.
  - THERE IS NO KNOWN SIGNIFICANT GEOLOGIC DATA FOR THIS SITE.
  - CONSTRUCTION IS EXPECTED TO BEGIN BY MAY, 2012 AND COMPLETED ON ALL UNITS BY JULY, 2013.
  - ELEVATION AND FLOOR PLANS FOR PROPOSED RESIDENT BUILDINGS ARE SHOWN IN THE MASTER PLAN NARRATIVE'S APPENDIX.
  - SEWER AND WATER SERVICES WILL BE PROVIDED BY ROCKINGHAM COUNTY. DETAILED DESIGN SHALL BE SUBMITTED DURING THE DESIGN PHASE.
  - OPEN SPACE EXCEEDS 30%.
  - STORM WATER MANAGEMENT AND WATER QUALITY SHALL CONFIRM TO ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. DETAILED DESIGN PLANS SHALL BE SUBMITTED DURING THE DESIGN PHASE.
  - PROPOSED ROAD IMPROVEMENTS ON PORT REPUBLIC ROAD ARE SHOWN.

Revision	Date

**PROPOSED MASTER PLAN**  
 ASPEN HEIGHTS - HARRISBURG  
 ASPEN HEIGHTS  
 1301 S CAPITAL OF TEXAS HWY  
 AUSTIN, TX 78746

Drawing No.  
**1**  
 of 1 Sheets

Job No. 2254

**PRELIMINARY ENGINEERING  
REPORT  
STONE SPRING COURTYARD**

**STONE SPRING ROAD**

**HARRISONBURG, VA 22801**

**TM# 125-A-6 & 6A**

**JUNE 30, 2012**

**REVISED: SEPTEMBER 4, 2012**

CONTACT: SCOTT SELLERS, PE  
EMAIL – SCOTT@ENGSOLN.COM



1010 NORTH MAIN STREET – HARRISONBURG, VA 22802  
PHONE 540.442.8787 – FAX 540.442-9090

**A. Introduction**

KKB, LLC is proposing a 220 Unit townhouse / condominium development on 6.15 acre site. Of these units, approximately 110 will be one-bedroom and the remaining 110 units will be two-bedroom. Approximately 3.06 Acres in addition to this develop is within the watershed and is included in the exterior demand calculations. The buildings will be sprinkled with the highest required fire flow of 2,500 gpm therefore the fire flow needed is at the fire connection is 1,250 gpm, see ISO calculations.

Sanitary Sewer will be extended to Aspen Height's development by gravity sewer. However, if this is not possible a pump station will be installed to Misty Meadows Subdivision across Port Republic Road.

**B. Water Design – Average Daily Demand**

**B.1 Average Daily Water and Sewer Demand**

Condominiums / Apartment units (gpd)		Total Demand (gpd)
110 One-Bedroom Units*	110 Two-Bedroom Units*	
200	200	44,000

\*Demand Flow based on average of two person occupancy

**B.2 Average Daily Water and Sewer Demand for Service within the Area Served Exterior of Development**

3.06 Acres to the west is presently a single family residence and will be connect to this sanitary sewer system. For future development of this lot and using the City of Harrisonburg average daily (ADD) demand based on zoning of R-3 of 1,800 gpm /ac the ADD flow is 5,508 gpd

**B.3 Total Average Daily Demand for Water & Sewer Design**

$$44,000 \text{ gpd} + 5,508 \text{ gpd} = 49,508 \text{ gpd}$$

## **C. Water Design Demand (Including Needed Fire Flow)**

### **C.1 Water Design Demand with Fire Flow**

#### **C.1.1 Peak Hourly Flow Rate**

Peak Hourly Demand  $Q = 11.4 (N^{0.544})$ , where  $N = \#$  of equivalent residential connection (ERC)(1 ERC = 400 gpd per residential connection).

$$\text{ADD} = 44,000$$

$$\text{ERC} = 110.0$$

$$\text{Peak Hourly Demand} = 147.0 \text{ gpm}$$

#### **Peak Hourly Flow Rate Exterior**

Peak Hourly Demand  $Q = 11.4 (N^{0.544})$ , where  $N = \#$  of equivalent residential connection (ERC)(1 ERC = 400 gpd per residential connection).

$$\text{ADD} = 5,508$$

$$\text{ERC} = 13.8$$

$$\text{Peak Hourly Demand} = 47.5 \text{ gpm}$$

$$\text{Total Peak hourly} = 194.5 \text{ gpm}$$

### C.1.2 Needed Fire Flow and Maximum Daily Demand

#### FIRE FLOW CALCULATION

Project Name: Stone Spring Courtyard

Date:

Location: Stone Spring Road

Description: 11,125 sf Condominiums

Test Hydrant: Static Pressure = 117 psi; Flow @ 85 psi = 70 gpm

1. Construction Factor - Type of Construction (Ci) and Effective Area (Ai)

$$\text{ISO formula: } C_i = 18F(A_i)^{0.5}$$

where; F = coefficient related to the class of construction

$$F = 0.8$$

Ai = effective area

$$A_i = 27,813$$

$$C_i = 2,401$$

$$C_i = 2,500 \quad (\text{rounded to the nearest 250 gpm})$$

2. Occupancy Factor (Oi)

$$O_i = 0.85 \quad \text{C-2}$$

3. Exposures and Communications Factor (Xi + Pi)

$$X_i = 0.00$$

$$P_i = 0.23$$

4. Calculations of Need Fire Flow (NFFi)

NFFi = needed fire flow

$$\text{NFFi} = (C_i)(O_i)(1 + (X + P)_i)$$

$$\text{NFFi} = 2,614$$

NFF=	2,500	~Round to the nearest 500 gpm
NFF=	1,250	gpm with sprinklers

#### **Maximum Daily Flow Rate**

MDD = 2.0 x Average Daily Demand

$$2.0 \quad \times \quad 44,000 \quad = \quad 88,000 \quad \text{gpd}$$

$$= \quad 61.1 \quad \text{gpm}$$

#### **Exterior Maximum Flow Daily Rate**

MDD = 2.0 x Average Daily Demand

$$2.0 \quad \times \quad 5,508 \quad = \quad 11,016 \quad \text{gpd}$$

$$= \quad 7.7 \quad \text{gpm}$$

Total Maximum Daily Flow Rate = 68.8 gpm

### C.1.3 Water Design Flow Rate

1,318.8 gpm (greater than 194.5 gpm)

## D. Sanitary Sewer Design Demands

### D.1 Sewer Design Flow Rate

#### Average Daily

49,508 gpd

Peak hour design for a sub-main is 400% of the average design flow.

$$\begin{aligned} 49,508 \quad \times \quad 4.0 \quad &= \quad 198,032 \quad \text{gpd} \\ &= \quad 0.1980 \quad \text{mgd} \end{aligned}$$

Peak hour design for a main is 250% of the average design flow.

$$\begin{aligned} 49,508 \quad \times \quad 2.5 \quad &= \quad 123,770 \quad \text{gpd} \\ &= \quad 0.1238 \quad \text{mgd} \end{aligned}$$

Peak hour design for a interceptor line is 200% of the average design flow.

$$\begin{aligned} 49,508 \quad \times \quad 2.0 \quad &= \quad 99,016 \quad \text{gpd} \\ &= \quad 0.0990 \quad \text{mgd} \end{aligned}$$

## **E. Conclusion**

The water main will be looped from Stoneleigh Development and Aspen Height's if needed to achieve the required design flow. It is also possible to loop the water from Stoneleigh to Misty Meadows.

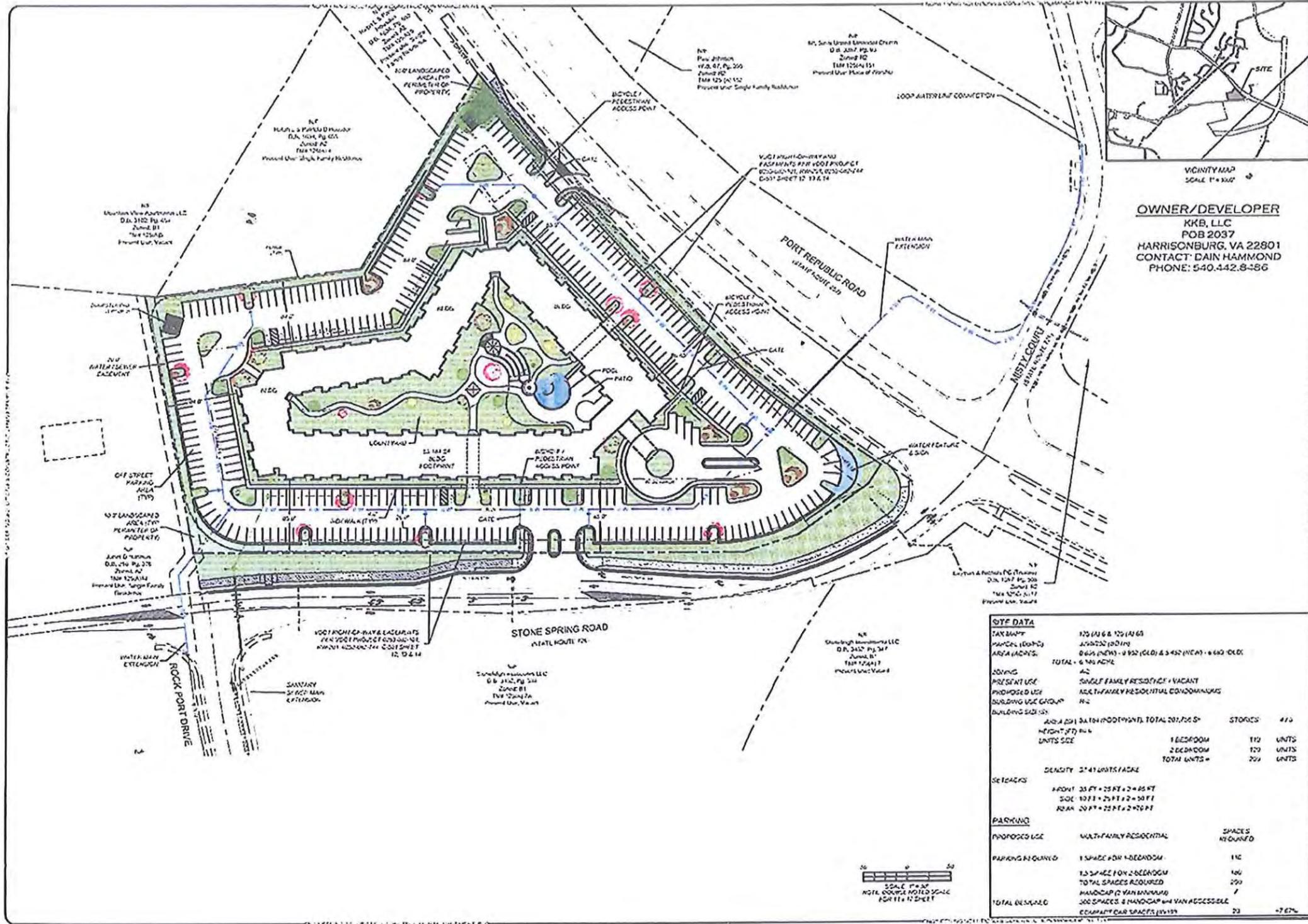
Sanitary sewer is proposed to connect by gravity at this time with Aspen Height's sewer system which is working with the city at this time to determine the capacity of the existing system. If the city denies the connection to the city main, a pump station will be installed to convey waste water to Misty Meadows, since there is flow restrictions imposed on the proposed pump station for Stoneleigh Development.

F. Drainage Map & Preliminary Drawings

**G. Appendix A –Fire Hydrant Test**

Note: A flow test has been provided, but is from the Rockingham Memorial Hospital loop. Stoneleigh Development / Professional Park have a hydrant flow test which will be used for this model which has the following numbers:

Head (ft)	Flow Rate (gpm)
197.5	0
180.7	1000
138.5	2000
45.2	3350
23.1	3620



VICINITY MAP  
SCALE 1" = 300'

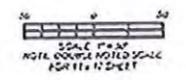
**OWNER/DEVELOPER**  
 KKB, LLC  
 POB 2037  
 HARRISONBURG, VA 22801  
 CONTACT: DAIN HAMMOND  
 PHONE: 540.442.8486

**ENGINEERING SOLUTIONS**  
 1500 COMMONWEALTH STREET  
 HARRISONBURG, VA 22801  
 PHONE: 540.442.8486  
 FAX: 540.442.8487  
 WWW.ESOLUTIONSVA.COM

PLAN OF DEVELOPMENT

STONE SPRING COURTYARD  
 PORT REPUBLIC ROAD  
 HARRISONBURG, VA 22801

SITE DATA		
TAX MAP	120 (A) & 120 (A) 61	
PARCELS (ADJAC)	2 (ADJAC) (ADJAC)	
AREA (ACRES)	0.625 (NEW) - 0.932 (OLD) & 3.432 (NEW) - 0.692 (OLD)	
TOTAL	6.145 ACRES	
ZONING	R-2	
PRESENT USE	SINGLE FAMILY RESIDENTIAL / VACANT	
PROPOSED USE	MULTIFAMILY RESIDENTIAL CONDOMINIUMS	
BUILDING USE GROUP	R-2	
BUILDING SIZE (SF)		
AREA (SF) 3A (104) (FOOTPRINT), TOTAL 201,726 SF	STORIES	4/5
HEIGHT (FT) 44		
UNITS SIZE	1 BEDROOM	112 UNITS
	2 BEDROOM	179 UNITS
	TOTAL UNITS =	291 UNITS
DENSITY	27.41 UNITS/ACRE	
SETBACKS		
FRONT	35 FT + 25 FT + 2 + 25 FT	
SIDE	10 FT + 25 FT + 2 + 30 FT	
REAR	20 FT + 25 FT + 2 + 20 FT	
PARKING		
PROPOSED USE	MULTIFAMILY RESIDENTIAL	SPACES REQUIRED
PARKING REQUIRED	1 SPACE FOR 1-BEDROOM	112
	1.5 SPACE FOR 2-BEDROOM	166
	TOTAL SPACES REQUIRED	278
	HANDICAP (2 VAN MINIMUM)	7
TOTAL DESIRED	300 SPACES (8 HANDICAP VAN ACCESSIBLE)	293
	COMPACT CAR SPACES (8150)	286
		-7.6%



PROJECT NUMBER: 04-2018  
 DATE: 06/05/18  
 SCALE: 1" = 30'  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

**1.0**  
 of  
**1**

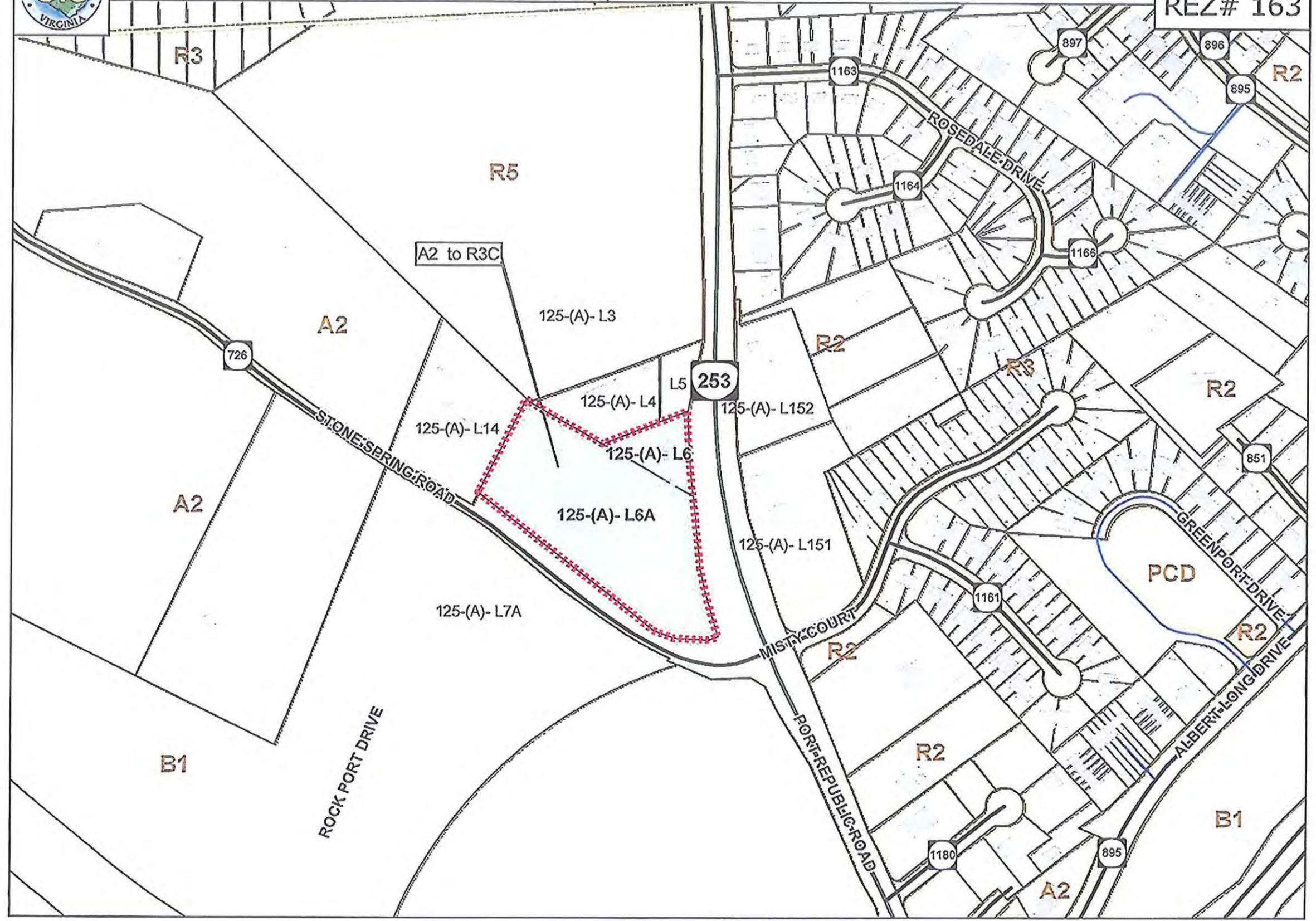


# KKB, LLC Rezoning Request

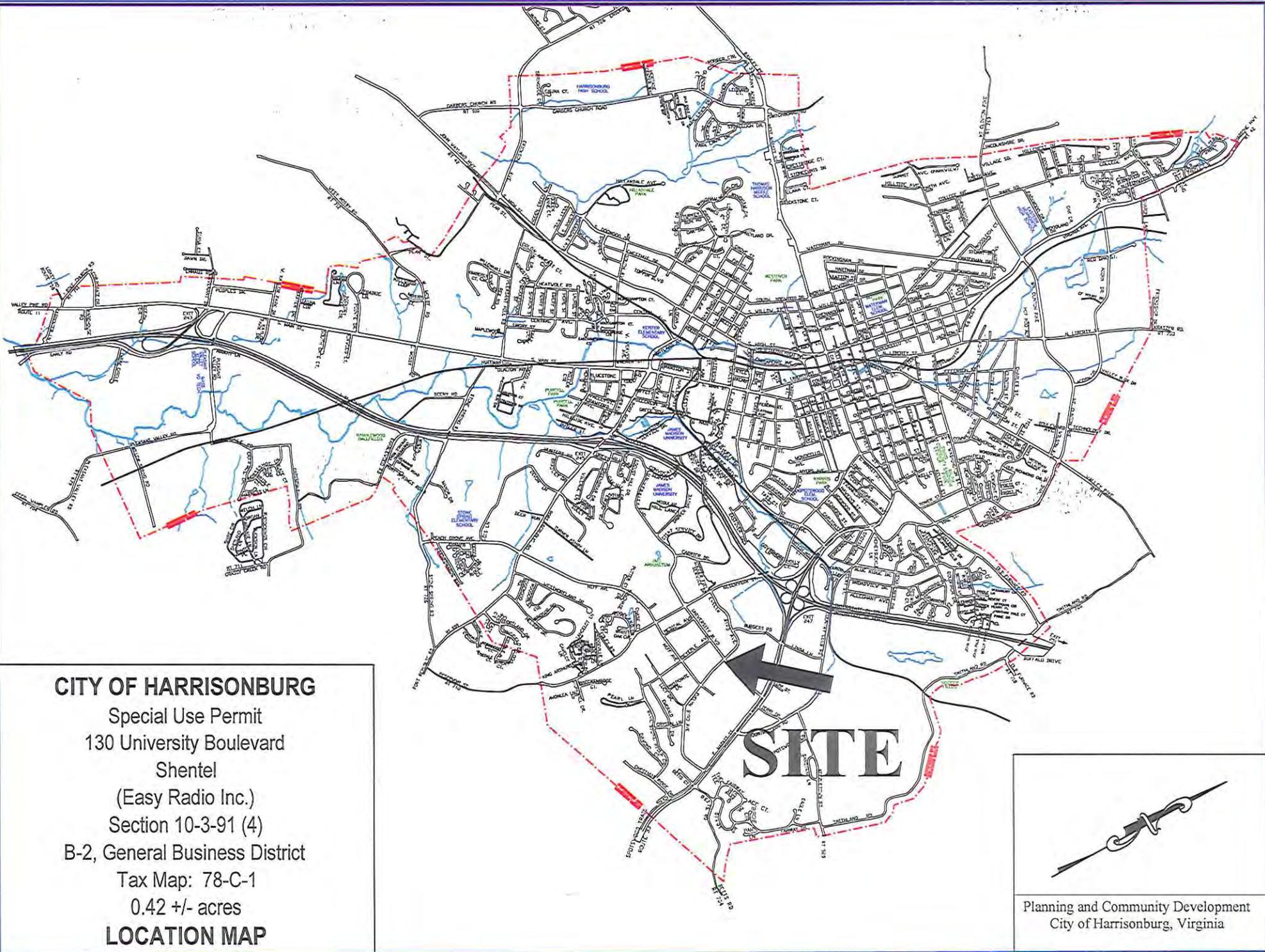


PC Hearing Date: 8/07/2012  
BOS Hearing Date: 9/12/2012

REZ# 163







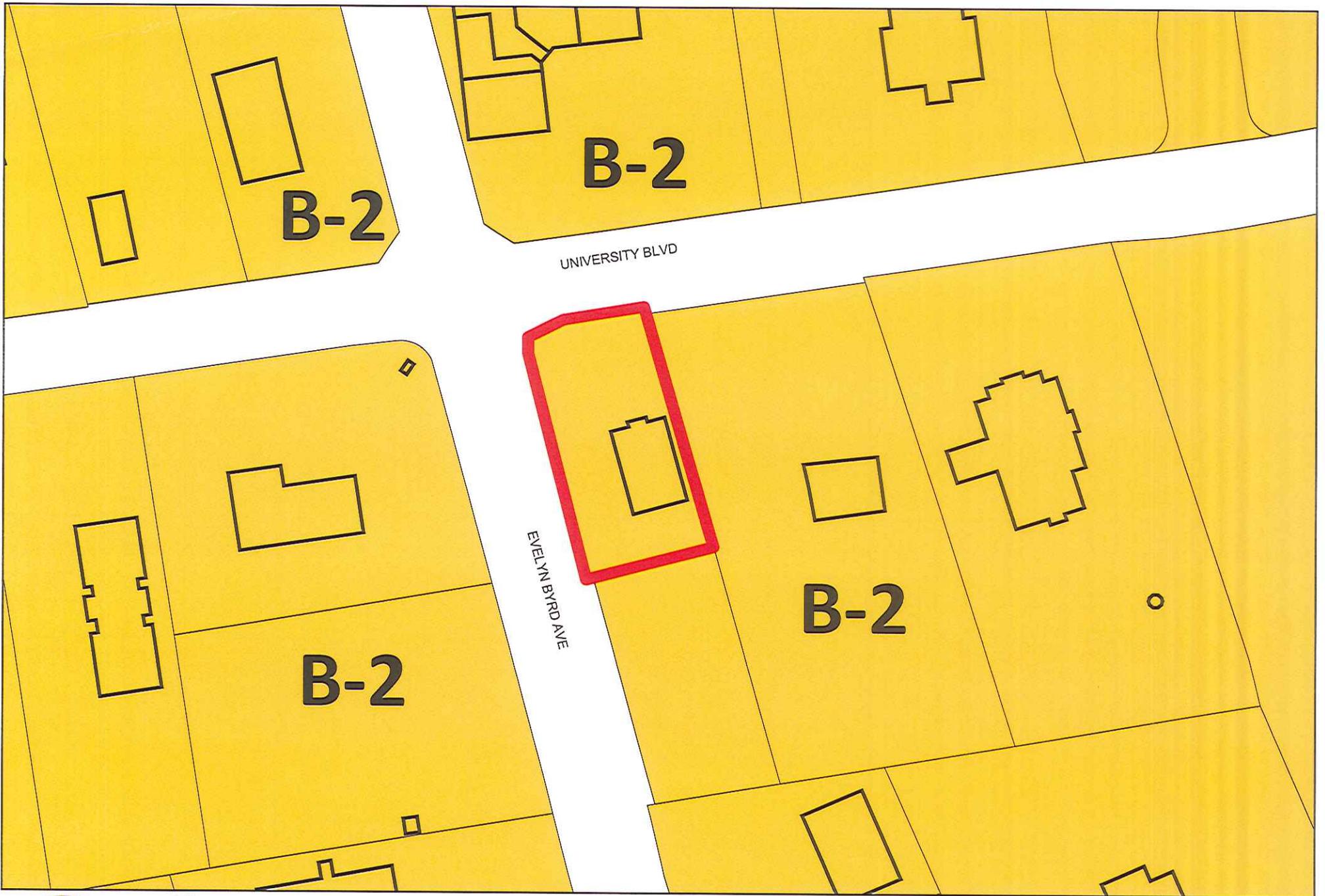
**CITY OF HARRISONBURG**

Special Use Permit  
130 University Boulevard  
Shentel  
(Easy Radio Inc.)  
Section 10-3-91 (4)  
B-2, General Business District  
Tax Map: 78-C-1  
0.42 +/- acres

**LOCATION MAP**



Planning and Community Development  
City of Harrisonburg, Virginia



**130 University Boulevard - Shentel  
Special Use Permit 10-3-91 (4)**



# City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**STAFF REPORT**  
**October 10, 2012**

## **SPECIAL USE PERMIT – 130 UNIVERSITY BOULEVARD (SHENTEL)**

### **GENERAL INFORMATION**

**Applicant:** Easy Radio Inc. with representative Paul Whitley of Network Building & Consulting  
**Tax Map:** 78-C-1  
**Acreage:** 0.42 +/- acres  
**Location:** 130 University Blvd.  
**Request:** Public hearing to consider a request to allow co-location of telecommunications equipment on an existing tower or structure of not more than 125-feet in height, per Section 10-3-91 (4) of the Zoning Ordinance.

### **LAND USE, ZONING, AND SITE CHARACTERISTICS**

The Comprehensive Plan designates this area as Commercial. This designation states that these areas include uses for retail, office, wholesale, or service functions. These areas are generally found along the City's major travel corridors and in the Central Business District of the City.

The following land uses are located on and adjacent to the property:

**Site:** Office building containing Easy Radio, Inc. (WMXH-FM) and Donovan's Framery, zoned B-2  
**North:** Professional office complex, zoned B-2  
**East:** Financial institution, zoned B-2  
**South:** Undeveloped parcel, zoned B-2  
**West:** Professional office, zoned B-2

### **EVALUATION**

The applicant is requesting a special use permit per Section 10-3-91 (4) of the Zoning Ordinance to allow for the co-location of telecommunications equipment on an existing tower. The existing 79-foot tower at 130 University Blvd has been the subject of several special use permit (SUP) requests over the last twelve years. The pole was permitted by-right, as an accessory use, per Section 10-3-90 (15) of the Zoning Ordinance, to Easy Radio, Inc. a radio station located on the property and currently serves as a telecommunications co-location site for Shenandoah Personal Communications Company (Shentel) and Verizon Wireless. The most recent SUP request was in August 2011, when City Council approved a request to allow Verizon Wireless to update and co-locate twelve wireless communication antennas to the existing tower. At this time, the tower has satellite dishes and antennas that serve the on-site radio station, along with the co-location equipment of Verizon Wireless and Shentel. This request would amend an existing special use permit for telecommunications equipment associated with Shentel. The amendment would add more equipment to the site.

Shentel currently has three antennas mounted on the tower at a height of approximately 45-feet. There are six coax power cables attached from the antennas to a Base Transceiver Station (BTS) cabinet and a Battery Back-Up (BBU) cabinet. With this request, Shentel would remove the three existing antennas and replace them with nine antennas and twelve remote radio heads (RRH). This equipment improves the ability to send information to mobile devices and allows for better coverage. Six antennas and nine RRH would be installed immediately, with three antennas and three RRH planned for future installation. As well, they would remove the coax cables and reinstall with hybridflex cables, a fiber optic and power cable combination. The existing ground cabinets would be retrofitted and a second BBU cabinet is proposed. These changes would allow Shentel to advance their network services for the expanded data technologies used today.

As we have become aware over the past year, wireless technology is evolving and so too must the antennas and equipment that provide that service. This tower has previously been approved to allow other wireless co-locations and staff has always advocated for such co-locations. Therefore, staff recommends approval of the SUP and, in keeping consistent with the previous request for this site, suggests the following conditions:

1. If the radio station ceases to operate from the building, the co-located equipment shall be removed.
2. If the cell provider goes off the air or their equipment no longer operates for more than twelve (12) months, then all equipment associated with that company shall be removed from the pole.
3. Only the proposed and future equipment as shown on the submitted drawings and elevations, or equipment substantially similar to such equipment, shall be approved under the issuance of this special use permit. Any other equipment placed on the pole not shown on this drawing will constitute a violation of the special use permit and make the permit null and void. Therefore, all equipment will have to be removed from the pole. This shall not include equipment approved under another special use permit.
4. The equipment attached to the pole shall be painted a uniform color to match the pole that decreases the visual impact on the surrounding environment.
5. The fence shall be maintained so as not to appear dilapidated or in poor condition, and to provide security against entrance by unauthorized persons.
6. Landscaping surrounding the fence line shall consist of evergreen materials and shall be maintained to improve the appearance of the surrounding area.
7. Placement of advertising of any kind is prohibited on the fence and/or antennas, except for an 11" X 17" sign, placed on the fence, displaying telephone numbers in case of an emergency.
8. If in the opinion of Planning Commission or City Council, the equipment becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

Date Application Received: 8-29-2012

### Application for Special Use Permit City of Harrisonburg, Virginia

Fee: \$375.00 plus \$30.00 per acre Total Paid: \$405.00 *pd. 08.*

Property Owner's Name: Easy Radio, Inc.

Street Address: 130 University Boulevard Email: jason\_cave@yahoo.com

City: Harrisonburg State: VA Zip: 22801

Telephone: Work 540-801-1057 Fax \_\_\_\_\_ Mobile \_\_\_\_\_

Owner's Representative: Paul Whitley

Street Address: 7380 Coca Cola Drive, Suite 106 Email: pwhitley@nbcllc.com

City: Hanover State: MD Zip: 21076

Telephone: Work 410-712-7092 Fax 410-712-4056 Mobile \_\_\_\_\_

#### Description of Property and Request

Location (Street Address): 130 University Boulevard

Tax Map Number Sheet: 78 Block: C Lot: 1 Lot Area: \_\_\_\_\_

Existing Zoning Classification: \_\_\_\_\_

Special Use being requested: Upgrade to existing telecommunications site

Please provide a detailed description of the proposed (use additional pages may be attached): \_\_\_\_\_

See attached Scope of Work letter

Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

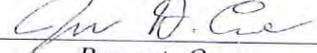
North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

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

Signature:   
Property Owner

#### ITEMS REQUIRED FOR SUBMISSION

- Completed Application
- Site Plan
- Description of Proposed Use
- Adjacent Property Owners

- Fees Paid
- Property Located on Tax Map
- \_\_\_\_\_
- \_\_\_\_\_



August 28, 2012

Building Inspection Division  
409 S Main St, PO Box 20031  
Harrisonburg, VA 22801-7531

Attention: Wayne Lilly

Site Number: 121  
130 University Blvd  
Harrisonburg, VA 22801

RE: Notification of Special Use Permit Application

Wayne,

This letter is to inform you that Shentel Personal Communications Company is filing for a special use permit to upgrade an existing telecommunications facility at the above referenced address. I have listed the proposed scope of work below and I have attached a copy of the proposed drawings for your records.

**Scope: Shentel Personal Communications is proposing to retrofit two (2) existing cabinets; install one (1) new cabinet; install one (1) new fiber distribution box; replace three (3) existing antennas with six (6) new antennas. All work to be completed as per plans as per code.**

If you have any questions or need further information, please contact me at (443) 752-0338. Thank you for your assistance with this submission.

Most Respectfully,

Paul Whitley  
Consultant for Shentel Communications  
Network Building & Consulting, LLC



**SHENTEL**  
SHENANDOAH PERSONAL COMMUNICATIONS, LLC

NETWORK VISION PROJECT  
**SITE NAME: UNIVERSITY BOULEVARD**  
**SITE NUMBER: 121**

130 UNIVERSITY BOULEVARD  
HARRISONBURG, VA 22801



Know what's below.  
Call before you dig.

**NETWORK VISION PROJECT DATA**

SCOPE OF WORK: PROJECT CONSISTS OF EXCHANGING OR INSTALLING ADDITIONAL EQUIPMENT AND/OR ANTENNAS TO AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY.

911 SITE ADDRESS: 130 UNIVERSITY BOULEVARD  
HARRISONBURG, VA 22801

LANDLORD: EASY RADIO, INC.  
ADDRESS: 130 UNIVERSITY BOULEVARD  
HARRISONBURG, VA 22801

LATITUDE (NAD 83): 38.430000'  
LONGITUDE (NAD 83): -78.847500'

JURISDICTION: CITY OF HARRISONBURG

TAX MAP NUMBER: 78-C-1  
PARCEL AREA: .42 ACRES  
PARCEL OWNER: EASY RADIO, INC.  
ADDRESS: 1057 US HIGHWAY 211 WEST  
LURAY, VA 22835

GROUND ELEVATION: 1460 FEET (A.M.S.L.)

POWER PROVIDER: HARRISONBURG ELECTRIC COMMISSION  
89 WEST BRUCE STREET  
HARRISONBURG, VA 22801

BACKHAUL PROVIDER: VERIZON - T1 PROVIDER  
SHENTEL FTTH - ETHERNET PROVIDER

SITE ACCESS PROCEDURES: CONTACT PROPERTY OWNER  
TO COORDINATE ACCESS

SHENTEL NOC: (540) 984-5220  
(800) 768-5220

**NETWORK VISION PROJECT TEAM**

APPLICANT: SHENTEL  
SHENANDOAH PERSONAL COMMUNICATIONS, LLC  
P.O. BOX 459  
500 SHENTEL WAY  
EDINBURG, VA 22824  
(540) 984-5220

PROJECT MANAGEMENT FIRM: NETWORK BUILDING & CONSULTING, LLC.  
7380 COCA COLA DRIVE, SUITE 106  
HANOVER, MD 21076  
(410) 712-7092

ENGINEERING FIRM: NB&C ENGINEERING SERVICES, LLC.  
7380 COCA COLA DRIVE, SUITE 106  
HANOVER, MD 21076  
(410) 712-7092

**VICINITY MAP**



**DIRECTIONS**

FROM EDINBURG, VA:  
TAKE I-81 SOUTH. TAKE EXIT 247A TO US-33 E/E MARKET ST. TURN RIGHT ONTO UNIVERSITY BOULEVARD. SITE WILL BE LOCATED ON THE LEFT.

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2009 INTERNATIONAL BUILDING CODE
- 2008 NATIONAL ELECTRICAL CODE
- 2009 NFPA 101, LIFE SAFETY CODE
- 2009 IFC
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION
- ANSI/TIA-222-G
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELECORDIA GR-1275
- ANSI/T 311

**DRAWING INDEX**

- T-1 TITLE SHEET
- GN-1 GENERAL NOTES
- A-1 COMPOUND PLAN & EQUIPMENT PLAN
- A-2 ELEVATION & ANTENNA PLANS
- D-1 ANTENNA DETAILS
- D-2 PLUMBING DIAGRAM
- D-3 FIBER DISTRIBUTION BOX INSTALLATION
- D-4 RRR MOUNTING OPTIONS FOR MONOPOLES
- E-1 ELECTRICAL DETAILS
- G-1 GROUNDING DETAILS

**DO NOT SCALE DRAWINGS**

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"X36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

**SIGNATURE BLOCK**

PROPERTY OWNER \_\_\_\_\_ DATE \_\_\_\_\_

SITE ACQUISITION \_\_\_\_\_ DATE \_\_\_\_\_

CONSTRUCTION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

ZONING \_\_\_\_\_ DATE \_\_\_\_\_

RF ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER



135 GREENWICH ROAD  
CHARLOTTE, NC 28211  
PHONE: 704-528-1188  
FAX: 704-528-1230

APPLICANT



500 SHENTEL WAY  
EDINBURG, VA 22824  
(540) 984-5220

SITE INFORMATION

121  
UNIVERSITY BOULEVARD  
130 UNIVERSITY BOULEVARD  
HARRISONBURG, VA 22801

DESIGN RECORD

**REVISIONS**

REV	DATE	DESCRIPTION	B
2	08/01/12	ADD GATE DETAIL	DJ
1	07/16/12	REVISED EQUIPMENT LAYOUT	AM
0	06/05/12	FINAL CDs	AM

PROFESSIONAL STAMP



PROJECT CODE

27006

SHEET TITLE

**TITLE SHEET**

SHEET NUMBER

**T-1**

**DIVISION 01000 – GENERAL REQUIREMENTS**

**PART 1 GENERAL**

1. ALL WORK TO BE PERFORMED BY ALU CERTIFIED NETWORK VISION INSTALLATION PERSONNEL. MINIMUM OF TWO MEMBERS PER CREW.
2. REFER TO SHENTEL STANDARD CONSTRUCTION SPECIFICATIONS. IN CASE OF A CONFLICT, SHENTEL STANDARD CONSTRUCTION SPECIFICATIONS (LATEST EDITION) SHALL BE FOLLOWED.

**PART 2 GENERAL NOTES**

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) SHENTEL'S REPRESENTATIVE OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS / CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE CONTRACTOR SHALL MAINTAIN A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDUM'S OR CLARIFICATIONS AVAILABLE FOR THE USE OF ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.

11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SITE CONDITIONS DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.

12. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE ALL UNNECESSARY MATERIAL.

13. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT SECTIONS OF THE STATE BASIC BUILDING CODE, LATEST EDITION, AND ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT/ENGINEER.

14. THE CONTRACTOR SHALL NOTIFY SHENTEL'S REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED BY SHENTEL'S REPRESENTATIVE.

15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.

16. THE CONTRACTOR SHALL NOTIFY THE RF ENGINEER FOR ANTENNA AZIMUTH VERIFICATION (DURING ANTENNA INSTALLATION) PRIOR TO CONDUCTING SITE SWEEPING.

17. THE GENERAL CONTRACTOR SHALL IN ALL INSTANCES CONFORM TO THE SPECIFICATIONS ISSUED BY SHENTEL.

18. PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS OR RISERS THROUGH THE BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS WITHOUT STRUCTURAL ENGINEER'S APPROVAL. SLEEVES AND/OR PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE PACKED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE STRUCTURE. FILL FOR FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE FIRE AND FUMES. ALL MATERIAL SHALL BE UL APPROVED FOR THIS PURPOSE.

**WOOD**

1. ALL MATERIALS INCLUDING PLYWOOD SHALL BE AS SPECIFIED ON THESE PLANS.

**SPECIAL CONSTRUCTION ANTENNA INSTALLATION**

**PART 1 – GENERAL**

**1.01 WORK INCLUDED**

- A. ANTENNAS AND FIBER CABLES SHALL BE AS SPECIFIED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONNEL AND PROPERTY. STRICT ADHERENCE TO OSHA STANDARDS IS MANDATED.
- B. INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND SHENTEL SPECIFICATIONS.
- C. INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS.
- D. INSTALL FIBER CABLES AND TERMINATION'S BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL FIBER CABLE THREE (3) FEET IN EXCESS OF ENTRY PORT LOCATION UNLESS OTHERWISE STATED.

**METALS**

**PART 1 – GENERAL**

**1.01 WORK INCLUDED**

A. THE WORK CONSISTS OF THE FABRICATION AND INSTALLATION OF ALL MATERIALS TO BE FURNISHED, AND WITHOUT LIMITING THE GENERALITY THEREOF, INCLUDES ALL EQUIPMENT, LABOR AND SERVICES REQUIRED FOR ALL STRUCTURAL STEEL WORK, INCLUDING ALL ITEMS INCIDENTAL THERETO AS SPECIFIED HEREIN AND AS SHOWN ON THE DRAWINGS. INCLUDING:

1. STEEL FRAMING INCLUDING BEAMS, ANGLES, CHANNELS AND PLATES.
2. WELDING AND BOLTING OF ATTACHMENTS.

**1.02 REFERENCE STANDARDS**

- A. THE WORK SHALL CONFORM TO THE CODES AND STANDARDS OF THE FOLLOWING AGENCIES AS FURTHER CITED HEREIN:
  1. ASTM: AMERICAN SOCIETY FOR TESTING AND MATERIALS, AS PUBLISHED IN "COMPILATION OF ASTM STANDARDS IN BUILDING CODES"
  2. AWS: AMERICAN WELDING SOCIETY INC., AS PUBLISHED IN "STANDARD D1.1-2006, STRUCTURAL WELDING CODE".
  3. AISC: AMERICAN INSTITUTE FOR STEEL CONSTRUCTION, AS PUBLISHED IN "CODE FOR STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES"; "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".

**PART 2 – PRODUCTS**

**2.01 MATERIALS**

A. STRUCTURAL STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A36 AND A50 FOR STRUCTURAL STEEL.

**2.02 WELDING**

- A. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS. CERTIFICATION DOCUMENTS SHALL BE MADE AVAILABLE FOR ENGINEER'S AND/OR OWNER'S REVIEW IF REQUESTED.
- B. WELDING ELECTRODES FOR MANUAL SHIELDED METAL ARC WELDING SHALL CONFORM TO ASTM A-233, E70 SERIES. BARE ELECTRODES AND GRANULAR FLUX USED IN THE SUBMERGED ARC PROCESS SHALL CONFORM TO AISC SPECIFICATIONS.
- C. FIELD WELDING SHALL BE DONE AS PER AWS D1.1 REQUIREMENTS VISUAL INSPECTION IS ACCEPTABLE WHEN FILLET SIZES ARE NOT SHOWN.
- D. STUD WELDING SHALL BE ACCOMPLISHED BY CAPACITOR DISCHARGE (CD) WELDING TECHNIQUE USING MIDWEST FASTENERS, INC. CD100 CAPACITOR DISCHARGE STUD WELDER, NELSON STUD WELDER OR EQUAL.

2.2 PROVIDE STUD FASTENERS OF MATERIALS AND SIZES SHOWN ON DRAWINGS OR AS RECOMMENDED BY THE MANUFACTURER FOR STRUCTURAL LOADINGS REQUIRED.

2.3 FOLLOW MANUFACTURES SPECIFICATIONS AND INSTRUCTIONS TO PROPERLY SELECT AND INSTALL STUD WELDS.

**2.03 BOLTING**

- A. BOLTS SHALL BE 3/4" Ø (MINIMUM) CONFORMING TO ASTM A325, HOT DIP GALVANIZED OR ASTM A153. NUTS SHALL BE HEAVY HEX TYPE.
- B. ALL BOLTS SHALL BE INSTALLED IN SLIP CRITICAL CONNECTIONS CONFORMING TO AISC, USING THE 1/4" TURN METHOD.

**2.04 FABRICATION**

A. FABRICATION OF STEEL SHALL CONFORM TO THE AISC AND AWS STANDARDS AND CODES.

**2.05 FINISH**

- A. ALL STRUCTURAL STEEL SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123.
- B. FOR ELECTRICAL HARDWARE REF. TO DWG E-3.

**2.06 PROTECTION**

A. UPON COMPLETION OF ERECTION INSPECT ALL GALVANIZED STEEL AND PAINT ANY FIELD CUTS, WELDS, OR GALVANIZED BREAKS WITH ZINC BASED PAINT. COLOR TO MATCH THE GALVANIZING PROCESS.

**PART 3 – EXECUTION**

**3.01 ERECTION OF STEEL**

- A. PROVIDE ALL ERECTION EQUIPMENT, BRACING, PLANKING, FIELD BOLTS, NUTS, WASHERS, DRIFT PINS, AND SIMILAR MATERIALS WHICH DO NOT FORM A PART OF THE COMPETED CONSTRUCTION BUT ARE NECESSARY FOR ITS PROPER ERECTION.
- B. ERECT AND ANCHOR ALL STRUCTURAL STEEL IN ACCORDANCE WITH AISC REFERENCE STANDARDS. ALL WORK SHALL BE ACCURATELY SET TO ESTABLISHED LINES AND ELEVATIONS AND RIGIDLY FASTENED IN PLACE WITH SUITABLE ATTACHMENTS TO THE CONSTRUCTION OF THE BUILDING.
- C. TEMPORARY BRACING, GUYING AND SUPPORT SHALL BE PROVIDED TO KEEP THE STRUCTURE SAFE AND ALIGNED AT ALL TIMES DURING CONSTRUCTION, AND TEMPORARY LOADS AND STAY WITHIN SAFE CAPACITY OF ALL BUILDING COMPONENTS.



129 GREENBUSH ROAD  
CHESAPEOTE, VA 23029  
PHONE: 757-522-1131  
FAX: 757-522-1220



500 SHENTEL WAY  
EDINBURG, VA 22824  
(540) 984-5220

121  
UNIVERSITY BOULEVARD  
130 UNIVERSITY BOULEVARD  
HARRISONBURG, VA 22801

**REVISIONS**

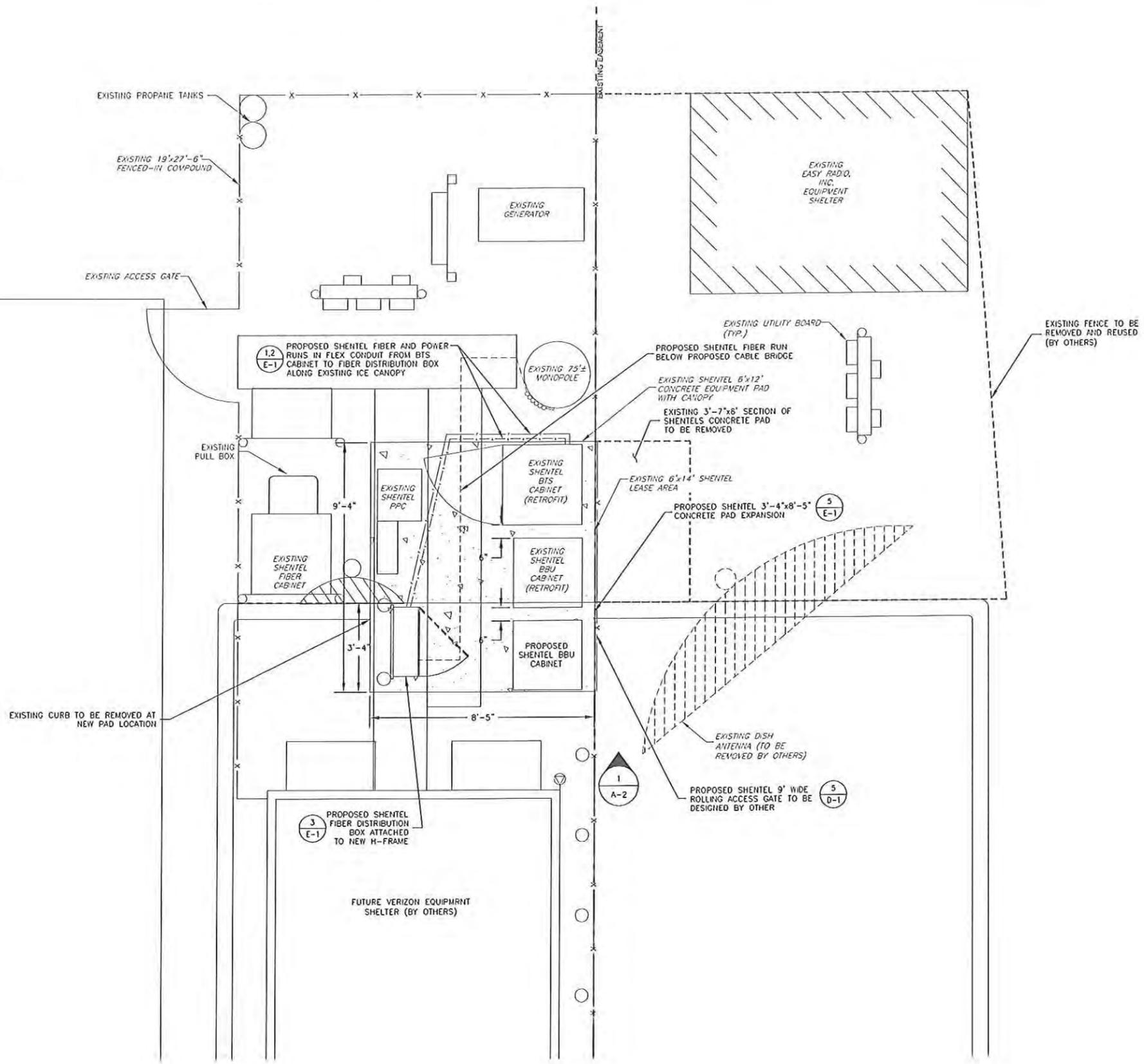
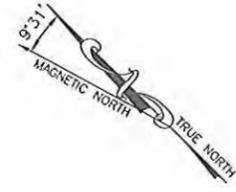
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1	07/18/12	REVISED EQUIPMENT LAYOUT	AN
0	05/03/12	FINAL CDs	AN



PROJECT CODE  
27006

SHEET TITLE  
**GENERAL NOTES**

SHEET NUMBER  
**GN-1**



**COMPOUND PLAN**  
SCALE: 1"=10'-0"

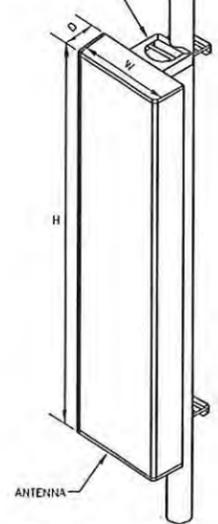


ENGINEER	 129 GREEN CH POOD CHARLOTTE, NC 28211 PH: 704.754.1111 FAX: 704.522.1210																		
APPLICANT	 500 SHENTEL WAY EDINBURG, VA 22824 (540) 984-5220																		
SITE INFORMATION	121 UNIVERSITY BOULEVARD 130 UNIVERSITY BOULEVARD HARRISONBURG, VA 22801																		
DESIGN RECORD	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>B</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>06/01/12</td> <td>ADD GATE DETAIL</td> <td>DM</td> </tr> <tr> <td>1</td> <td>07/18/12</td> <td>REVISED EQUIPMENT LAYOUT</td> <td>AM</td> </tr> <tr> <td>0</td> <td>05/05/12</td> <td>FINAL CDs</td> <td>AM</td> </tr> </tbody> </table>			REV	DATE	DESCRIPTION	B	2	06/01/12	ADD GATE DETAIL	DM	1	07/18/12	REVISED EQUIPMENT LAYOUT	AM	0	05/05/12	FINAL CDs	AM
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0	05/05/12	FINAL CDs	AM																
PROFESSIONAL STAMP																			
PROJECT CODE	27006																		
SHEET TITLE	<b>COMPOUND PLAN AND EQUIPMENT PLAN</b>																		
SHEET NUMBER	<b>A-1</b>																		



DOWN TILT BRACKET AND MOUNTING HARDWARE

ANTENNA MOUNTING PIPE

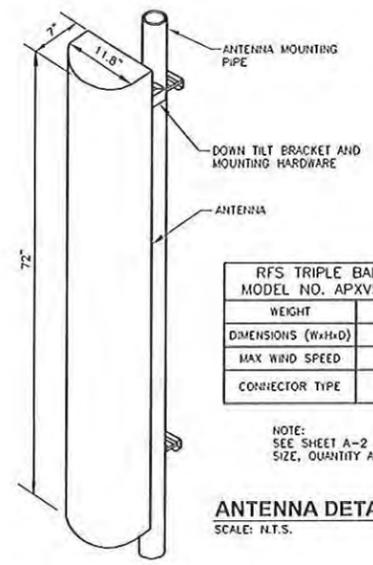


RFS OPTIMIZER ANTENNA MODEL NO. APXVMM13A-C-A20	
WEIGHT	37.4 LBS.
DIMENSIONS (WxHxD)	11.3"x54.1"x4.6"
MAX WIND SPEED	125 MPH
CONNECTOR TYPE	(4) 7-16 LONG NECK FEMALE

RFS OPTIMIZER ANTENNA MODEL NO. APXVRR13-C-NA20	
WEIGHT	32.0 LBS.
DIMENSIONS (WxHxD)	13.8"x54.8"x4.3"
MAX WIND SPEED	125 MPH
CONNECTOR TYPE	(4) 7-16 LONG NECK FEMALE

NOTE:  
SEE SHEET A-2 FOR ANTENNA  
SIZE, QUANTITY AND LOCATION.

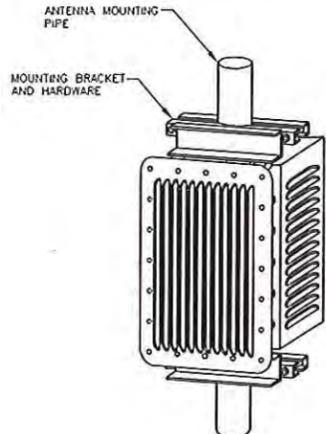
**ANTENNA DETAIL** 1  
SCALE: N.T.S.



RFS TRIPLE BAND ANTENNA MODEL NO. APXVSP18-C-A20	
WEIGHT	57 LBS.
DIMENSIONS (WxHxD)	11.8"x72"x7"
MAX WIND SPEED	150 MPH
CONNECTOR TYPE	(6) 7-16 LONG NECK FEMALE

NOTE:  
SEE SHEET A-2 FOR ANTENNA  
SIZE, QUANTITY AND LOCATION.

**ANTENNA DETAIL** 2  
SCALE: N.T.S.

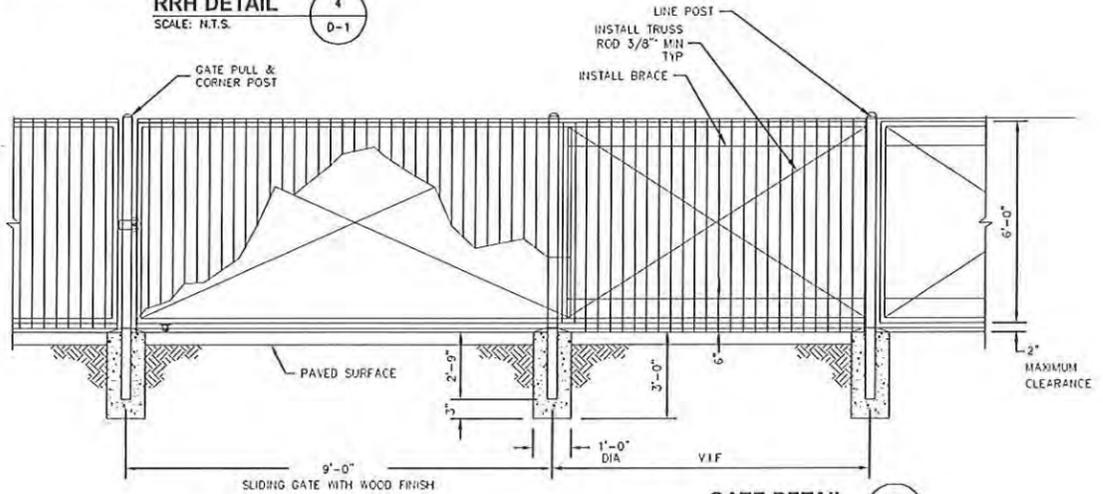


800 MHz REMOTE RADIO HEAD FD-RRH-2x50-800	
WEIGHT	64 LBS.
DIMENSIONS (WxHxD)	13"x19.7"x15"
OUTPUT POWER	100W
POWER REQ.	-48VDC

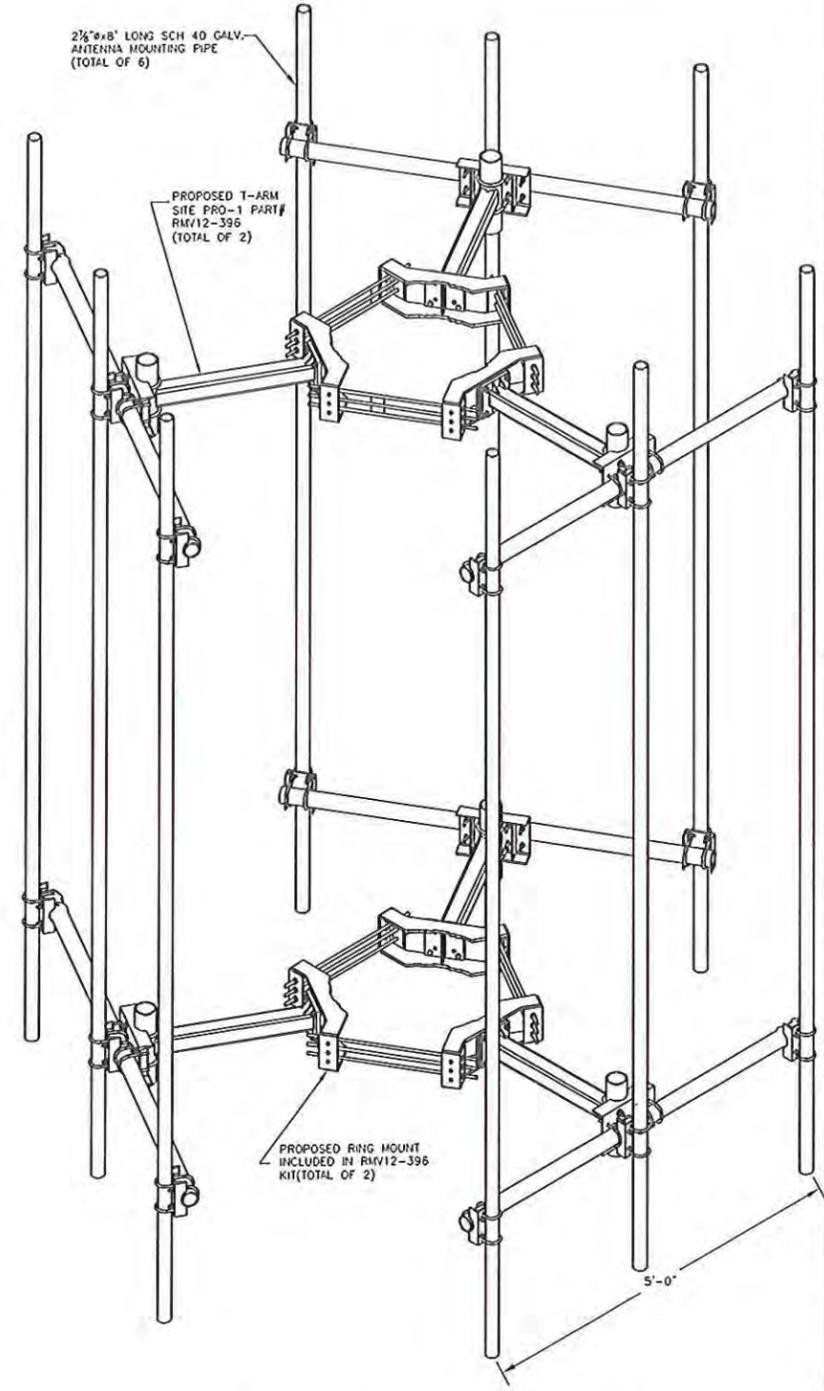
1900 MHz REMOTE RADIO HEAD FD-RRH-4x40-1900	
WEIGHT	88 LBS.
DIMENSIONS (WxHxD)	13"x23"x17"
OUTPUT POWER	180W
POWER REQ.	-48VDC

NOTE:  
SEE SHEET A-2 FOR ANTENNA  
SIZE, QUANTITY AND LOCATION.

**RRH DETAIL** 4  
SCALE: N.T.S.



**GATE DETAIL** 5  
SCALE: N.T.S.



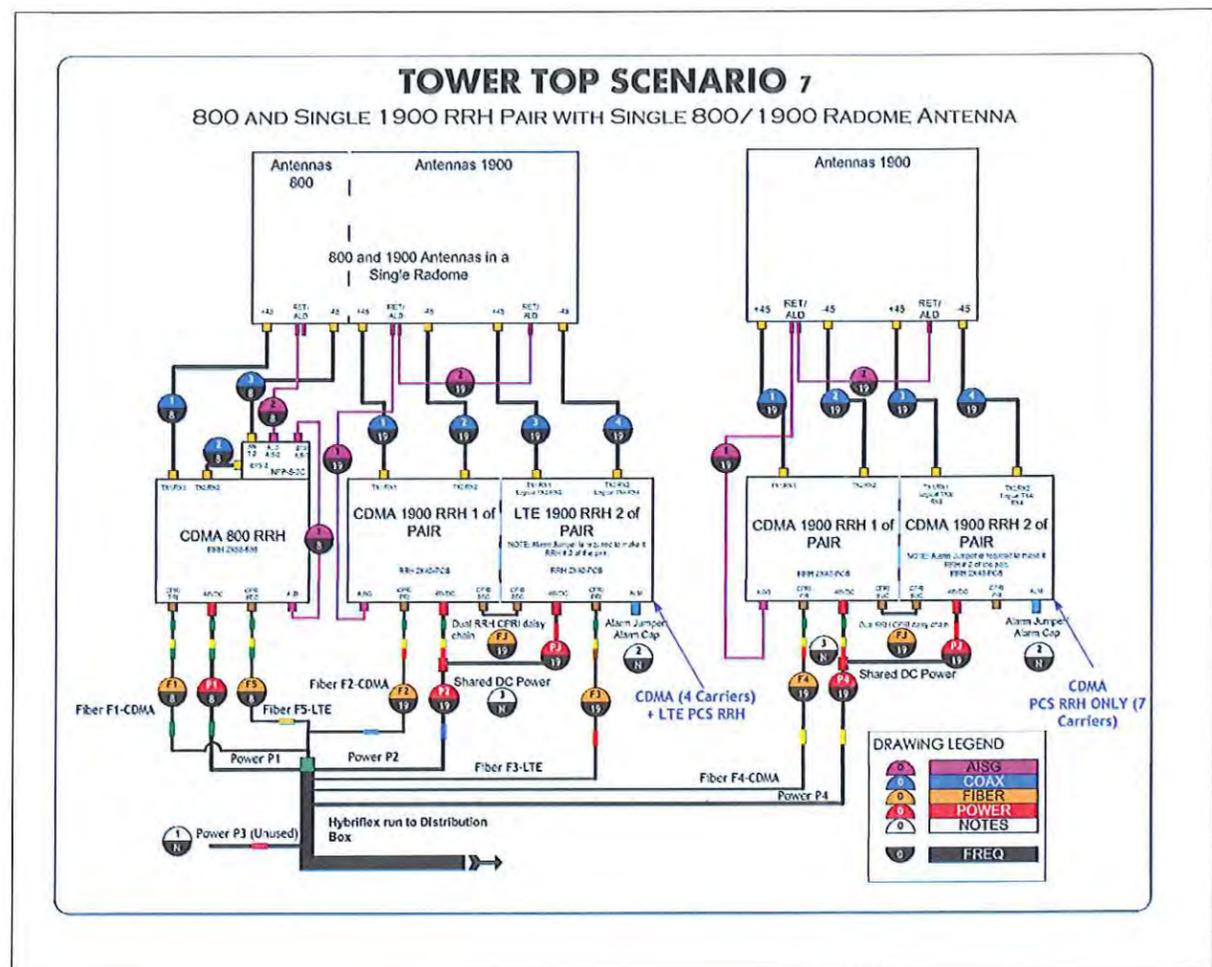
**ANTENNA MOUNTING BRACKET DETAIL** 3  
SCALE: N.T.S.

ENGINEER	<p><b>NB&amp;C ENGINEERING SERVICES, LLC.</b> 150 GREENWAY ROAD CHARLOTTE, NC 28211 PHONE: 704.524.1111 FAX: 704.524.1122</p>																
APPLICANT	<p><b>SHENTEL</b> 500 SHENTEL WAY EDINBURG, VA 22824 (540) 984-5220</p>																
SITE INFORMATION	<p>121 UNIVERSITY BOULEVARD 130 UNIVERSITY BOULEVARD HARRISONBURG, VA 22801</p>																
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PROFESSIONAL STAMP																	
PROJECT CODE	27006																
SHEET TITLE	<b>ANTENNA DETAILS</b>																
SHEET NUMBER	<b>D-1</b>																

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGNER'S REVIEW OF THE PROJECT. THE ENGINEER'S REVIEW OF THE DESIGN SHALL BE LIMITED TO THE PROJECT'S DESIGN AND SHALL NOT BE A GUARANTEE OF THE DESIGN'S ACCURACY OR COMPLETION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DESIGNER'S OMISSIONS OR FOR THE DESIGNER'S FAILURE TO FOLLOW THE DESIGNER'S INSTRUCTIONS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DESIGNER'S FAILURE TO FOLLOW THE DESIGNER'S INSTRUCTIONS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DESIGNER'S FAILURE TO FOLLOW THE DESIGNER'S INSTRUCTIONS.

**REVISIONS**

REV	DATE	DESCRIPTION	BY
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1	07/16/12	REVISED EQUIPMENT LAYOUT	AA
0	06/05/12	FINAL CD's	AA



**RF PLUMBING DIAGRAM**  
SCALE: N.T.S.

1  
D-2

**NOTE:**  
CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THE MOST RECENT PLUMBING DIAGRAMS ONCE SITE IS READY FOR CONSTRUCTION.

ENGINEER

APPLICANT

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

PROJECT CODE

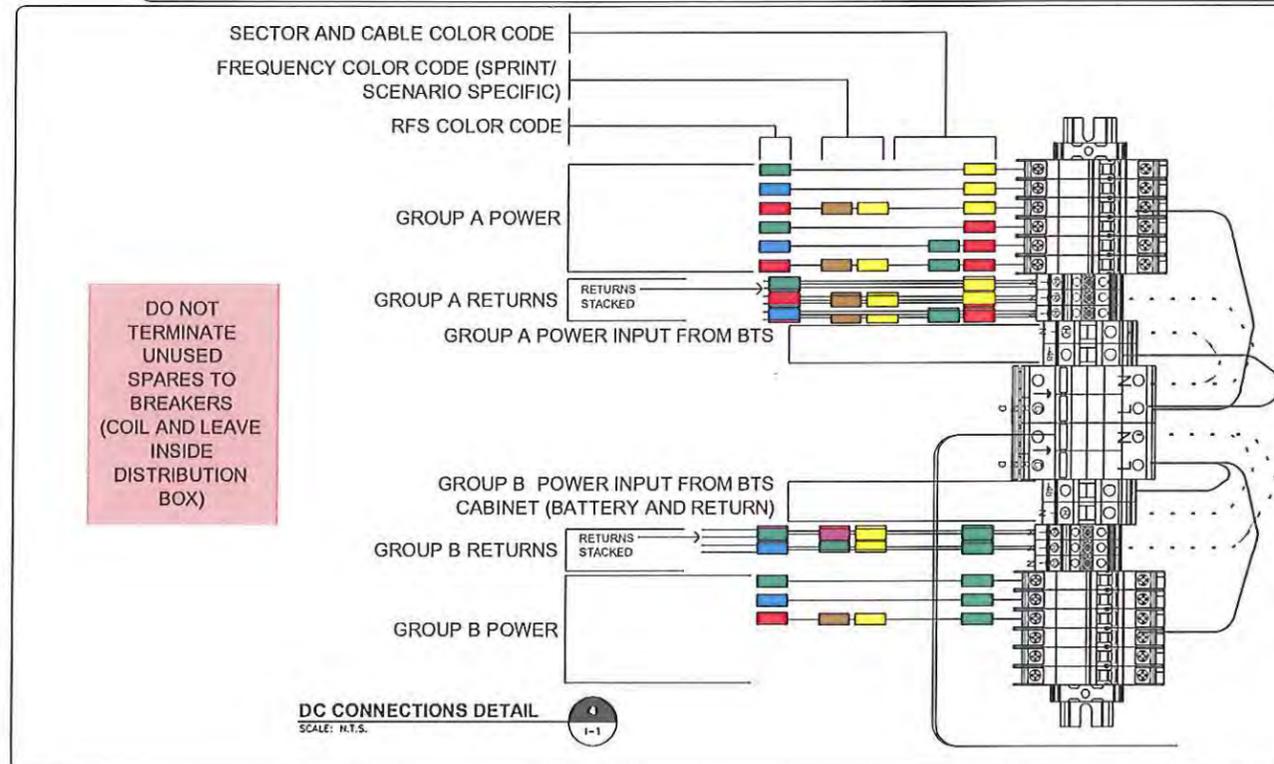
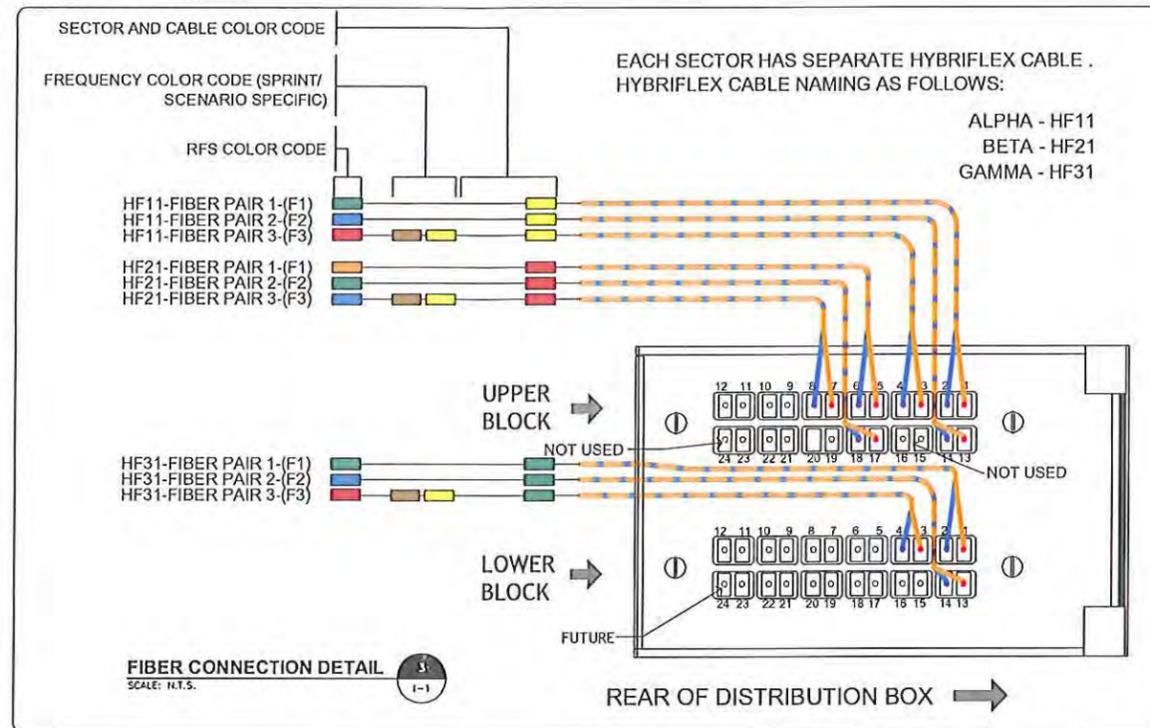
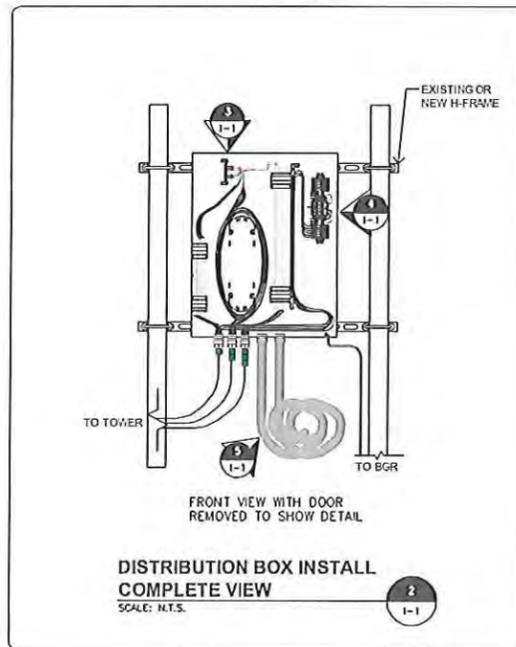
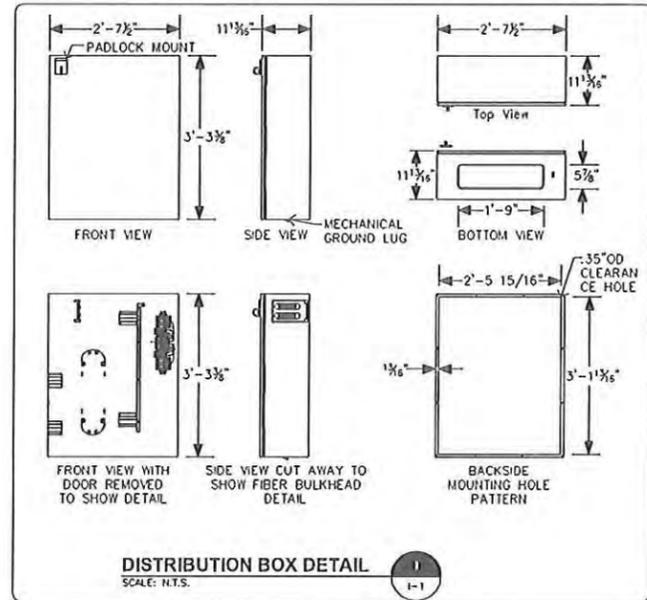
SHEET TITLE

SHEET NUMBER

27006

**PLUMBING  
DIAGRAMS**

**D-2**



**REVISIONS**

REV	DATE	DESCRIPTION	B
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1	07/15/12	REVISED EQUIPMENT LAYOUT	AN
0	06/05/12	FINAL CDs	AN



PROJECT CODE  
27006

**FIBER  
DISTRIBUTION  
BOX  
INSTALLATION**

SHEET NUMBER  
D-3

CONTRACT NO. 2011-0001  
PROJECT NO. 2011-0001-001  
SHEET NO. D-4 OF 4  
DATE: 07/18/12

**SHENTEL**  
500 SHENTEL WAY  
EDINBURG, VA 22824  
(540) 984-5220

121  
UNIVERSITY BOULEVARD  
130 UNIVERSITY BOULEVARD  
HARRISONBURG, VA 22801

**REVISIONS**

REV	DATE	DESCRIPTION	BY
2	06/01/12	ADD GATE DETAIL	DJ
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0	06/05/12	FINAL CDs	AN

ENGINEER

APPLICANT

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

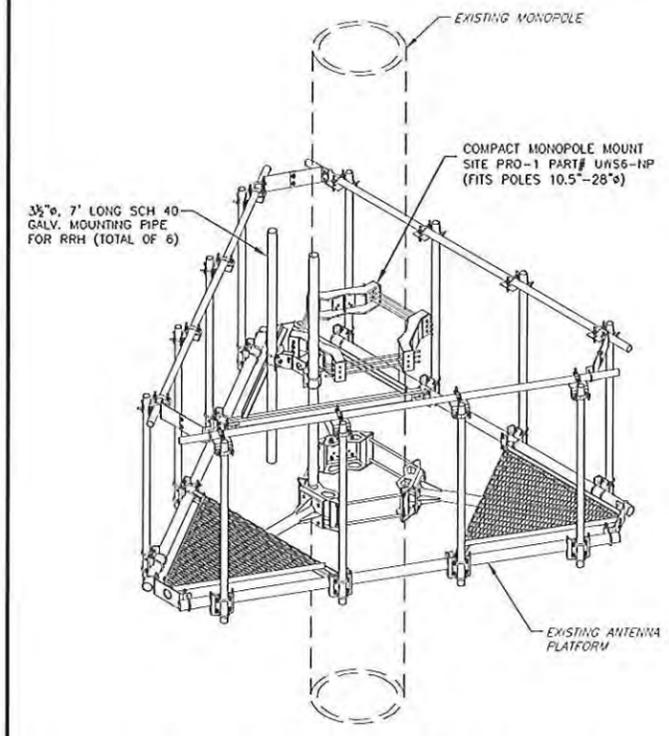
PROJECT CODE

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SHEET NUMBER

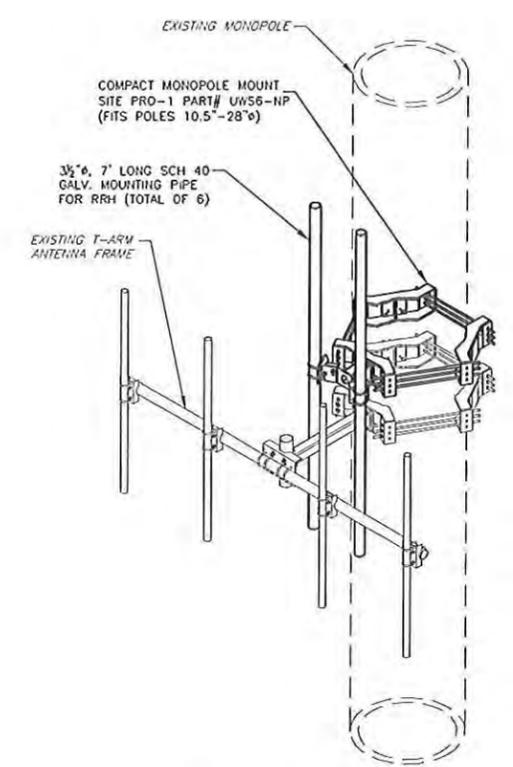
**RRH MOUNTING  
OPTIONS FOR  
MONOPOLES**

**D-4**



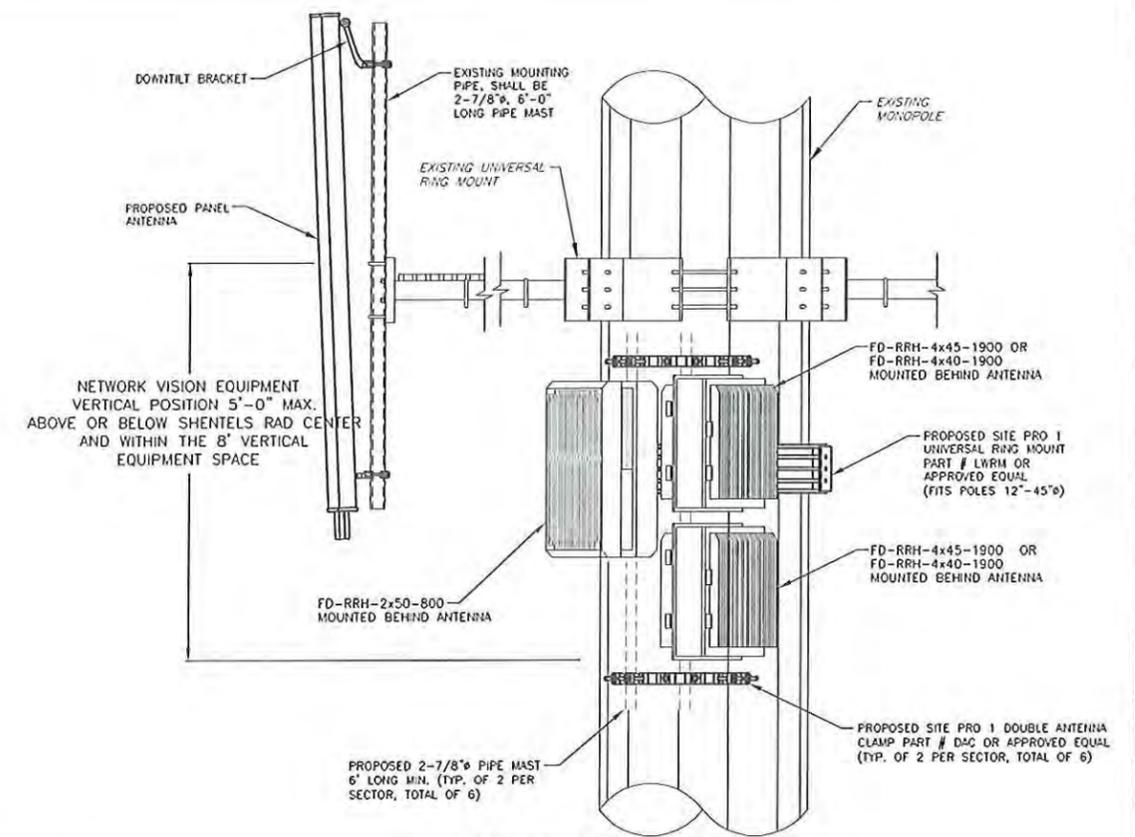
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EXISTING ANTENNA PLATFORM**  
SCALE: N.T.S.

1



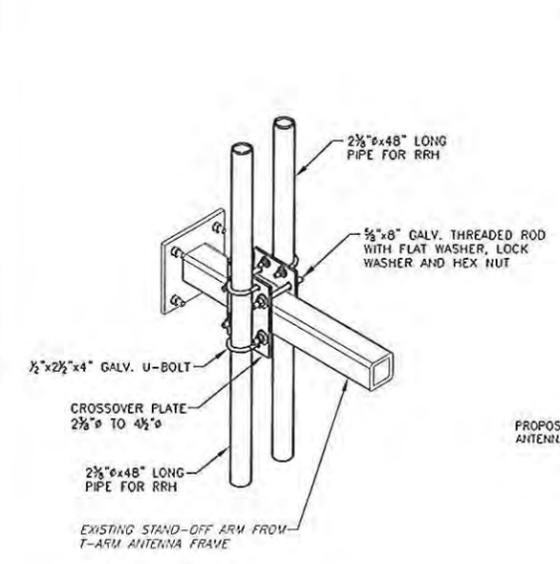
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EXISTING T-ARM ANTENNA FRAME**  
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2



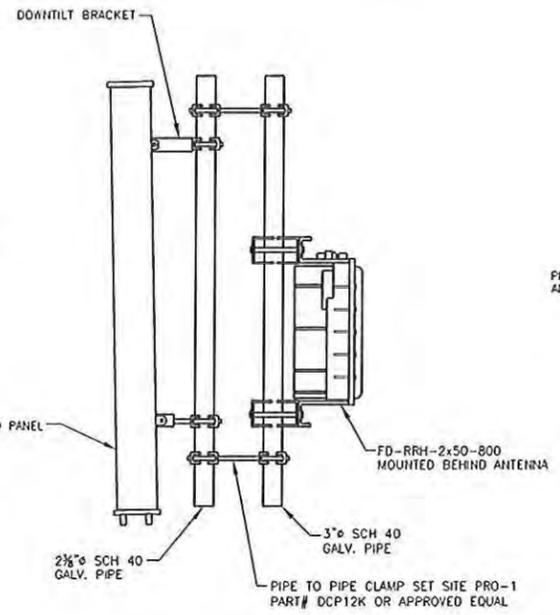
**RRH MOUNTING DETAIL ABOVE  
OR BELOW EXISTING MOUNT**  
SCALE: N.T.S.

3



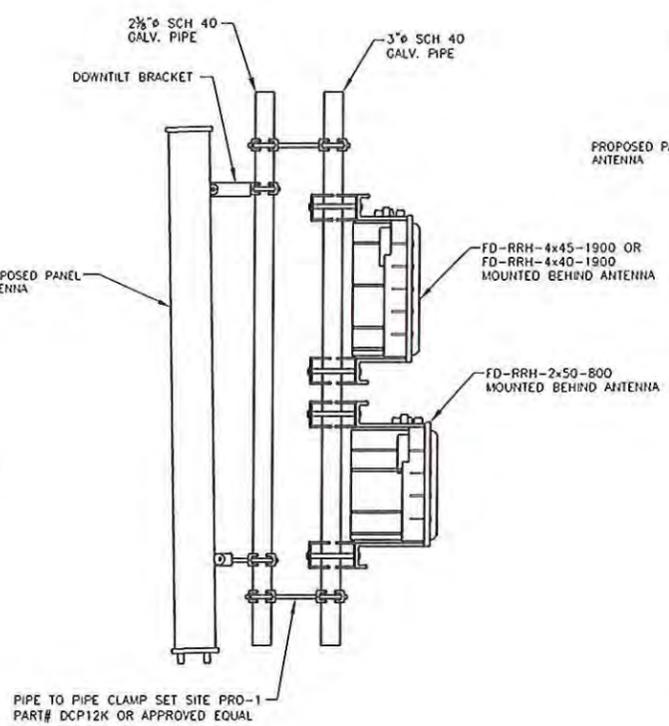
**RRH MOUNTING DETAIL  
FOR STAND-OFF ARM**  
SCALE: N.T.S.

4



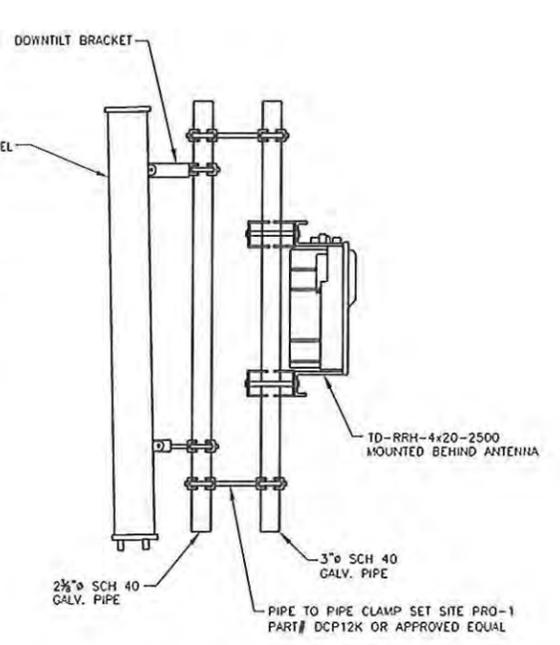
**1900MHz RRH MOUNTING  
DETAIL TO ANTENNA PIPE**  
SCALE: N.T.S.

5



**800MHz & 1900MHz RRH MOUNTING  
DETAIL TO ANTENNA PIPE**  
SCALE: N.T.S.

6

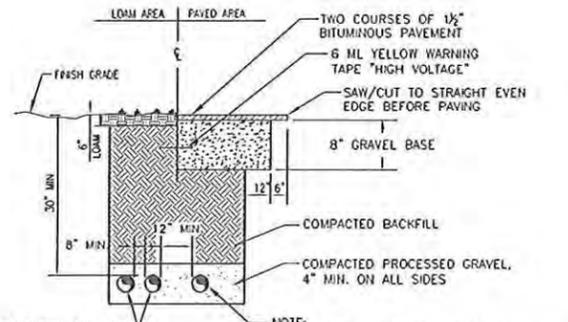


**2500MHz RRH MOUNTING  
DETAIL TO ANTENNA PIPE**  
SCALE: N.T.S.

7

## ELECTRICAL & GROUNDING NOTES:

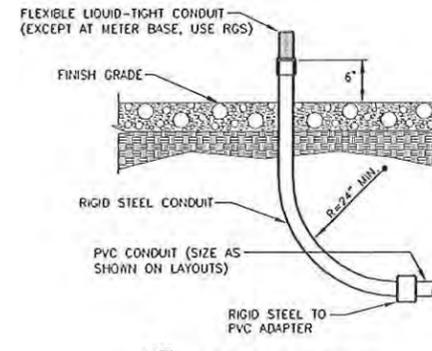
- ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AS WELL AS APPLICABLE STATE AND LOCAL CODES.
- ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER SPECIFICATION REQUIREMENTS.
- THE ELECTRICAL WORK INCLUDES ALL LABOR AND MATERIAL DESCRIBED BY DRAWINGS AND SPECIFICATION INCLUDING INCIDENTAL WORK TO PROVIDE COMPLETE OPERATING AND APPROVED ELECTRICAL SYSTEM.
- GENERAL CONTRACTOR SHALL PAY FEES FOR PERMITS, AND IS RESPONSIBLE FOR OBTAINING SAID PERMITS AND COORDINATION OF INSPECTIONS.
- ELECTRICAL AND TELCO WIRING AT EXPOSED INDOOR LOCATIONS SHALL BE IN ELECTRICAL METALLIC TUBING OR RIGID NONMETALLIC TUBING (RIGID SCHEDULE 40 PVC OR RIGID SCHEDULE 80 PVC FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) (AS PERMITTED BY CODE).
- ELECTRICAL AND TELCO WIRING AT CONCEALED INDOOR LOCATIONS SHALL BE IN ELECTRICAL METALLIC TUBING, ELECTRICAL NONMETALLIC TUBING, OR RIGID NONMETALLIC TUBING (RIGID SCHEDULE 40 PVC AS PERMITTED BY CODE).
- ELECTRICAL AND TELCO WIRING OUTSIDE A BUILDING, ABOVE GRADE AND EXPOSED TO WEATHER SHALL BE IN WATER TIGHT GALVANIZED RIGID STEEL CONDUITS (RGS) AND WHERE REQUIRED IN LIQUID TIGHT FLEXIBLE METAL OR NONMETALLIC CONDUITS.
- BURIED CONDUIT SHALL BE RIGID NONMETALLIC CONDUIT (RIGID SCHEDULE 40 PVC), DIRECT BURIED IN AREAS OF OCCASIONAL LIGHT TRAFFIC, ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY TRAFFIC.
- LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT SHALL BE USED INDOORS AND OUTDOORS IN AREAS WHERE VIBRATION OCCURS AND FLEXIBILITY IS NEEDED.
- ELECTRICAL WIRING SHALL BE COPPER WITH TYPE THHN, THWN-2, OR THHN INSULATION.
- RUN ELECTRICAL CONDUIT OR CABLE BETWEEN ELECTRICAL UTILITY DEMARCATION POINT AND PROJECT OWNER CELL SITE PPC AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE. COORDINATE INSTALLATION WITH UTILITY COMPANY.
- RUN TELCO CONDUIT OR CABLE BETWEEN TELEPHONE UTILITY DEMARCATION POINT AND PROJECT OWNER CELL SITE TELCO CABINET AND BTS CABINET AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE IN INSTALLED TELCO CONDUIT. PROVIDE GREENLEE CONDUIT MEASURING TAPE AT EACH END.
- ALL EQUIPMENT LOCATED OUTSIDE SHALL HAVE NEMA 3R ENCLOSURE.
- PPC SUPPLIED BY PROJECT OWNER.
- GROUNDING SHALL COMPLY WITH NEC ART. 250. ADDITIONALLY, GROUNDING, BONDING AND LIGHTING PROTECTION SHALL BE DONE IN ACCORDANCE WITH METRO MOD CELL SITE GROUNDING STANDARDS.
- GROUND CABLE SHIELDS MINIMUM AT BOTH ENDS USING MANUFACTURERS CABLE GROUNDING KITS SUPPLIED BY PROJECT OWNER.
- USE #6 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON THE DRAWING.
- ALL POWER AND GROUND CONNECTIONS TO BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY HARGER (OR APPROVED EQUAL) RATED FOR OPERATION AT NO LESS THAN 75°C OR CADWELD EXOTHERMIC WELD. DO NOT ALLOW BARE COPPER WIRE TO BE IN CONTACT WITH GALVANIZED STEEL.
- ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLE. ALWAYS MAKE AT LEAST 12" RADIUS BENDS. #6 WIRE CAN BE BENT AT 6" RADIUS WHEN NECESSARY. BOND ANY METAL OBJECTS WITHIN 5 FEET OF PROJECT OWNER EQUIPMENT OR CABINET TO MASTER GROUND BAR OR GROUNDING RING.
- CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS. APPLY OXIDE INHIBITING COMPOUND TO ALL LOCATIONS.
- APPLY OXIDE INHIBITING COMPOUND TO ALL MECHANICAL GROUND CONNECTIONS.
- CONTRACTOR SHALL PROVIDE AND INSTALL OMNI DIRECTIONAL ELECTRONIC MARKER SYSTEM (EHS) BALLS OVER EACH GROUND ROD AND BONDING POINT BETWEEN EXISTING TOWER/ MONOPOLE GROUNDING RING AND EQUIPMENT GROUNDING RING.
- CONTRACTOR SHALL TEST COMPLETED GROUND SYSTEM AND RECORD RESULTS FOR PROJECT CLOSE-OUT DOCUMENTATION. 5 OHMS MINIMUM RESISTANCE REQUIRED.
- CONTRACTOR SHALL CONDUCT ANTENNA, CABLE, AND LNA RETURN-LOSS AND DISTANCE-TO-FAULT MEASUREMENTS (SWEEP TESTS) AND RECORD RESULTS FOR PROJECT CLOSE OUT.



SCHEDULE 40 CONDUITS FOR NEW ELECTRICAL AND FIBER SERVICES. PROVIDE APPROVED PULL BOXES AS REQUIRED, AND COORDINATE INSTALLATION WITH ALL UTILITY COMPANIES FOR INTERFACING AT TERMINATION POINTS. PROVIDE FULL LENGTH PULL ROPES.

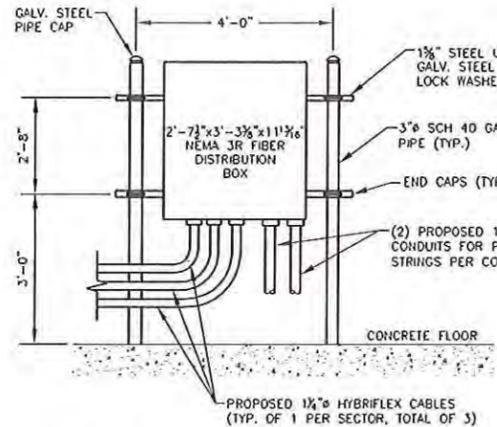
NOTE: DETAIL AS SHOWN IS FOR SECONDARY ELECTRIC SERVICE. PRIMARY HIGH VOLTAGE SERVICE REQUIRES 4" CONCRETE ENCASEMENT

**BURIED CONDUIT DETAIL (1)**  
SCALE: N.T.S. E-1

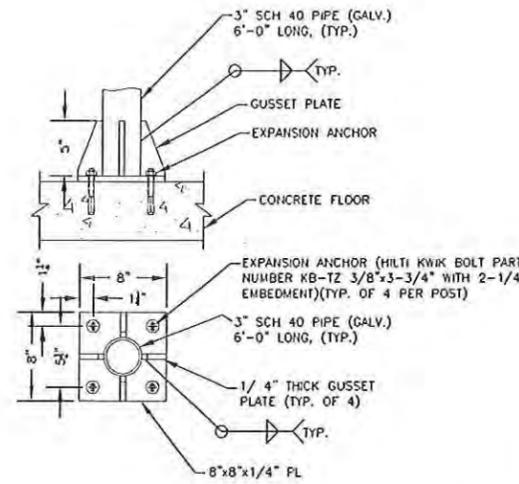


NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF CONDUIT STUB-UP.

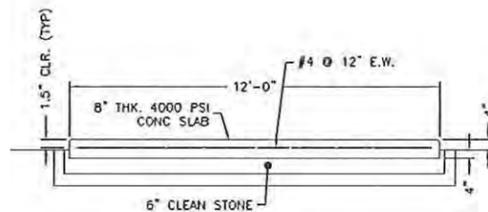
**CONDUIT STUB-UP DETAIL (2)**  
SCALE: N.T.S. E-1



**H-FRAME DETAIL (3)**  
SCALE: N.T.S. E-1



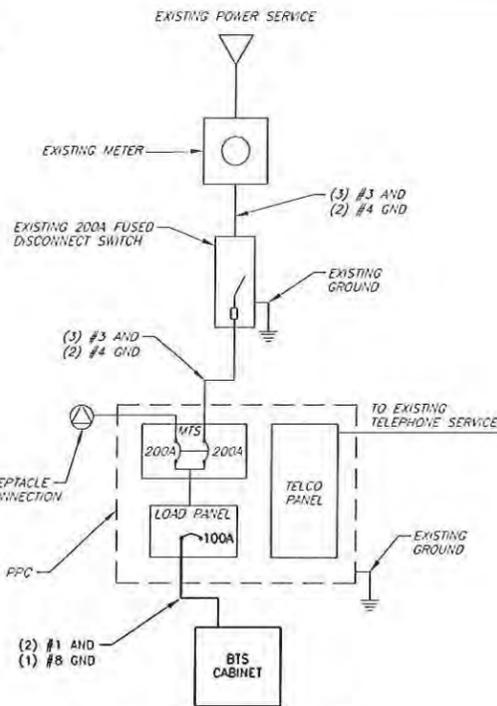
**H-FRAME POST BASE ANCHOR DETAIL (4)**  
SCALE: N.T.S. E-1



**CONCRETE PAD DETAIL (5)**  
SCALE: N.T.S. E-1

## ELECTRICAL LEGEND

	NEW PANEL BOARD, SURFACE MOUNTED
	EXISTING PANEL BOARD, SURFACE MOUNTED
	DRY TYPE TRANSFORMER
	CIRCUIT BREAKER
	NON-FUSE DISCONNECT SWITCH, MOUNTED 54" A.F.F.
	FUSE DISCONNECT SWITCH, MOUNTED 54" A.F.F.
	TRANSIENT VOLTAGE SURGE SUPPRESSOR WITH BUILT-IN FUSES, SURFACE MOUNTED
	DUPLEX OUTLET, SURFACE MOUNTED, 20 AMPS, 125 VOLTS, SINGLE PHASE
	JUNCTION BOX, SURFACE MOUNTED 18" A.F.F.
	EXPOSED WIRING
	HOME RUNS, MINIMUM 2" x 1/16" IN 3/4" CONDUIT U.O.H.
A.F.F.	ABOVE FINISHED FLOOR
U.O.H.	UNLESS OTHERWISE NOTED
WP	WEATHERPROOF
GN	GROUND FAULT INTERRUPTER
A	AMPERE
V	VOLT
KWH	KILOWATT - HOUR
C	CONDUIT
GRG	GALVANIZED RIGID CONDUIT
G	GROUND
GRND	GROUND
MGB	MASTER GROUND BAR
EGB	EQUIPMENT GROUND BAR
CG	GROUND COPPER WIRE, SIZE AS NOTED
EXP	EXPOSED WIRING
HC	HYBRIFLEX CABLE
SCS	3/8x1/2 COPPER CLAD STAINLESS STEEL GROUND ROD
ETC	EXOTHERMIC (CADWELD) OR MECHANICAL (COMPRESSION TYPE) CONNECTION
PPC	POWER PROTECTION CABINET
EMS	OMNI-DIRECTIONAL ELECTRONIC MARKER SYSTEM (EHS) BALL



**ONE-LINE DIAGRAM (6)**  
SCALE: N.T.S. E-1

- NOTES:
- FINAL WIRING SIZES TO BE DETERMINED BY LUCENT POWER CABINET REQUIREMENTS.
  - ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL ELECTRIC CODES AND ALL LOCAL AND STATE CODES, LAWS AND ORDINANCES.
  - UNDERGROUND POWER AND TELCO SERVICE LINES SHALL BE ROUTED IN A COMMON TRENCH. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 AND CONDUIT EXPOSED ABOVE GROUND SHALL BE RIGID GALVANIZED STEEL UNLESS OTHERWISE INDICATED. POWER CONDUIT LINES SHALL BE SIZED AS REQUIRED PER CABLE SIZING AND NEC REQUIREMENTS.
  - CONDUITS INSTALLED AT BTS EQUIPMENT THAT ENDS PRIOR TO THE EQUIPMENT INSTALLATION SHALL BE STUBBED AND CAPPED AT 6" ABOVE GRADE OR PLATFORM, IF SERVICE LINES CANNOT BE INSTALLED INITIALLY, PROVIDE NYLON PULL CORD IN CONDUITS.

ENGINEER



APPLICANT



SITE INFORMATION

121 UNIVERSITY BOULEVARD  
130 UNIVERSITY BOULEVARE  
HARRISONBURG, VA 22801

DESIGN RECORD

REV	DATE	DESCRIPTION	B
2	05/01/12	ADD GATE DETAIL	DF
1	07/15/12	REVISED EQUIPMENT LAYOUT	AM
0	06/05/12	FINAL CD's	AM

PROFESSIONAL STAMP



PROJECT CODE

27006

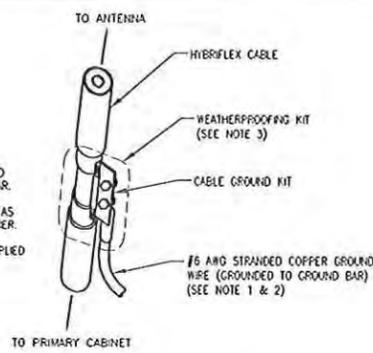
SHEET TITLE

**ELECTRICAL DETAILS**

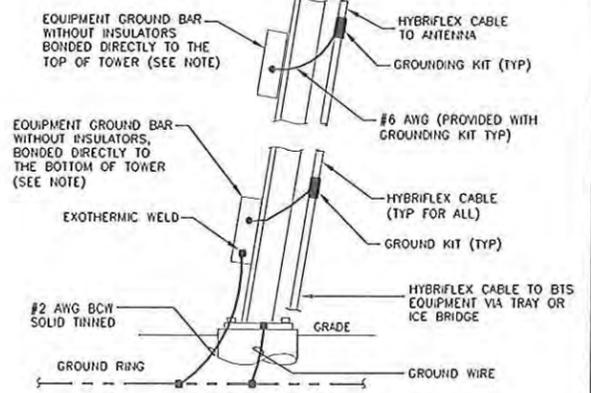
SHEET NUMBER

**E-1**

- NOTES:**
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
  - GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
  - WEATHER PROOFING SHALL BE TWO-PART TYPE SUPPLIED WITH KIT. COLD SHRINK SHALL NOT BE USED.

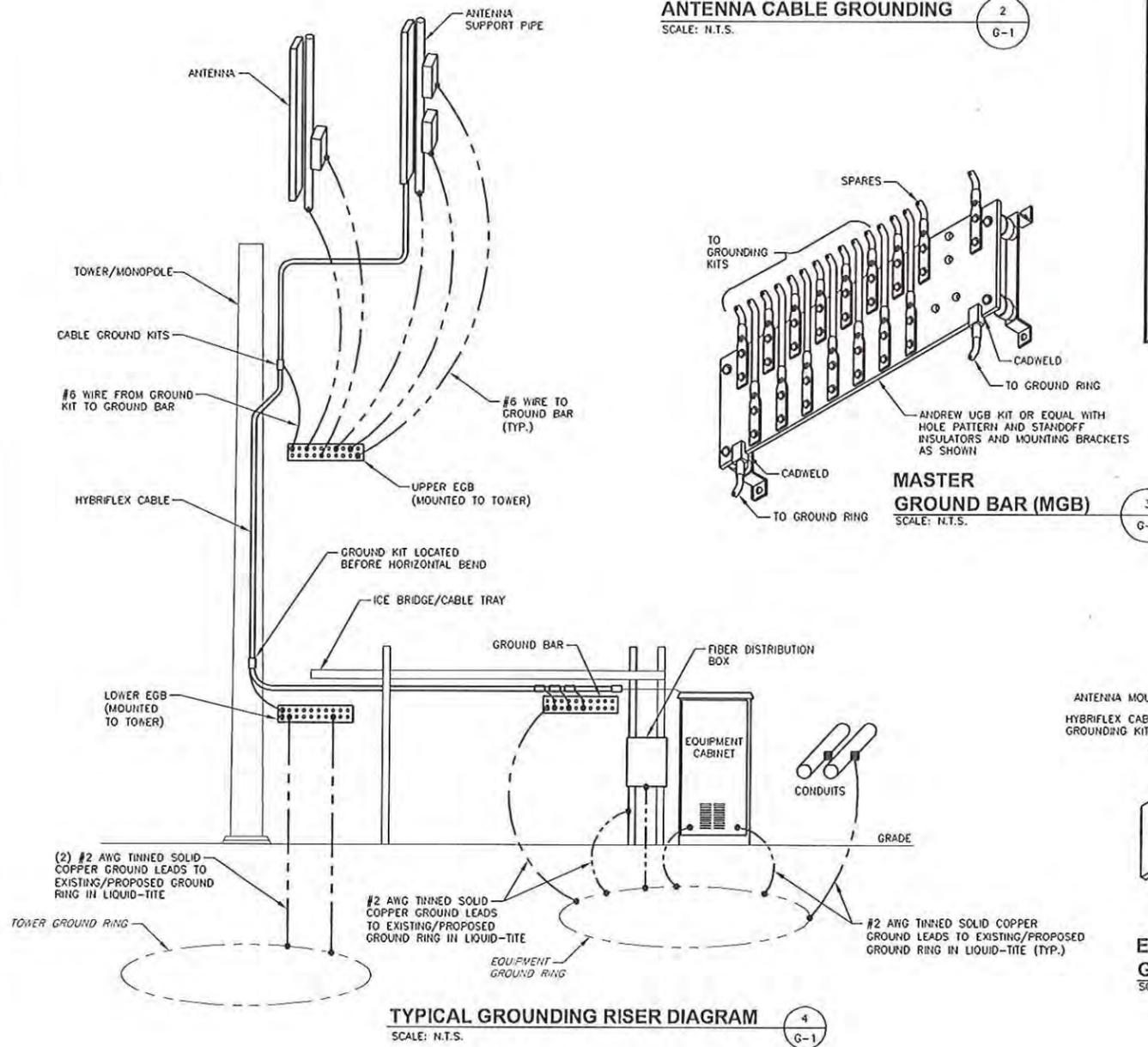


**CONNECTION OF CABLE GROUND KIT TO ANTENNA CABLE**  
SCALE: N.T.S. 1  
G-1

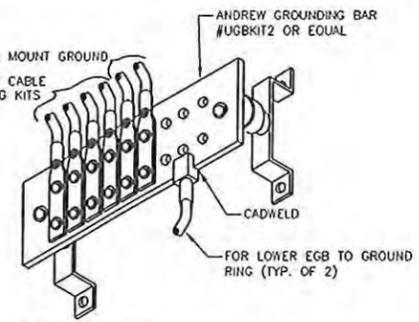
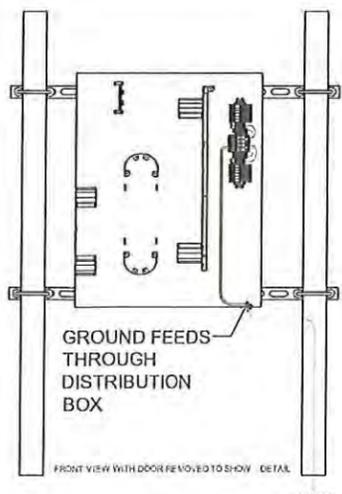


**NOTE:** NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATIONS AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.

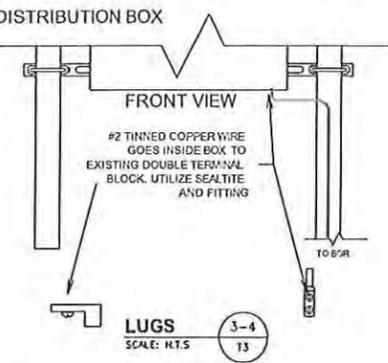
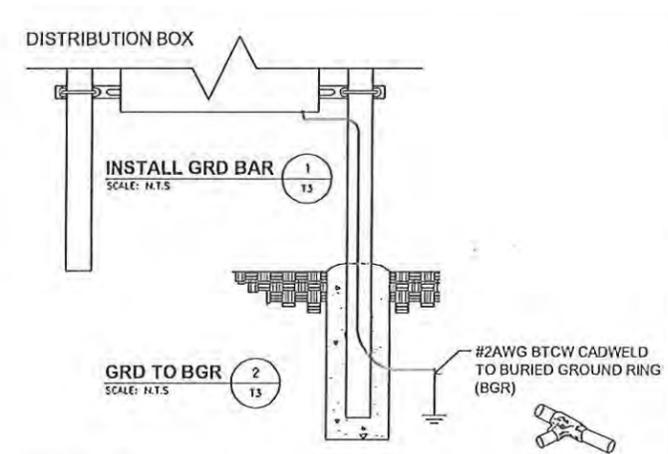
**ANTENNA CABLE GROUNDING**  
SCALE: N.T.S. 2  
G-1



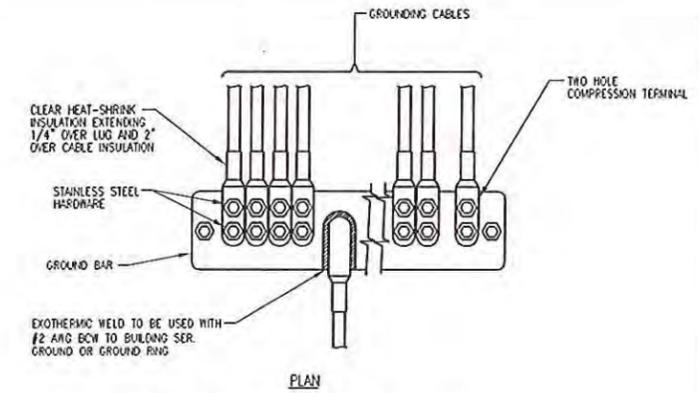
**TYPICAL GROUNDING RISER DIAGRAM**  
SCALE: N.T.S. 4  
G-1



**EQUIPMENT GROUND BAR (EGB)**  
SCALE: N.T.S. 5  
G-1



**FIBER DISTRIBUTION BOX GROUNDING DETAIL**  
SCALE: N.T.S. 7  
G-1



- NOTES:**
- "DOUBLING UP" OR "STACKING" OF CONNECTION IS NOT PERMITTED.
  - OXIDE INHIBITING COMPOUND TO BE USED AT ALL MECHANICAL CONNECTION LOCATIONS.
  - ALL CONNECTIONS TO GROUND BARS INSTALLED ON ONE SIDE ONLY.
  - ALL GROUND LEADS SHALL FLOW IN A "DOWNHILL" DIRECTION TOWARDS THE MAIN GROUND SOURCE.

**INSTALLATION OF GROUND WIRE TO GROUND BAR**  
SCALE: N.T.S. 6  
G-1

**ENGINEER**

120 GREENVIEW ROAD  
CHARLOTTE, NC 28211  
PHONE: 704.522.1111  
FAX: 704.522.1250

**APPLICANT**

500 SHENTEL WAY  
EDINBURG, VA 22824  
(540) 984-5220

**SITE INFORMATION**

121  
UNIVERSITY BOULEVARD  
130 UNIVERSITY BOULEVARD  
HARRISONBURG, VA 22801

**REVISIONS**

REV	DATE	DESCRIPTION	B
2	06/01/12	ADD GATE DETAIL	DA
1	07/16/12	REVISED EQUIPMENT LAYOUT	AA
0	06/05/12	FINAL CDs	AA

**PROFESSIONAL STAMP**

**PROJECT CODE**

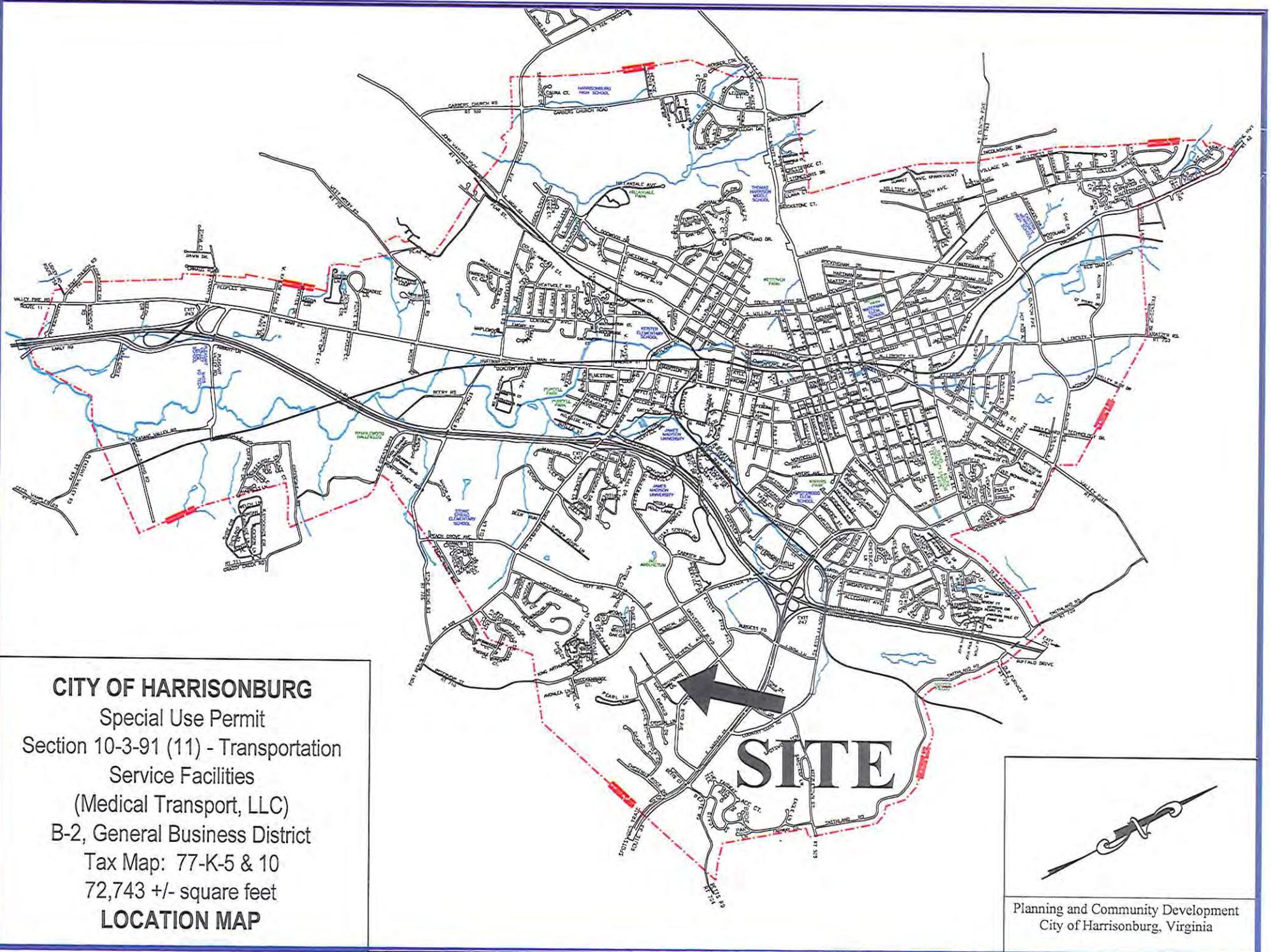
27006

**SHEET TITLE**

**GROUNDING DETAILS**

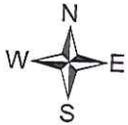
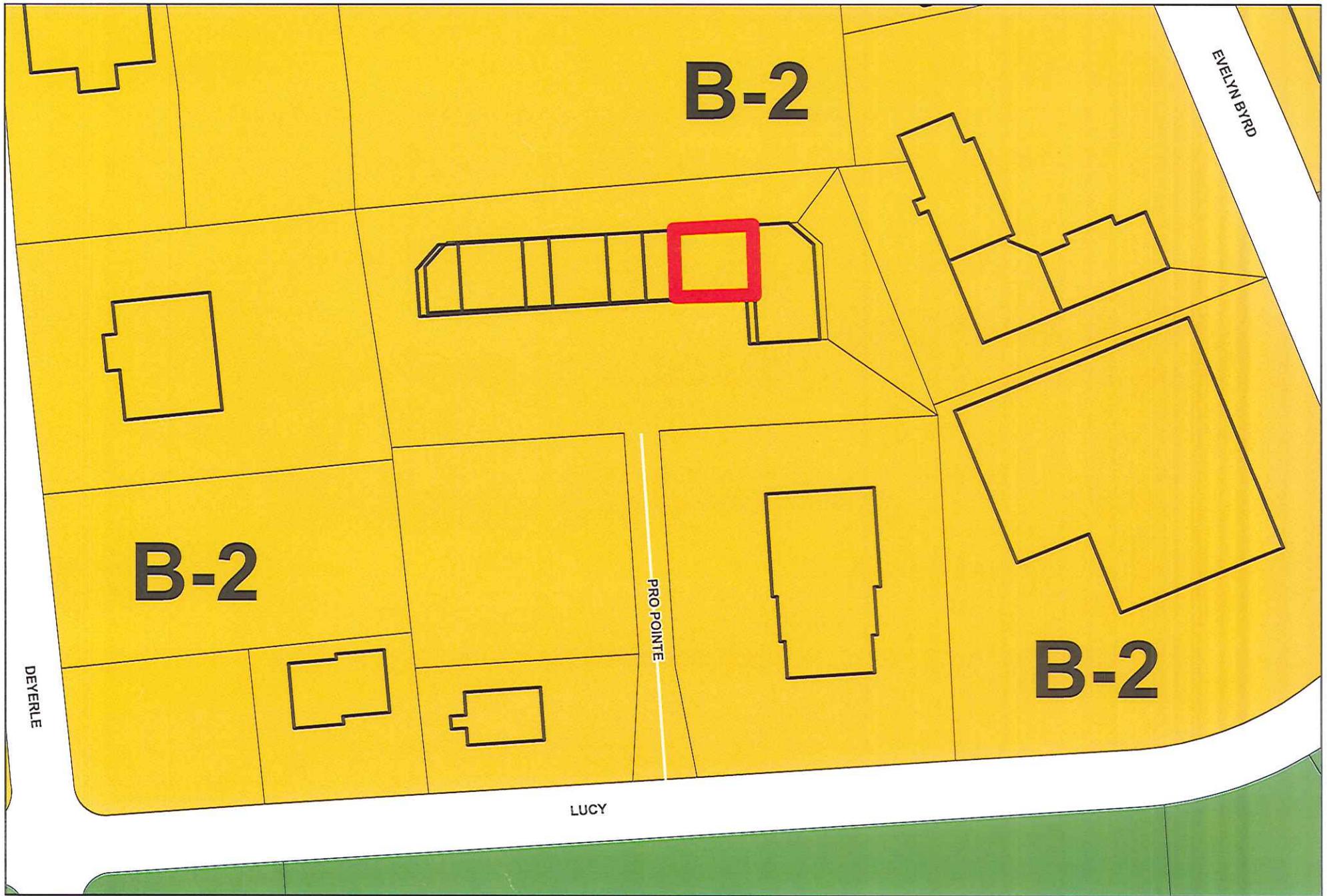
**SHEET NUMBER**

**G-1**



**CITY OF HARRISONBURG**  
Special Use Permit  
Section 10-3-91 (11) - Transportation  
Service Facilities  
(Medical Transport, LLC)  
B-2, General Business District  
Tax Map: 77-K-5 & 10  
72,743 +/- square feet  
**LOCATION MAP**

Planning and Community Development  
City of Harrisonburg, Virginia



**SUP 10-3-91 (11) Medical Transport  
2060 Pro Pointe Lane**



# City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**STAFF REPORT**  
**October 10, 2012**

## **SPECIAL USE PERMIT – 2060 PRO POINTE LANE (MEDICAL TRANSPORT)**

### **GENERAL INFORMATION**

**Applicant:** Daniel A. Newberry with representative Treacy A. Landes of Medical Transport, LLC  
**Tax Map:** 77-K-5 and 10  
**Acreage:** 72,743 +/- square feet  
**Location:** 2060 Pro Pointe Land  
**Request:** Public hearing to consider a request for a special use permit per Section 10-3-91 (11) of the Zoning Ordinance to allow transportation service facilities within the B-2, General Business District.

### **LAND USE, ZONING, AND SITE CHARACTERISTICS**

The Comprehensive Plan designates this area as Commercial. This designation states that these areas include uses for retail, office, wholesale, or service functions. These areas are generally found along the City's major travel corridors and in the Central Business District of the City.

The following land uses are located on and adjacent to the property:

**Site:** Business office complex, zoned B-2  
**North:** Retail center, zoned B-2  
**East:** Business offices and retail store, zoned B-2  
**South:** Business office complex, zoned B-2  
**West:** Financial institution, zoned B-2

### **EVALUATION**

The applicant is requesting a special use permit (SUP) under Section 10-3-91 (11) of the Zoning Ordinance to allow a transportation service facility at 2060 Pro Pointe Lane. Medical Transport, LLC is an ambulance service that provides services such as non-emergency EMS transportation and emergency inter-facility (i.e. hospital to hospital) transportation, at all levels of care. They have stated their intent is not to respond to 911-emergency calls; but to work with primary emergency response agencies if requested. Medical Transport must also receive approval from City Council to operate this type of use within the City limits and they are currently on Council's October 9, 2012 agenda for this resolution.

The applicant desires to locate within a business office complex located at 2060 Pro Pointe Lane, a private street off of Lucy Drive. The site, and all adjacent properties, are zoned B-2, General Business District and include a mixture of business offices, retail operations and financial institutions. Medical Transport, LLC would utilize an office at 2060 Pro Pointe Lane for their business and as a base station

for the ambulance service. The applicant has stated they would have staff at the office around-the-clock, with eight to ten employees throughout the day and about half that number on nights, weekends, and holidays. At this time, they plan to operate three ambulances, with two additional vehicles on reserve, for a total of five ambulances that would be housed on site.

Staff feels this use is appropriate within this area of the General Business District; however, we have concerns with parking of vehicles at the proposed site. The property is an existing business office complex with customers and employees coming and going throughout the day and staff discussed whether too many parking spaces would be used by ambulances associated with Medical Transport. The applicant stated they would be utilizing three ambulances with reserve ambulances located on site, staff feels that limiting the number of ambulances parked on site would reduce parking concerns for other uses and customers at the property.

Staff recommends approval of the request to operate a transportation service facility at 2060 Pro Pointe Lane with the following condition:

1. No more than five ambulances shall be housed at the property.



5792 Arrowhead Drive, Suite 200  
Virginia Beach, Virginia 23462  
(757) 671-9302 • Fax: (757) 497-0136

September 12, 2012

Mr. Adam Fletcher, Planner  
City of Harrisonburg  
409 South Main Street  
Harrisonburg, VA 22801

Dear Mr. Fletcher,

We have reviewed the City of Harrisonburg codes and ordinances and understand that our prospective office space will require a Special Use Permit in reference to Section 10-3-91 (11.) This space is well-suited for our operation and is located in a large business area that includes a local fire station. Our primary client is RMH Healthcare and their campus is less than two miles away.

**Our History:**

Medical Transport, LLC was founded in 1982 in the city of Suffolk, Virginia. Operating primarily in the metro Hampton Roads area throughout the 1980's, the company grew steadily and acquired a reputation for providing high quality emergency medical transportation services in that region. In 1990, the company was acquired by Sentara Healthcare and has since grown into a state wide operation. Our headquarters is located in Virginia Beach and we have satellite offices in Hampton, Williamsburg, Suffolk, Petersburg, Charlottesville, Christiansburg, Richmond and Woodbridge. Medical Transport is one of only two EMS agencies in the Commonwealth to achieve accreditation from the Committee on Accreditation of Ambulance Services (C.A.A.S.) Medical Transport has maintained this "Gold Standard" accreditation continuously since 1998.

**Our Business Focus:**

Our primary business lines involve the routine transportation of dialysis patients, hospital discharges, and other stretcher based non-emergency EMS transportation. We also provide emergency inter-facility transportation (i.e. hospital to hospital) in the regions in which we operate. Quite humbly, Medical Transport clearly understands our role within the community. Our goal it be an asset to the local EMS system and work with all primary Designated Emergency Response Agencies if requested. However, we do not intend to respond to 911-emergency calls, nor do we encourage facilities or your citizens to circumvent the 911 system. We provide service at all levels of care from BLS to ALS and Specialty Care Transport (SCT.) We also have extensive experience in bariatric patient transportation services with equipment specifically designed for the largest patients.

**Our Services and Capabilities:**

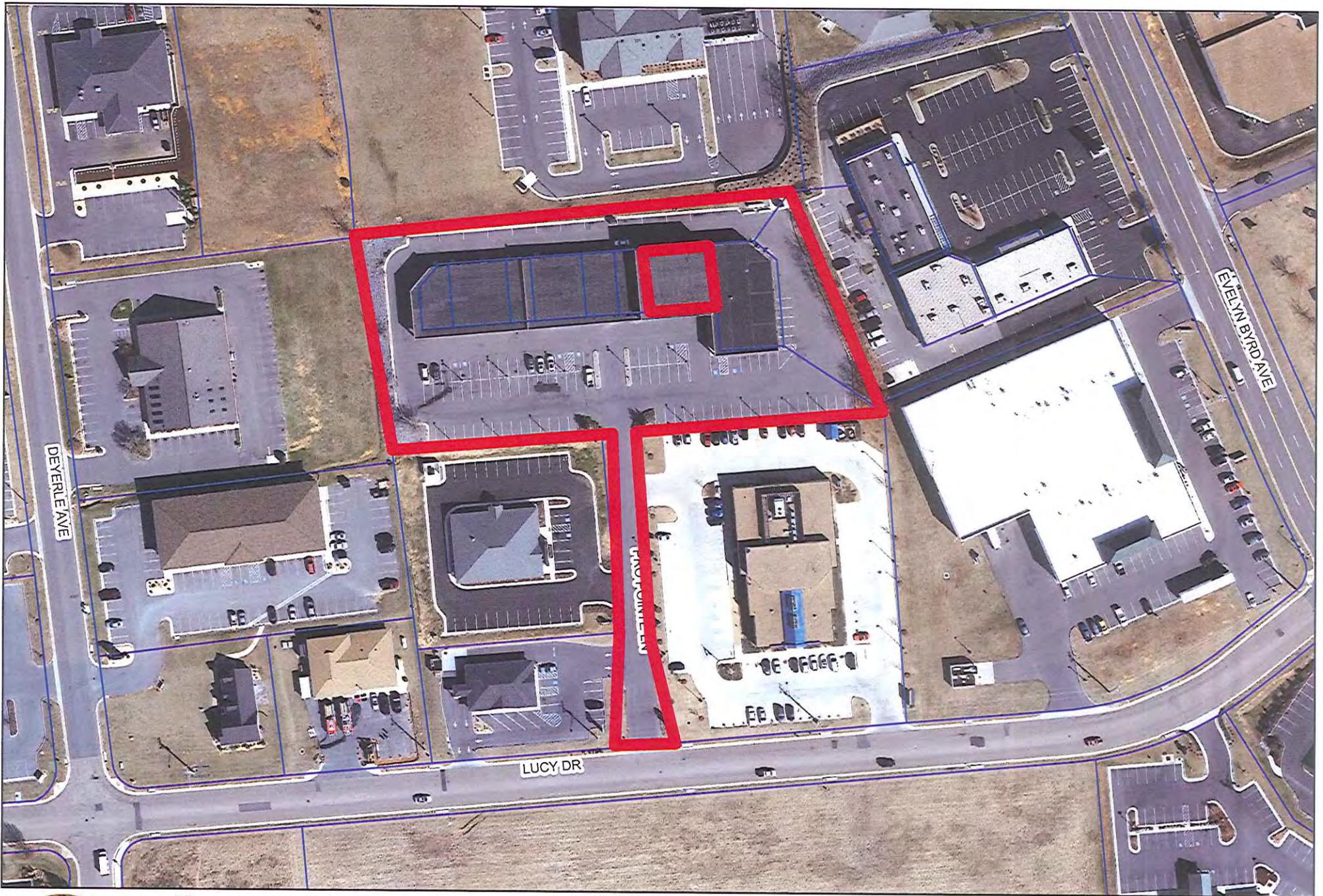
Our intention in Harrisonburg is to initially place into service three ambulances which will be regularly staffed with additional vehicles in reserve status. All Medical Transport offices are staffed 24/7. Our peak staffing in Harrisonburg will occur on weekdays, during traditional business hours. Each ambulance will be staffed with two team members. During the day, supervisors and other staff will also be on duty. We expect that our routine occupancy level will be eight to ten employees on weekdays. Less than half that number would staff the ambulances on nights, weekends and holidays. Our initial staffing plan projects twenty-five new jobs in Harrisonburg, to include a mix of full time and part-time positions. Although we welcome visitors, we do not consider our offices to be open to the public. Due to security and safety reasons, our offices remain secured at all times.

If approved, Medical Transport looks forward to the privilege to offer services to the City of Harrisonburg and the surrounding communities. Your support and assistance would be greatly appreciated. Thank you very much for your time and consideration.

Respectfully,

A handwritten signature in black ink, reading "Treacy A. Landes". The signature is written in a cursive style and is positioned above a horizontal line.

Treacy A. Landes, CCEMT-P  
Operations Supervisor



**Special Use Permit - 10-3-91 (11)**  
**2060 Pro Pointe Lane (Medical Transport, LLC)**



Date Application Received: 09-11-12

**Application for Special Use Permit**  
City of Harrisonburg, Virginia 435.00

Fee: \$375.00 plus \$30.00 per acre Total Paid: \$ 405.00

Property Owner's Name: DANIEL A. NEWBERRY  
Street Address: 2060 PRO POINTE LN Email: DNEWBERRY@PRO-AD.COM  
City: HARRISONBURG State: VA Zip: 22801  
Telephone: Work \_\_\_\_\_ Fax \_\_\_\_\_ Mobile 540-478-5555

Owner's Representative: TREACY A. LANDES, Medical Transport, LLC A DIV of  
Street Address: 713 HARRIS ST, SUITE A Email: TALANDES@SENTARA.COM SENTARA  
City: CHARLOTTESVILLE State: VA Zip: 22903  
Telephone: Work \_\_\_\_\_ Fax 434-984-9696 Mobile 434-566-6172

**Description of Property and Request**

Location (Street Address): 2060 PRO POINTE LANE - first floor APPROX 3600 SF  
Tax Map Number Sheet: 077 Block: K Lot: 5\*10 Lot Area: ~~32,436~~ 72,743 AF  
Existing Zoning Classification: B2  
Special Use being requested: TO ALLOW for Medical Transportation  
Company to USE AS BASE. SEE ATTACHMENT. 10-3-91(11)

Please provide a detailed description of the proposed (use additional pages may be attached): \_\_\_\_\_

Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)  
North: \_\_\_\_\_  
South: \_\_\_\_\_  
East: \_\_\_\_\_  
West: \_\_\_\_\_

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

Signature: [Signature]  
Property Owner

**ITEMS REQUIRED FOR SUBMISSION**

- |  |  |
|--|--|
| <input type="checkbox"/> Completed Application       | <input type="checkbox"/> Fees Paid                   |
| <input type="checkbox"/> Site Plan                   | <input type="checkbox"/> Property Located on Tax Map |
| <input type="checkbox"/> Description of Proposed Use | <input type="checkbox"/> _____                       |
| <input type="checkbox"/> Adjacent Property Owners    | <input type="checkbox"/> _____                       |



5792 Arrowhead Drive, Suite 200  
Virginia Beach, Virginia 23462  
(757) 671-9302 • Fax: (757) 497-0136

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August 31, 2012

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Ms. Erica S. Kann, City Clerk  
City of Harrisonburg  
348 South Main Street, Room 201  
Harrisonburg, VA 22801

Dear Ms. Kann,

We have reviewed local codes and understand that there is not a permitting process within the City of Harrisonburg for an EMS agency. As you know, all EMS agencies must have local government approval to operate. The EMS Rules and Regulations from the Virginia Department of Health require a resolution from your City Council to begin operations.

**Our History:**

Medical Transport, LLC was founded in 1982 in the city of Suffolk, Virginia. Operating primarily in the metro Hampton Roads area throughout the 1980's, the company grew steadily and acquired a reputation for providing high quality emergency medical transportation services in that region. In 1990, the company was acquired by Sentara Healthcare and has since grown into a state wide operation. Our headquarters is located in Virginia Beach and we have satellite offices in Hampton, Williamsburg, Suffolk, Petersburg, Charlottesville, Christiansburg, Richmond and Woodbridge. Medical Transport is one of only two EMS agencies in the Commonwealth to achieve accreditation from the Committee on Accreditation of Ambulance Services (C.A.A.S.) Medical Transport has maintained this "Gold Standard" accreditation continuously since 1998.

**Our Business Focus:**

Our primary business lines involve the routine transportation of dialysis patients, hospital discharges, and other stretcher based non-emergency EMS transportation. We also provide emergency inter-facility transportation (i.e. hospital to hospital) in the regions in which we operate. Our intention in Harrisonburg is to place into service three ambulances which will be regularly staffed (2-ALS, 1-BLS) with additional vehicles in reserve status. Quite humbly, Medical Transport clearly understands our role within the community. Our goal it be an asset to the local EMS system and work with all primary Designated Emergency Response Agencies if requested. However, we do not intend to respond to 911-emergency calls, nor do we encourage facilities or your citizens to circumvent the 911 system.

**Our Services and Capabilities:**

Medical Transport currently operates nearly 120 ambulances across the Commonwealth. We provide service at all levels of care from BLS to ALS and Specialty Care Transport (SCT). We also have extensive experience in bariatric patient transportation services with equipment specifically designed for the largest patients. Our bariatric equipment is made available to community EMS agencies on request and at no charge to the requesting agency. All of our units are dispatched from our CAD-equipped communications center at Virginia Beach headquarters. Our communication center also dispatches the Children's Hospital of the Kings Daughter's Pediatric/Neonatal Transport Team. Additionally, our Billing Dept maintains an extremely efficient ambulance claims billing process and also handles ambulance billing for other agencies. We are very proud that our customer service survey results remain consistently above the national standard. For 2012, our overall satisfaction score remains above 99%.

If approved, Medical Transport looks forward to the privilege to offer services to City of Harrisonburg and the surrounding communities. Your support and assistance would be greatly appreciated. Thank you very much for your time and consideration.

Respectfully,



Treacy A. Landes, CCEMT-P  
Operations Supervisor

CC: Mr. Kurt Hodgen, City Manager  
City of Harrisonburg

## AGENDA ITEM ACTION REQUEST

	<b>Meeting Date:</b> October 9, 2012	<b>Meeting Type:</b> Regular <input checked="" type="checkbox"/> Special <input type="checkbox"/>
<b>Requestor:</b>  <input checked="" type="checkbox"/> Manager <input checked="" type="checkbox"/> City Attorney <input type="checkbox"/> Department <input type="checkbox"/> Other	<b>Item:</b> Consider a resolution approving Medical Transport, LLC providing EMS services within the city limits.	
<b>Reviewed:</b>  <input type="checkbox"/> Manager <input checked="" type="checkbox"/> City Attorney <input type="checkbox"/> Department <input type="checkbox"/> Other	<b>Review:</b> Medical Transport, LLC of Virginia Beach, Virginia, is requesting the adoption of a resolution to provide EMS services within the city limits, with the provision that they will not respond to 911 emergency calls unless so requested by the city's Emergency Communications Center. Medical Transport, LLC is associated with Sentara (RMH).	
<b>Recommend:</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Manager <input checked="" type="checkbox"/> City Attorney <input type="checkbox"/> Department <input type="checkbox"/> Other		
	<b>Attachments:</b> 1. Resolution.	

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HARRISONBURG,  
VIRGINIA, APPROVING  
MEDICAL TRANSPORT, LLC OPERATIONS WITHIN THE CITY OF  
HARRISONBURG**

WHEREAS, by letter dated August 31, 2012, Medical Transport, LLC of Virginia Beach, Virginia requested approval from the City Council to operate within the city limits; and

WHEREAS, Medical Transport, LLC will provide medical transportation services with the exception of responding to 911 emergency calls, unless specifically requested to respond through the city's Emergency Communications Center;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HARRISONBURG, VIRGINIA:

That the City Council of the City of Harrisonburg, Virginia, hereby approves the request of Medical Transport, LLC to provide, among other things, the routine transportation of dialysis patients, hospital discharges, other stretcher-based, non-emergency EMS transportation and emergency inter-facility transportation (hospital to hospital) in the regions in which it operates within the Commonwealth of Virginia. This approval to operate within the city is based on Medical Transport, LLC not responding to 911 emergency calls unless specifically so requested to respond through the city's Emergency Communications Center.

Approved: October 9, 2012

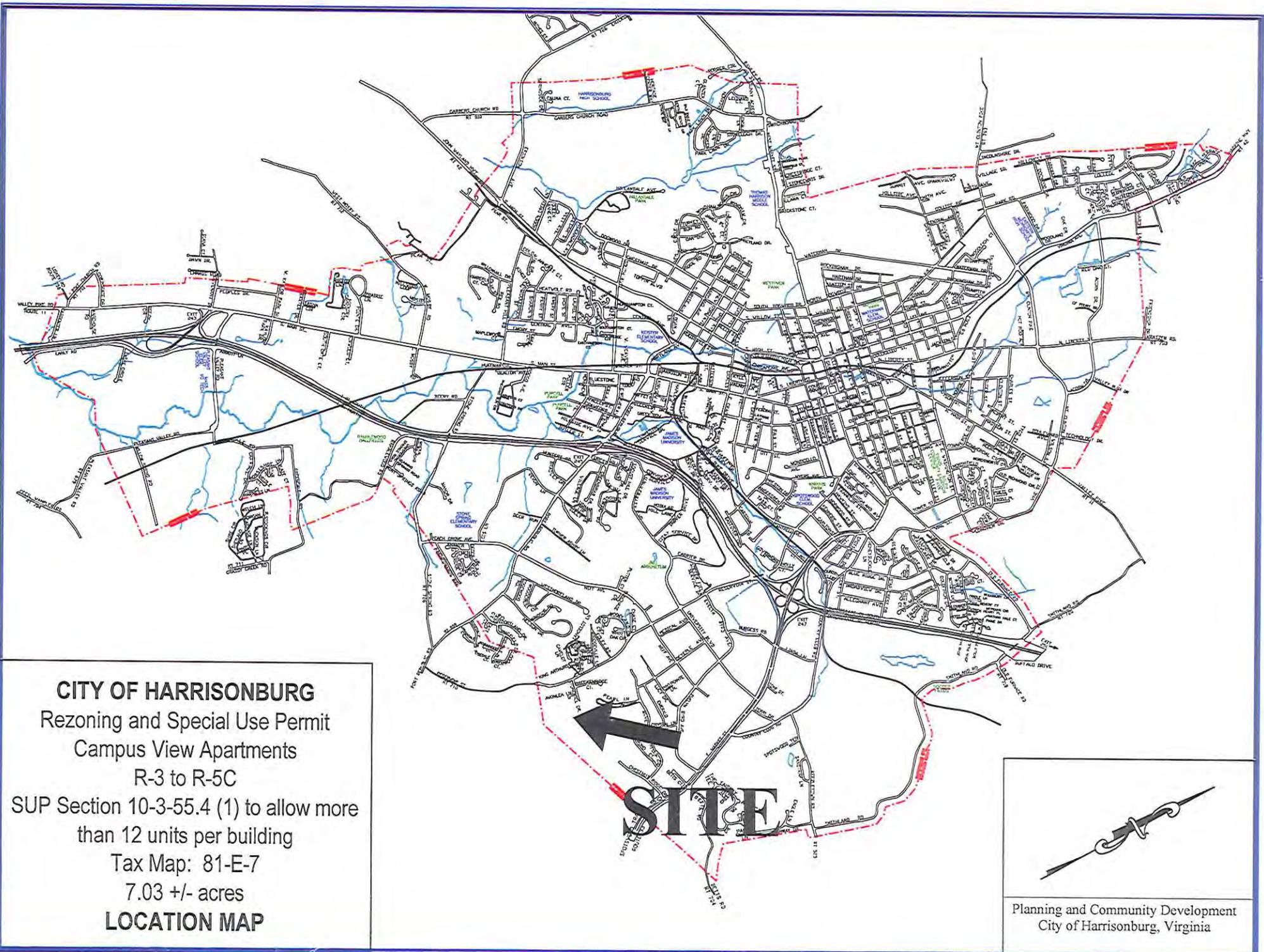
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MAYOR

ATTEST:

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CLERK OF THE COUNCIL



**CITY OF HARRISONBURG**

Rezoning and Special Use Permit

Campus View Apartments

R-3 to R-5C

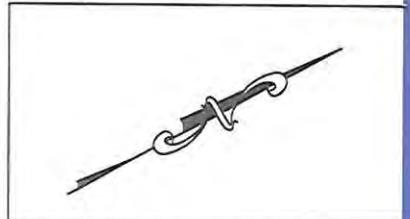
SUP Section 10-3-55.4 (1) to allow more

than 12 units per building

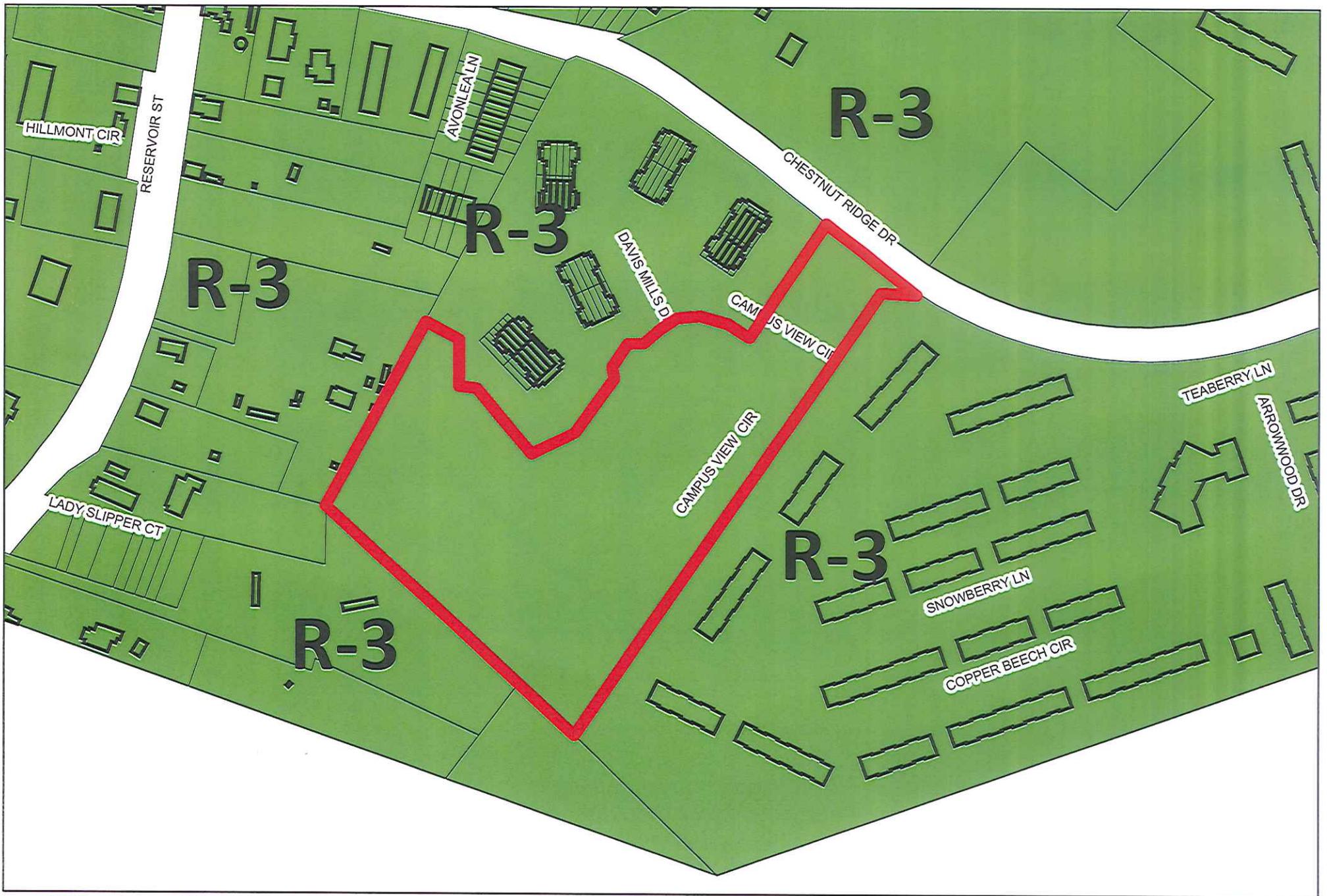
Tax Map: 81-E-7

7.03 +/- acres

**LOCATION MAP**



Planning and Community Development  
City of Harrisonburg, Virginia



**Campus View Apartments - Rezoning from R-3 to R-5C and SUP 10-3-55.4 (1) (More Than 12 Units Per Building)**



# City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## STAFF REPORT

October 10, 2012

### REZONING AND SPECIAL USE PERMIT – CAMPUS VIEW APARTMENTS

#### GENERAL INFORMATION

- Applicant:** Davis Mill, LLC with representative Guy Blundon
- Tax Map:** 81-E-7
- Acreage:** 7.03 +/- acres
- Location:** Campus View Circle (off of Chestnut Ridge Drive)
- Request:** Public hearings to consider requests to rezone one parcel from R-3, Multiple Dwelling Residential District to R-5C, High Density Residential District Conditional and for a special use permit per Section 10-3-55.4 (1) to allow more than 12 units per building within the R-5 district.

#### LAND USE, ZONING, AND SITE CHARACTERISTICS

The Comprehensive Plan designates this area as Medium Density Mixed Residential. This designation states that these largely undeveloped areas continue the existing medium density character of adjacent areas, but in a different form. They are planned for small-lot single family detached and single family attached neighborhoods where green spaces are integral design features. Apartments could also be permitted under special circumstances. They should be planned communities that exhibit the same innovative features as described for the low density version of mixed residential development. The gross density of development in these areas should be in the range of 4 to 12 dwelling units per acre and commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way.

The following land uses are located on and adjacent to the property:

- Site:** Campus View Apartments, under development, zoned R-3
- North:** Across Chestnut Ridge Drive, undeveloped property, zoned R-3
- East:** Copper Beech Apartments student housing complex, zoned R-3
- South:** Undeveloped property, zoned R-3
- West:** Single family homes, zoned R-3, and Campus View Condominiums, zoned R-3

#### EVALUATION

The property owner of Campus View Apartments (Davis Mill, LLC), a development company who has an approved comprehensive site plan and approved building permits to build 108 multi-family units within nine buildings off of Chestnut Ridge Drive, would like to construct the same number of units for their project but by redistributing them among eight buildings rather than nine buildings. To do

this, they must rezone the property from R-3, Multiple Dwelling Residential District, which does not permit more than 12 units per building, to the R-5, High Density Residential District and obtain a special use permit (SUP) per Section 10-3-55.4 (1) to allow multi-family dwellings of more than 12 units per building. The property owner is simultaneously requesting approval of both applications. If approved, they would eliminate one building and redistribute those 12 units by placing two additional units within six other buildings.

As part of the rezoning request, the applicant has proffered the following:

- To build no more than 108 units within eight buildings.

Before describing the details of the rezoning and SUP requests, it is best to understand how this project has evolved.

The 7.03-acre subject property now known as Campus View Apartments was originally part of a project with a very similar name: Campus View Condominiums. In December 2007, the Campus View Condominiums project received comprehensive site plan (site plan) approval to build 168 multi-family units within 14 buildings along with a clubhouse on just over 12 acres. After several revisions to the site plan, which included combining the clubhouse with an apartment building, in June 2008 Campus View Condominiums had an approved site plan for 167 multi-family units (one unit less than originally designed). Three buildings (35 units) were completed in August 2008. A fourth building was issued building permits in May 2008, but only a “building pad” was constructed. A fifth building (12 units) was completed in May 2009. Unfortunately, Campus View Condominiums ultimately went into foreclosure and the entire project was not completed.

Over the course of its development, Campus View Condominiums has had erosion and sediment control (E&S) violations. The site was prepped to build the entire development, therefore, when the property went into foreclosure, the site was left in a partially developed, unsightly construction zone with a great deal of land disturbance. After unsuccessful attempts to work with the property owner to correct their E&S violations, in April 2010 the City sent the property owner a notice to comply order to rectify the violations. The property owner did not comply; therefore, a citation was issued in June 2010. After not paying the citation, in July 2010 the City attempted to claim the surety bond to have the violations rectified or to have the project finished. The City was never able to claim the bond as the City’s legal counsel was involved and discussed the difficulties embroiled in the process and ultimately suggested not forcing the issue.

In early 2012, Davis Mill, LLC contracted to purchase portions of the Campus View Condominiums property. The property was to be subdivided into three lots: Lot #1—a 4.6-acre lot, Lot #2—a 17,293 square foot lot (the area of property around the “building pad” structure), and Lot #3—a 7.03-acre lot. Davis Mill, LLC was interested in buying Lots 2 and 3, which essentially included buying the uncompleted portions of the project. Because of the desired locations of the subdividing lines, the planned building on Lot 2 and several of the planned buildings on Lot 3 would not have met setback regulations nor would the density requirements of Lot 2 or 3 have been met. As a result, in April 2012 Davis Mills, LLC applied to the Board of Zoning Appeals (BZA) for multiple setback variances and for two density variances. The following month, the BZA granted each variance request. (This is why several of the buildings are shown so close to the dividing property line, and thus are considered conforming to the Zoning Ordinance.)

Although the BZA granted the density variance to allow the creation of Lot 2 as described above, at this time, the property has only been subdivided into two lots: a lot that is just over five acres and the

7.03-acre subject property parcel. This subdivision was outside of the City's Subdivision Ordinance regulations because all lots involved were larger than five acres, and therefore, neither Planning Commission nor staff was involved in its review. If, at a later date, they want to subdivide to create Lot 2, they may do so through an administrative, minor subdivision application. At this time, Davis Mill, LLC owns the 7.03-acre property and should soon close on the purchase of each condominium unit of the unconstructed Building 3.

After a considerable effort by Davis Mill, LLC, they are currently moving forward with approved building permits and actively constructing each of the yellow-colored buildings as illustrated on the layout submitted with the rezoning and SUP applications herein. Each of the yellow buildings (Buildings 3, 7, and 12), regardless of whether the rezoning and SUP requests are approved, may be built as shown with 12 units in each building.

In an effort to save money, Davis Mill, LLC is now requesting to rezone the 7.03-acre property from R-3 to R-5C (see proffer above) while simultaneously requesting a SUP per Section 10-3-55.4 (1) to allow multi-family dwellings of more than 12 units per building. To do this, they are proposing to remove a 14<sup>th</sup> building, which was planned and designed in the southern, triangular area across from Building 13, and to redistribute those 12 units by placing two additional units within each of the six, purple-colored buildings as shown on the submitted plans.

If both requests are approved, the site would continue to meet all of the provisions of the Zoning Ordinance. The physical appearance of the site, other than one less building, one less parking space, and a few feet added to the height of the 14 unit buildings, will not change. Due to the topography of the property and because of the exposed foundations that were already planned for many of the multi-family buildings, the majority of the additional two units per building will be added as basement units. In addition, and regardless of whether these applications are approved, the units will now be apartments rather than condominiums.

Because the density of the property is being proffered to the same density as was already permitted under the R-3 regulations and given that the development will basically function in the exact same way regardless of whether there are eight or nine buildings, staff is recommending in favor of both requests. Although the property is designated Medium Density Mixed Residential by the Comprehensive Plan's Land Use Guide, the specific circumstances involving this property are such that staff believes a precedent would not be set for rezoning other properties in this area to the high density residential district that are not planned for such density.

October 3, 2012

Adam Fletcher, City Planner  
City of Harrisonburg  
409 South Main Street  
Harrisonburg, VA 22801

**RE: Rezoning of TM#81-A-7 from R-3 to R-5C**

The approved plans for Campus View Apartments on the subject parcel plus TM# 81-A-1 called for a total of 167 units in 14 buildings. Subsequent to partial development of Campus View Apartments (47 units), the original parcel was subdivided into the current configuration.

Davis Mills LLC, purchaser of TM#81-A-7, wishes to develop the remaining portion of the original plans with the exception of eliminating Building 14 and distributing its 12 units among six of the remaining buildings (Buildings 1, 8,9, 11-13).

To accomplish this, the subject parcel is being requested to be rezoned from existing R-3 to R-5C, with the understanding that if approved, a Special Use Permit application will be submitted requesting up to 14 units per building.

Without the SUP, rezoning is not necessary. Therefore, it is requested that consideration for rezoning be premised on the final use of the property that includes buildings with up to 14 units.

The original approved density of 15.35 units/acre shall not be exceeded.

Therefore, the Applicant, Davis Mill LLC (Guy Blundon) hereby proffers to build no more than 108 units within 8 buildings.

Sincerely,

Davis Mill, LLC

by,

Guy Blundon  
Owner

Date Application Received: 09-10-12 Total Paid: 615.00 AF

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

### Section 1: Property Owner's Information

Name: Davis Mills LLC/Guy Blundon  
Street Address: P.O. Box 54 Email: c\_blundon@hotmail.com  
City/State/Zip: Somerset, VA 22972  
Telephone (work): 540-672-0625 (home or cellular): \_\_\_\_\_ (fax): \_\_\_\_\_

### Section 2: Owner's Representative Information

Name: Ed Blackwell, Blackwell Engineering  
Street Address: 566 East Market Street Email: ed@blackwellengineering.com  
City/State/Zip: Harrisonburg, VA 22801  
Telephone (work): 540-432-9555 (home or cellular): \_\_\_\_\_ (fax): 540-434-7604

### Section 3: Description of Property

Location (street address): Chestnut Ridge Drive  
Tax Map Number: Sheet: 81 Block: E Lot: 7 Total Land Area (acres or square feet): 7.03±  
Existing Zoning District: R-3 Proposed Zoning District \* : R-5C  
Existing Comprehensive Plan Designation: Medium Density Mixed Residential

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

### Section 4: Application Fee

~~\$325.00~~ plus ~~\$25.00~~ per acre, and if applicable, Fees for a Traffic Impact Analysis (TIA) Review (see below)

\$375.00 \$30.00

- (a) Would the development from this rezoning require a Traffic Impact Analysis by VDOT?  
Yes \_\_\_\_\_ No X

If yes, then fees must be made payable to VDOT to cover costs associated with the TIA review.

PLEASE NOTE – If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

- (b) Would the development from this rezoning require a Traffic Impact Analysis review by the City?  
Yes \_\_\_\_\_ No X

If yes, then an additional \$1,000.00 must be made payable to the City to cover costs associated with the TIA review.

PLEASE NOTE – If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

### Section 5: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: Separate Sheet  
East: \_\_\_\_\_  
South: \_\_\_\_\_  
West: \_\_\_\_\_

### Section 6: Certification

I certify that the information contained herein is true and accurate. Signature: Davis Mills LLC  
Property Owner

by J.W.

See Back for Items Required for Submission

Date Application Received: 09-10-12

# Application for Special Use Permit

City of Harrisonburg, Virginia

Fee: ~~\$325.00~~ <sup>#375.00 plus #30.00 per acre</sup>

Total Paid: \$ 615.00 AP

Property Owner's Name: Davis Mills LLC

Street Address: P.O. Box 54 Email: c\_blundon@hotmail.com

City: Somerset State: VA Zip: 22972

Telephone: Work 540-672-0625 Fax \_\_\_\_\_ Mobile \_\_\_\_\_

Owner's Representative: Ed Blackwell/Blackwell Engineering

Street Address: 566 East Market Street Email: ed@blackwellengineering.com

City: Harrisonburg State: VA Zip: 22801

Telephone: Work 540-432-9555 Fax 540-434-7604 Mobile \_\_\_\_\_

### Description of Property and Request

Location (Street Address): Chestnut Ridge Drive

Tax Map Number Sheet: 81 Block: E Lot: 7 Lot Area: 7.03 Acres

Existing Zoning Classification: R-3 to be rezoned to R-5C

Special Use being requested: Up to 14 units per building.

Please provide a detailed description of the proposed (use additional pages may be attached): \_\_\_\_\_

The existing approved site plan only allows up to 12 dwelling units per building. Developer wishes to eliminate one building and distribute those 12 planned dwelling units amongst 6 other planned buildings, maintaining the same approved residential density.

Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: See attached.

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

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

Signature: Davis Mills, LLC by [Signature]  
Property Owner

### ITEMS REQUIRED FOR SUBMISSION

- Completed Application
- Site Plan
- Description of Proposed Use
- Adjacent Property Owners

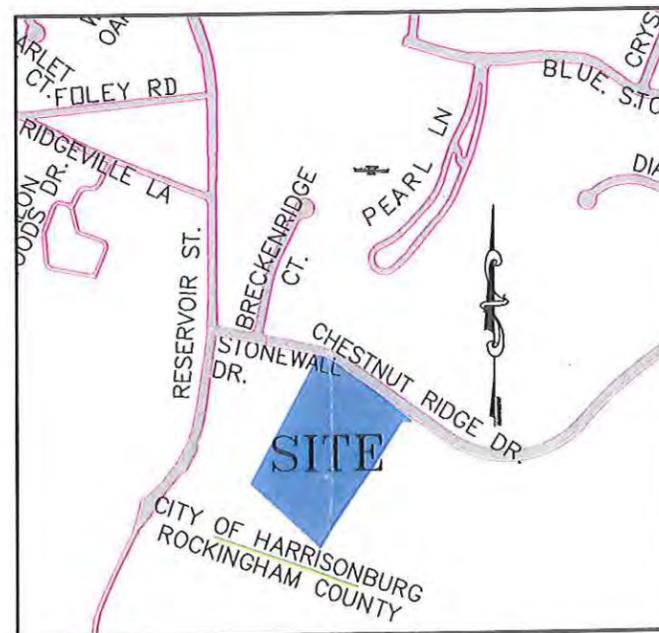
- Fees Paid
- Property Located on Tax Map
- \_\_\_\_\_
- \_\_\_\_\_

**Adjacent Property Owners  
Campus View Apartments**

<b>TaxMapNumber</b>	<b>Zoned</b>	<b>Name</b>	<b>Address</b>	<b>City, State, Zip</b>
81-A-18	R-3	Chand Development LLC c/o Sanjeev Bhuta	1211 Sully Drive	Harrisonburg, VA 22801
81-A-17	R-3	Copper Beech Townhome Communities	2590 Park Center Lane Suite 200	State College, PA 16801
81-A-16	R-3	BUSA II LLC	2395 Massanetta Springs Road	Harrisonburg, VA 22801
81-A-13	R-3	Minnick Virginia M	916 Greendale Rd	Harrisonburg, VA 22801
81-A-11	R-3	Mumbert Brent L	2521 Reservoir St	Harrisonburg, VA 22801
81-A-6	R-3	Brenda Bonnie Manning Life Estate	21 Shenandoah Ave	Harrisonburg, VA 22802
81-A-8	R-3	Falls Carmel Quinn & Nelson Leon & HQC Inc.	2477 Reservoir St.	Harrisonburg, VA 22801
81-D-9	R-3	Sota James D Judith L Lozano - Sota	4269 Wiltshire St.	Harrisonburg, VA 22801
81-D-1	R-3	Ramon Mata-Toledo	3590 Traveler Rd	Harrisonburg, VA 22801
81-D-2	R-3	Armentrout Jason R	3074 Indian Trail Road	Keezletown, VA 22832
81-D-3	R-3	Keene Harold Lynn Charlotte M	P O Box 1320	Honaker, VA 24260
81-D-4	R-3	Noel James H Jr Carolyn S	97 Blue Stone Hills	Harrisonburg, VA 22801
81-D-5	R-3	Acker James B & Kay F	660 Stonewall Drive	Harrisonburg, VA 22801
81-D-6	R-3	Betty J Johnson	2415 Avonlea Lane	Harrisonburg, VA 22801
81-D-7	R-3	Cooper George N Jr Gloria T	400 Wyndhurst Drive	Lynchburg, VA 24502
81-D-8	R-3	Lozano Judith	4269 Wiltshire Drive	Harrisonburg, VA 22802

# CAMPUS VIEW APARTMENTS

THIRTEEN TOTAL BUILDINGS  
(FOR A TOTAL OF 167 CONDOMINIUM UNITS)  
AND A CLUBHOUSE ON 12.09 ACRES  
IN HARRISONBURG, VIRGINIA



**VICINITY MAP**  
(SCALE: 1"=500')

**OWNER-DEVELOPER:**  
DAVIS MILL LLC  
P.O. BOX 54  
SOMERSET, VA 22972  
CONTACT: GUY BLUNDON  
1-540-672-0625

**PROPERTY INFORMATION**  
CAMPUS VIEW APARTMENTS  
TM# 81-(E)-1 & -7, ZONED: R-3  
PROPOSED ZONING FOR 81-E-7 - R-5C  
PROPOSED USE: STUDENT HOUSING  
12.09 ACRES  
DENSITY: 13.9± UNITS PER ACRE  
FEMA FLOOD ZONE X



**BLACKWELL  
ENGINEERING**

566 EAST MARKET STREET  
HARRISONBURG, VA 22801  
PHONE: (540) 432-9555  
FAX: (540) 434-7604

**BENNER & ASSOCIATES INC.**  
LAND SURVEYOR - LAND PLANNER  
3061 SOUTH MAIN STREET  
HARRISONBURG, VA 22801  
PHONE: 540-434-0267

SHEET	DESCRIPTION
1	TITLE SHEET
2	LAYOUT AND UTILITY PLAN
3	GRADING PLAN
4	ESC PLAN 1
5	ESC PLAN 2
6	PROFILES
7	NOTES AND TABLES
8	LIGHTING PLAN
9	PHASE II CONSTRUCTION GRADING

CAMPUS VIEW APARTMENTS

PROPOSED USE AND PARKING REQUIREMENTS						
PROPOSED BUILDINGS	USE	SIZE, SF	RATE	UNITS	BEDROOMS PER UNIT	REQUIRED SPACES
#1	CONDOMINIUM (TYPE B)	-	*	14	4	49
#2	CONDOMINIUM (TYPE A)	-	*	12	4	42
#3	CONDOMINIUM (TYPE A)	-	*	12	4	42
#4	CONDOMINIUM (TYPE A)	-	*	12	4	42
#5	CONDOMINIUM (TYPE A)	-	*	12	4	42
#6	CONDO W/ CLUBHOUSE	1500	1/250 SF	11	4	45
#7	CONDOMINIUM (TYPE A)	-	*	12	4	42
#8	CONDOMINIUM (TYPE B)	-	*	14	4	49
#9	CONDOMINIUM (TYPE B)	-	*	14	4	49
#10	CONDOMINIUM (TYPE A)	-	*	12	4	42
#11	CONDOMINIUM (TYPE B)	-	*	14	4	49
#12	CONDOMINIUM (TYPE B)	-	*	14	4	49
#13	CONDOMINIUM (TYPE B)	-	*	14	4	49
#14	REMOVED FROM PLAN	-	-	-	-	-
* PER § 10-3-25, (10)					TOTAL REQUIRED SPACES	591
TWO AND ONE HALF SPACES FOR EACH DWELLING UNIT WITH TWO OR THREE BEDROOMS, PLUS ONE ADDITIONAL PARKING SPACE FOR EACH BEDROOM WHEN A UNIT HAS OVER THREE BEDROOMS.					HANDICAP REQUIRED	14
					TOTAL PROVIDED SPACES	685
					HANDICAP PROVIDED	14

81-D-1	R-3	Ramon Mata-Toledo
81-D-2	R-3	Armentrout Jason R
81-D-3	R-3	Keene Harold Lynn Charlotte M
81-D-4	R-3	Noel James H Jr Carolyn S
81-D-5	R-3	Acker James B & Kay F
81-D-6	R-3	Betty J Johnson
81-D-7	R-3	Cooper George N Jr Gloria T
81-D-8	R-3	Lozano Judith

Date: SEP, 2012  
 Scale: 1" = 40'  
 Designed by: EHB  
 Drawn by: EHB  
 Checked by: E

**BLACKWELL ENGINEERING, PLC**  
 566 East Market Street  
 Harrisonburg, Virginia 22801  
 PHONE: (540)432-7645 FAX: (540)434-7604  
 E-Mail: bob@blackwellengineering.com



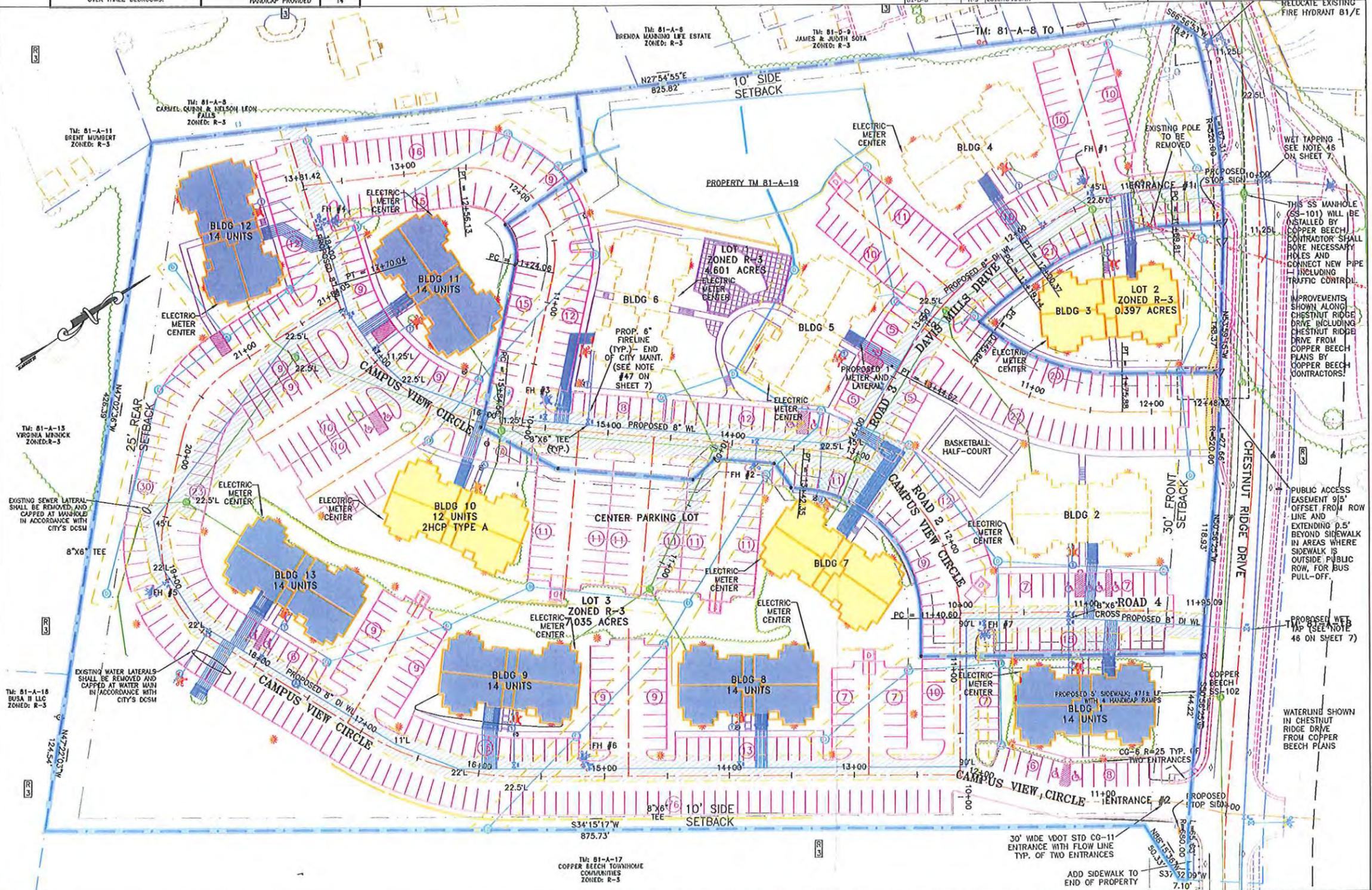

Revision Dates

**SITE LAYOUT**  
 CAMPUS VIEW APARTMENTS  
 DAVIS MILLS LLC  
 P.O. BOX 54  
 SOMERSET, VA 22972

Drawing No.  
**2**  
 of 9 Sheets

Job No. 2280

- LEGEND**
- CENTER LINE
  - AC UNIT
  - ELECTRIC/TELEPHONE
  - UTILITY POLE
  - PROPOSED LIGHTS
  - WATER LINES
  - WATER BOX WITH TOUCH READ PAD
  - SANITARY LINES
  - SANITARY SEWER CLEANOUT
  - STORM SYSTEM
  - GAS LINES
  - EXISTING PROPERTY LINE
  - SETBACK LINE
  - EASEMENT LINE
  - PROPOSED ROAD/TOP
  - EXISTING ROAD
  - EXISTING PARKING
  - CURBING: CG-2 OR CG-6
  - DUMPSTER
  - HANDICAP PARKING
  - CG-12B CURB CUT RAMPS
  - FIRE HYDRANT
  - WATER METER
  - AIR RELEASE VALVE
  - PROPOSED FENCE
  - EXISTING FENCE LINE
  - LIGHT PAVEMENT AREA
  - HEAVY PAVEMENT AREA
  - PROPOSED SIDEWALK
  - VOT PAVEMENT AREA
  - GRASS AREA
  - PROPOSED WATER AND SEWER EASEMENT
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - PROPOSED SPOT ELEVATIONS
  - CONSTRUCTION ENTRANCE (3.02)
  - CULVERT INLET PROTECTION (3.02)
  - INLET PROTECTION (3.07)
  - OUTLET PROTECTION (3.10)
  - DIVERSION DIKE (3.09)
  - SILT FENCE (3.05)
  - SEDIMENT BASIN (3.14)
  - DISTURBED AREA
  - R-3 ZONED PROPERTY
  - HANDICAP RAMP - CURB



THIS SS MANHOLE (SS-101) WILL BE INSTALLED BY COPPER BEECH CONTRACTOR. SHALL BORE NECESSARY HOLES AND CONNECT NEW PIPE INCLUDING TRAFFIC CONTROL.

IMPROVEMENTS SHOWN ALONG CHESTNUT RIDGE DRIVE INCLUDING CHESTNUT RIDGE DRIVE FROM COPPER BEECH PLANS BY COPPER BEECH CONTRACTORS!

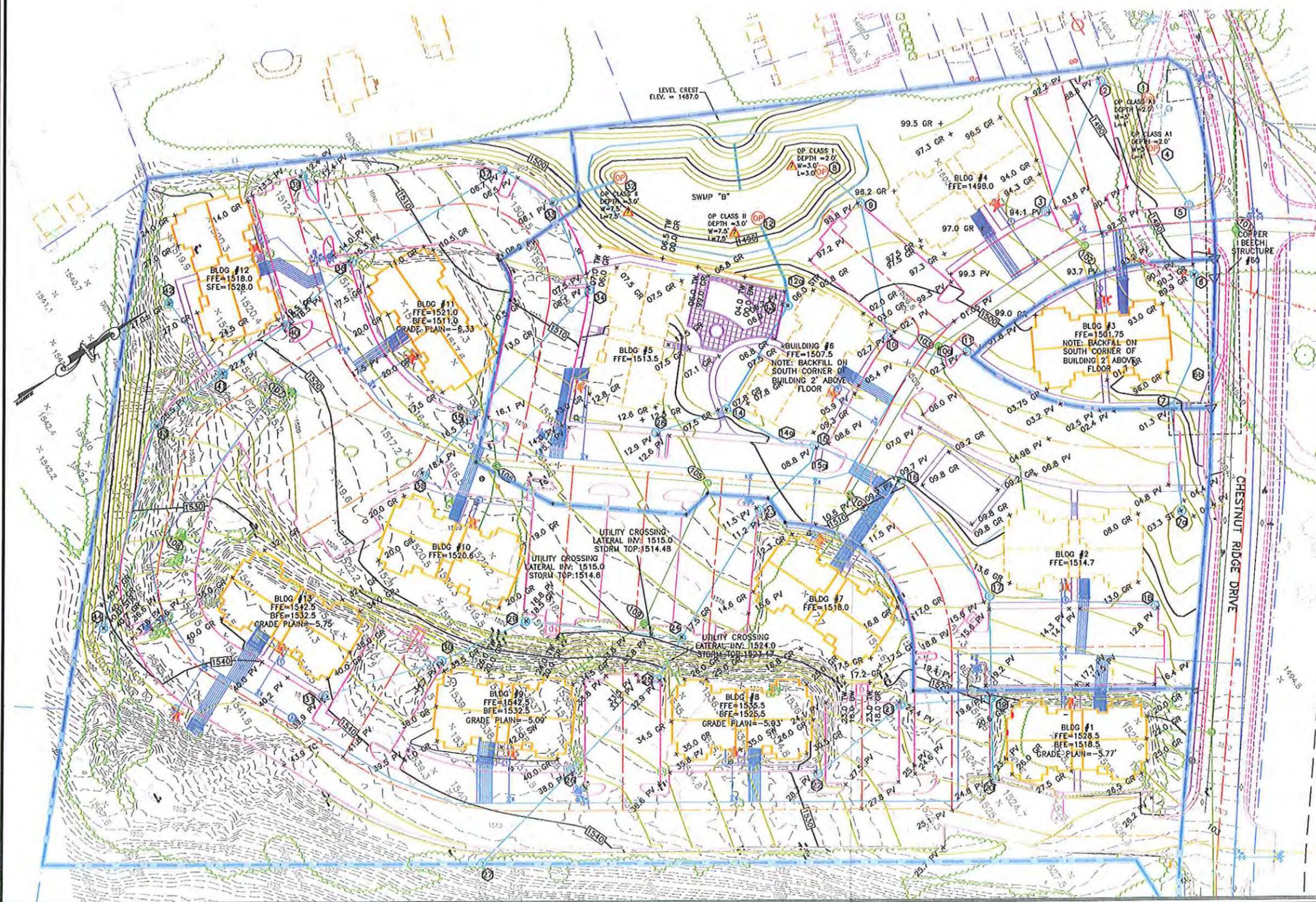
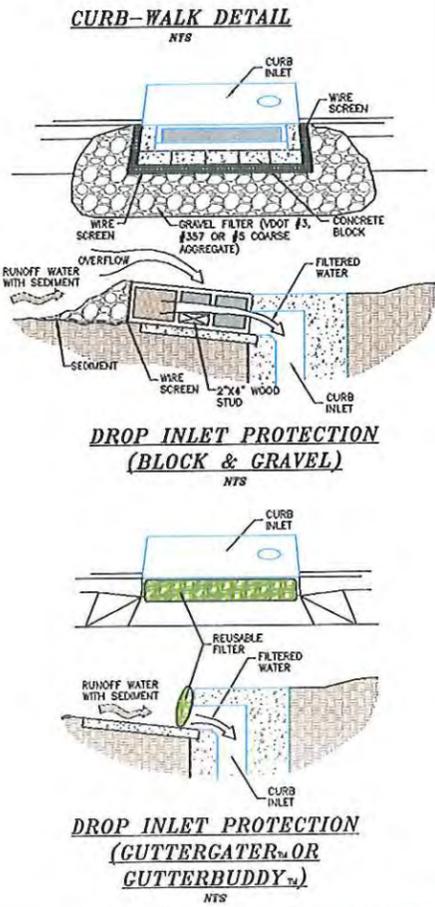
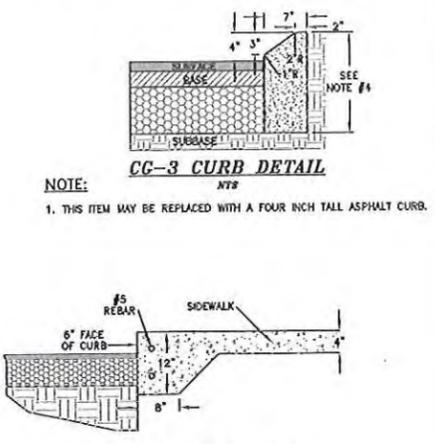
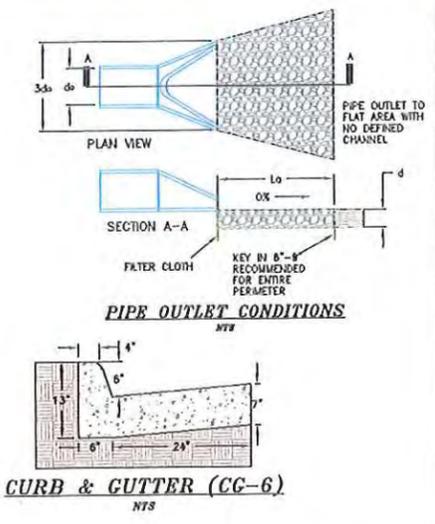
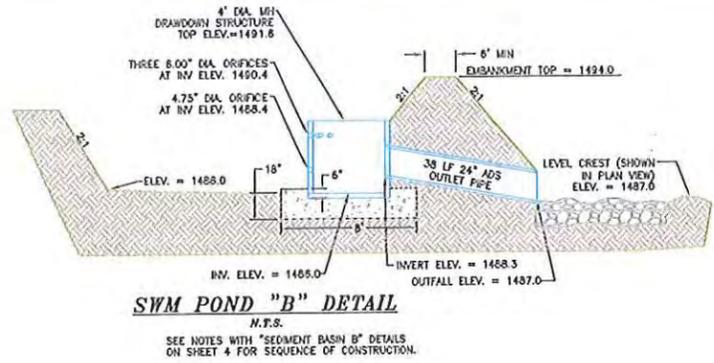
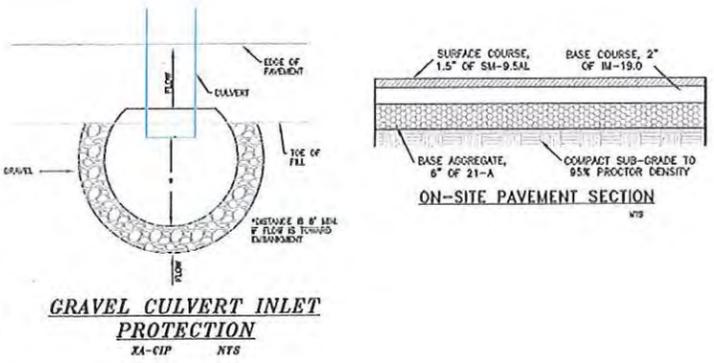
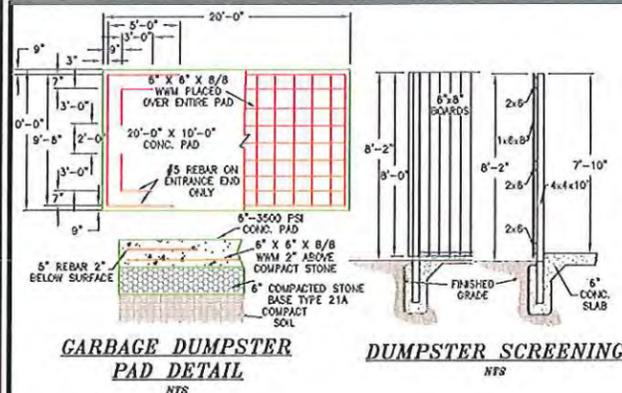
PUBLIC ACCESS EASEMENT 9'5" OFFSET FROM ROW LINE AND EXTENDING 0.5' BEYOND SIDEWALK IN AREAS WHERE SIDEWALK IS OUTSIDE PUBLIC ROW, FOR BUS PULL-OFF.

PROPOSED WET TAP (SEE NOTE 46 ON SHEET 7)

WATERLINE SHOWN IN CHESTNUT RIDGE DRIVE FROM COPPER BEECH PLANS

EXISTING SEWER LATERAL SHALL BE REMOVED AND CAPPED AT MANHOLE IN ACCORDANCE WITH CITY'S DCSM

EXISTING WATER LATERALS SHALL BE REMOVED AND CAPPED AT WATER MAIN IN ACCORDANCE WITH CITY'S DCSM



Date: SEP 2012  
Scale: 1" = 40'  
Designed by: EHB  
Drawn by: EHB  
Checked by: EHB

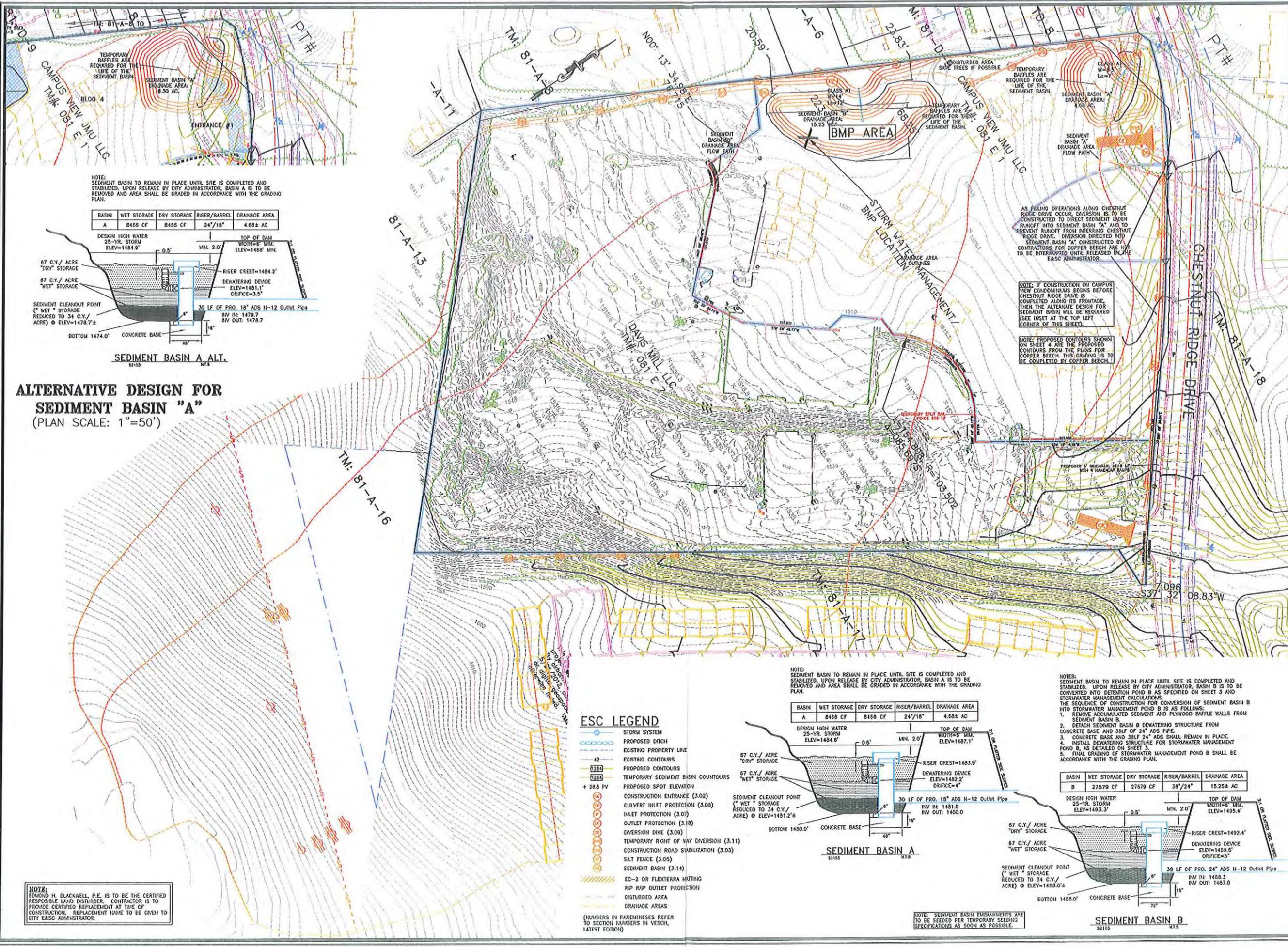
**BLACKWELL ENGINEERING, PLC**  
566 East Market Street  
Harrisonburg, Virginia 22801  
Phone: (540)432-8888 Fax: (540)434-7604  
E-Mail: [info@blackwellengineering.com](mailto:info@blackwellengineering.com)

COMMONWEALTH OF VIRGINIA  
EDMOND H. BLACKWELL  
L.C. No. 003831  
PROFESSIONAL ENGINEER

Revision Dates

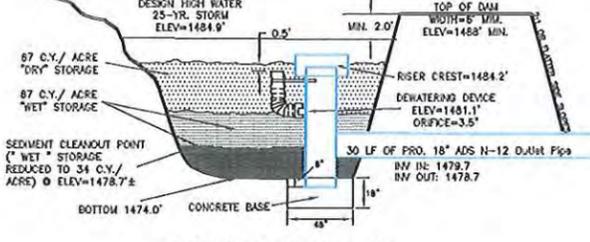
**GRADING AND UTILITIES**  
CAMPUS VIEW APARTMENTS  
DAVIS MILLS LLC  
P.O. BOX 54  
SOMERSET, VA 22872

Drawing No.  
**3**  
of 9 Sheets  
Job No. 2280



**ALTERNATIVE DESIGN FOR  
SEDIMENT BASIN "A"**  
(PLAN SCALE: 1"=50')

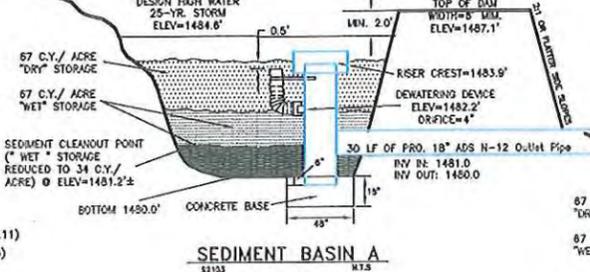
BASIN	WET STORAGE	DRY STORAGE	RISER/BARREL	DRAINAGE AREA
A	8455 CF	8455 CF	24"/18"	4.68± AC



SEDIMENT BASIN A ALT.  
S113

NOTE: SEDIMENT BASIN TO REMAIN IN PLACE UNTIL SITE IS COMPLETED AND STABILIZED. UPON RELEASE BY CITY ADMINISTRATOR, BASIN A IS TO BE REMOVED AND AREA SHALL BE GRADED IN ACCORDANCE WITH THE GRADING PLAN.

BASIN	WET STORAGE	DRY STORAGE	RISER/BARREL	DRAINAGE AREA
A	8455 CF	8455 CF	24"/18"	4.68± AC

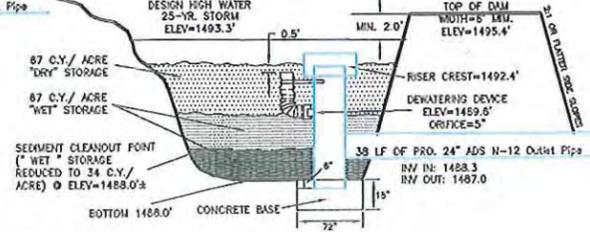


SEDIMENT BASIN A  
S113

NOTE: SEDIMENT BASIN TO REMAIN IN PLACE UNTIL SITE IS COMPLETED AND STABILIZED. UPON RELEASE BY CITY ADMINISTRATOR, BASIN B IS TO BE CONVERTED INTO DETENTION POND B AS SPECIFIED ON SHEET 3 AND STORMWATER MANAGEMENT CALCULATIONS. THE SEQUENCE OF CONSTRUCTION FOR CONVERSION OF SEDIMENT BASIN B INTO STORMWATER MANAGEMENT POND B IS AS FOLLOWS:

1. REMOVE ACCUMULATED SEDIMENT AND PLYWOOD Baffle WALLS FROM SEDIMENT BASIN B.
2. DETACH SEDIMENT BASIN B DEWATERING STRUCTURE FROM CONCRETE BASE AND 3/4" ADS N-12 OUTLET PIPE.
3. CONCRETE BASE AND 3/4" ADS N-12 ADS SHALL REMAIN IN PLACE.
4. INSTALL DEWATERING STRUCTURE FOR STORMWATER MANAGEMENT POND B, AS DETAILED ON SHEET 3.
5. FINAL GRADING OF STORMWATER MANAGEMENT POND B SHALL BE ACCORDANCE WITH THE GRADING PLAN.

BASIN	WET STORAGE	DRY STORAGE	RISER/BARREL	DRAINAGE AREA
B	27579 CF	27579 CF	38"/24"	15.25± AC



SEDIMENT BASIN B  
S113

**ESC LEGEND**

- STORM SYSTEM
  - PROPOSED DITCH
  - EXISTING PROPERTY LINE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - TEMPORARY SEDIMENT BASIN CONTOURS
  - PROPOSED SPOT ELEVATION
  - + 28.5 PV
  - CONSTRUCTION ENTRANCE (3.02)
  - CULVERT INLET PROTECTION (3.08)
  - INLET PROTECTION (3.07)
  - OUTLET PROTECTION (3.18)
  - DIVERSION DIKE (3.09)
  - TEMPORARY RIGHT OF WAY DIVERSION (3.11)
  - CONSTRUCTION ROAD STABILIZATION (3.03)
  - SILT FENCE (3.05)
  - SEDIMENT BASIN (3.14)
  - EC-2 OR FLEXTERRA MATTING
  - RIP RAP OUTLET PROTECTION
  - DISTURBED AREA
  - DRAINAGE AREAS
- (NUMBERS IN PARENTHESES REFER TO SECTION NUMBERS IN VESCH, LATEST EDITION)

NOTE: EDMOND H. BLACKWELL, P.E. IS TO BE THE CERTIFIED RESPONSIBLE LAND DISTURBER. CONTRACTOR IS TO PROVIDE CERTIFIED REPLACEMENT AT TIME OF CONSTRUCTION. REPLACEMENT HATS TO BE GIVEN TO CITY ESC ADMINISTRATOR.

NOTE: SEDIMENT BASIN EMBANKMENTS ARE TO BE SEEDED PER TEMPORARY SEEDING SPECIFICATIONS AS SOON AS POSSIBLE.

Date: SEPT. 2012  
Scale: 1" = 50'  
Designed by: EHB  
Drawn by: EHB  
Checked by: EHB

**BLACKWELL  
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Revision Dates


**ESC PLAN**  
CAMPUS VIEW APARTMENTS  
DAVIS MILLS LLC  
P.O. BOX 54  
SOMERSET, VA 22972

Drawing No.  
**4**  
of 9 Sheets

Job No. 2280

**Zoning Ordinance Amendment  
Sections 10-3-24 and 10-3-114  
(Portable Restroom Facilities Standard  
Guidelines)**



# City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## STAFF REPORT

October 10, 2012

### ZONING ORDINANCE AMENDMENT

#### Sections 10-3-24 and 10-3-114

In May of this year, two groups proposed using portable restroom facilities on private property within the downtown area as permanent alternatives to providing typical restrooms within buildings to serve the uses on their property. The types of businesses and operations that were interested in doing so were not required to provide restrooms for their employees or for customers to the businesses. Nuisance and aesthetics concerns quickly surfaced and staff was asked to evaluate whether using these facilities on a permanent basis was regulated in any fashion, and if not, to establish a means to manage their use. Staff discovered there were no regulations that prevented the interested parties from using them indefinitely.

In June, staff proposed amendments to the Zoning Ordinance by offering a definition of "portable restroom facilities" and by proposing the use as a special use within the MX-U, B-1, B-2, and M-1 zoning districts. Planning Commission recommended (4-0 with one abstention) in favor of adopting the ordinance amendments as presented by staff. In July, City Council rejected the amendments and advised Planning Commission and staff to consider establishing standard guidelines.

After two months of research, internal discussion, and further evaluation on the topic, staff offered and discussed the standard guidelines they had drafted to Planning Commission at their September 12<sup>th</sup> regular meeting. The Commission was comfortable with the proposed amendments and decided to move forward with holding a public hearing.

Staff and Planning Commission are now proposing several Zoning Ordinance amendments. The first modification is to add the following definition to Section 10-3-24: *Portable Restroom Facilities*: A movable restroom facility including but not limited to single portable toilets, portable sinks, trailer-mounted toilets, and restroom trailers that may include showers and tubs. Portable restroom facilities, as defined herein, shall be considered accessory buildings.

The last sentence of the proposed definition directs individuals to follow the guidelines for accessory buildings, which are outlined in Section 10-3-114. Then, within Section 10-3-114 multiple amendments are proposed to govern the use of portable restroom facilities. Staff is also taking this opportunity to update other features of this section.

Subsections (a) and (b) would both be amended to exclude portable restroom facilities from the regulations stated in those subsections which outline general guidelines for accessory buildings. The amendments would also specify that such facilities are further regulated within Section 10-3-114. Furthermore, a clarification is made that any accessory building on any property zoned MX-U would be considered part of the guidelines for properties of a business or industrial nature

and a reiteration that no accessory buildings may be placed within the limits of a recorded easement or required fire lane.

Subsection (c) currently requires that accessory buildings cannot be located on property without such property having a principal building. Staff is proposing to maintain that provision but to provide flexibility in governing that properties may also be permitted to have accessory buildings on properties having only an operating principal use. In no way, however, can an accessory building be located on property if either a principal building or a principal use is not in operation. By adding this detail, properties that do not have principal buildings but have operating uses, such as a parking lot, recreational facility, or food trucks, would be permitted to have accessory buildings.

There would be no changes to subsections (d), (e), or (f).

The standard guidelines for portable restroom facilities would be added to this section as subsections (g), (h), and (i). Subsection (g) stipulates that for properties zoned residentially and used residentially are simply not permitted to have portable restroom facilities. However, properties that are zoned residentially, but are primarily used non-residentially are required to locate portable restroom facilities at least 30 feet from all property lines, screened from general public view, and shall not be located within the limits of a recorded easement or required fire lane.

Subsection (h) describes that property with portable restroom facilities on parcels zoned B-2 or M-1 shall be held to the same setbacks and regulations required of principal buildings. This requirement is the same requirement for all types of accessory buildings in those zoning districts—30 foot front yard setbacks and 10 foot side and rear yard setbacks. This also means that if the parcel shares property lines with residentially zoned property, then the setback is 30 feet rather than 10 feet. Subsection (h) also stipulates that properties zoned B-1 or MX-U would be held to the exact same standards as just described for properties zoned B-2 and M-1.

Finally, subsection (i) explains that if portable restroom facilities are used for active construction sites, emergencies, or temporary events or festivals, they are exempt from all regulations of Section 10-3-114.

ORDINANCE AMENDING AND RE-ENACTING SECTION

10-3-24

OF THE  
CODE OF ORDINANCES  
CITY OF HARRISONBURG, VIRGINIA

**Be it ordained by the Council of the City of  
Harrisonburg, Virginia:**

That Section 10-3-24 Definitions shall be amended by adding the following definition as shown:

Portable Restroom Facility: A movable restroom facility including but not limited to single portable toilets, portable sinks, trailer-mounted toilets, and restroom trailers that may include showers and tubs. Portable restroom facilities, as defined herein, shall be considered accessory buildings.

The remainder of Section 10-3-24 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the \_\_\_\_\_ day of \_\_\_\_\_, 2012.  
Adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
**MAYOR**

ATTESTE:

\_\_\_\_\_  
CLERK OF THE COUNCIL

ORDINANCE AMENDING AND RE-ENACTING SECTION

10-3-114

OF THE

CODE OF ORDINANCES

CITY OF HARRISONBURG, VIRGINIA

**Be it ordained by the Council of the City of  
Harrisonburg, Virginia:**

**That Section 10-3-114 Accessory Buildings shall be amended as shown:**

- (a) *In residential districts, except portable restroom facilities, which are further restricted in this section.* Accessory buildings in residential districts may be built in a rear yard, but such accessory buildings shall not occupy more than thirty (30) percent of the required rear yard and shall not be less than five (5) feet from any interior side or rear lot line. Detached garages in townhouse developments are excluded from these requirements (per section 10-3-113). No accessory buildings or garages may be placed within the limits of a recorded easement or required fire lane.
- (b) *In business and industrial districts and the MX-U district, except portable restroom facilities, which are further restricted in this section.* Accessory buildings ~~in~~ business and industrial districts on sites which abut a residential district shall be held to the same setbacks required of principal buildings. No accessory buildings may be placed within the limits of a recorded easement or required fire lane.
- (c) *Principal building or use required.* No accessory building shall be constructed on ~~the premises of a building site~~ property which has not been improved with a principal building or use and no accessory building shall be used unless the principal ~~building is in use~~ is active.
- (d) *Location in setbacks in residential districts prohibited.* No accessory building in a residential district shall be located within the existing setback between a principal building and public street.
- (e) *Responsibility of owners to confirm covenants.* It is the responsibility of the owner to confirm if any covenants exist on their property which regulate accessory buildings.

- (f) Bus shelters, as defined, are exempt from all regulations within this section except that no shelter shall be located within the limits of a recorded easement or required fire lane.
- (g) Portable restroom facilities in residential districts. Portable restroom facilities are not permitted as accessory to residential uses. Portable restroom facilities accessory to uses other than residential in residential districts must be setback at least thirty (30) feet from all property lines, shall be screened from general public view, and shall not be placed within the limits of a recorded easement or required fire lane.
- (h) Portable restroom facilities in business and industrial districts and the MX-U district. Portable restroom facilities in the B-2 and M-1 zoning districts shall be held to the same setbacks required of principal buildings. Portable restroom facilities in the B-1 and MX-U districts shall be located at least thirty (30) feet from public street right-of-ways and ten (10) feet from all side and rear property lines, except on the side or rear of a lot abutting a residential district, then at least thirty (30) feet. Portable restroom facilities in all districts shall be screened from general public view and shall not be located within the limits of a recorded easement or required fire lane.
- (i) Portable restroom facilities used for active construction sites, emergencies, or temporary events or festivals, are exempt from all regulations within this section.

The remainder of Section 10-3-114 is reaffirmed and reenacted in its entirety, except as hereby modified.

This ordinance shall be effective from the \_\_\_\_\_ day of \_\_\_\_\_, 2012.  
Adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

**MAYOR**

ATTESTE:

CLERK OF THE COUNCIL

## September 2012 Proactive-Zoning Report

For the month of September 2012 the proactive-zoning program targeted the **North Main Street** section of the city. During the proactive inspections a total of ten violations were found. The violations consisted of inoperable vehicles, discarded materials, and signage.

MONTH	SECTOR	4 <sup>th</sup> CYCLE VIOLATIONS	CORRECTED	1 <sup>st</sup> CYCLE	2 <sup>nd</sup> CYCLE	3rd CYCLE
December 2011	Wyndham Woods	2	2	2	0	4
January 2012	Northfield	13	13	21	6	19
February 2012	Purcell Park	8	8	7	6	5
March 2012	Parkview	5	5	19	7	16
April 2012	Ind./Tech Park	0	0	0	1	0
May 2012	Northeast	29	29	80	45	63
June 2012	Exit 243	1	1	10	0	1
July 2012	Fairway Hills	2	2	1	0	0
August 2012	Smithland Rd.	2	0	0	4	0
September 2012	N. Main St.	10	n/a	13	4	4
October 2012	Liberty St.			6	4	18
November 2012	Westover			18	8	17
December 2012	Garber's Church			1	2	1
January 2013	Spotswood Acres			6	4	1
February 2013	Jefferson St.			26	22	35
March 2013	Forest Hills/JMU			6	1	1
April 2013	S. Main St.			1	0	2
May 2013	Hillandale			7	5	17
June 2013	Maplehurst/JMU			6	5	2
July 2013	Long Ave/Norwood			12	28	17
August 2013	Greystone			13	10	13
September 2013	Greendale/SE			3	2	5
October 2013	Ramblewood			4	8	1
November 2013	Stone Spring Village/JMU			2	10	0
December 2013	Sunset Heights			7	29	10
January 2014	Reherd Acres			10	12	9
February 2014	RT 33 West			0	16	6
March 2014	Chicago Ave			16	22	29
April 2014	Pleasant Hill			4	13	17
May 2014	Avalon Woods			7	26	11
June 2014	Waterman Elementary			6	61	18
July 2014	Keister Elem			6	5	8
August 2014	500-600 S. Main			7	30	16
September 2014	Court Square			0	3	2
October 2014	Bluestone Hills & Valley Mall			3	33	31
November 2014	Preston Heights			8	3	1

The proactive-zoning program for October 2012 will be directed towards the enforcement of the Zoning Ordinance in the **Liberty Street** section of the City.