



City of Harrisonburg, Virginia

Planning Commission Meeting

January 14, 2015

7:00 p.m.

Regular Meeting
409 South Main Street

- 1) **Election of Officers for 2015**
- 2) **Call to order, roll call, determination of quorum, and review/approval of minutes from the December 10, 2014 regular meeting.**
- 3) **New Business**

Special Use Permit – 1854 East Market Street (Section 10-3-91 (9) Reduced Side Yard Setbacks)

Public hearing to consider a request from TAP Investments, LLC and DCW, LLC for a special use permit per Section 10-3-91 (9) of the Zoning Ordinance to allow for the reduction in the required side yard setback to zero feet along the lot line of an adjoining lot or parcel zoned B-2 or M-1. The 1.61 +/- acre property is located at 1854 East Market Street and is identified as tax map parcels 73-C-1 & 4.

Preliminary Plat – Chand Development (Sub. Ord. Variance Section 10-2-42 (c))

Consider a request from Chand Development, LLC to preliminarily subdivide an 8.09-acre parcel into 69 lots—two common area parcels and 67 townhouse lots. A variance to the requirements of Subdivision Ordinance Section 10-2-42 (c) is being requested to allow most of the lots to not have public street frontage. The property, zoned R-3, Medium Density Residential District, is currently addressed as 705 Stonewall Drive; however, the parcel's public street frontage is along Chestnut Ridge Drive. The property is identified as tax map parcel 81-A-18.

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

Staff will be available Monday February 9, 2015 at 4:30 p.m. for those interested in going on a field trip to view the sites for the February 11, 2015 agenda.

MINUTES OF HARRISONBURG PLANNING COMMISSION
DECEMBER 10, 2014

The Harrisonburg Planning Commission held its regular meeting on Wednesday, December 10, 2014 at 7:00 p.m. in the City Council Chambers, 409 South Main Street.

Members present: Richard Baugh, Gil Colman, MuAwia Da'Mes, Judith Dilts, Deb Fitzgerald, Jefferson Heatwole, and Henry Way.

Members absent: None.

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

Chair Fitzgerald called the meeting to order and determined there was a quorum with all members in attendance. She then asked if there were any corrections, comments or a motion regarding the minutes from the November 12, 2014 Planning Commission meeting.

Dr. Dilts moved to approve the minutes as presented.

Mr. Da'Mes seconded the motion.

All members voted in favor of approving the November 2014 minutes (6-0).

Mr. Way abstained from voting because he was not in attendance at the November meeting.

New Business

Special Use Permit – 57 Paul Street (10-3-187 (1) Art Studio)

Chair Fitzgerald read the request and asked staff to review.

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: Single family home, zoned U-R/R-P

North: Across Paul Street, the Elks Lodge, zoned R-3

East: Single family home, zoned U-R/R-P

South: Duplex, zoned U-R/R-P

West: Across Federal Street (which is actually a public alley), single family homes, zoned R-3, and professional offices fronting South Main Street, zoned R-3

The residents of 57 Paul Street, one of which is a co-owner of You Made It! LLC Paint Your Own Pottery and Fused Glass Studio, are requesting a special use permit (SUP) per Section 10-3-187 (1) of the Zoning ordinance to allow an art studio at the identified property. The subject parcel is zoned U-R, Urban Residential District and includes the R-P, Residential Professional Overlay District. David Miller, the other co-owner of You Made It! LLC, is representing the applicants. (To the best

of staff's knowledge, this is the first time any U-R/R-P property owner has requested any type of special use permit within Section 10-3-187.)

The property is located mid-block between South Mason Street to the east and South Main Street to the west and at the corner of a 20-foot paved public alley better known as South Federal Street. If approved, the applicants *may* relocate their business to the subject property.

Per Section 10-3-130 (c), "Whenever a special use permit is approved by the city council, the special use authorized shall be established, or any construction authorized shall be commenced and diligently pursued, within such time as the city council may have specified, or, if no such time has been specified, then within twelve (12) months from the approval date of such permit." As the applicants are still planning for the future and are unsure of all circumstances associated with their current location at 163 South Main Street, they are requesting the SUP be allowed to be established, or any construction authorized, until December 31, 2017—more or less a three year window of opportunity if approved by City Council in January 2015.

If the request is approved, the applicants do not plan to continue living at the property; however, Section 10-3-186 (2), a by-right use for properties with the R-P overlay, allows property owners to have a single dwelling unit and operate a permitted non-residential use when the property has, at minimum, 14,000 square feet of lot area. The property exceeds this minimum requirement as it has 24,019 square feet. With the proper renovations, the applicants could remain living in the structure or rent the space as a dwelling unit. If they choose to utilize the mixed use potential of the parcel, they would have to supply two off-street parking spaces for the residential use as well as meet the minimum number of required off-street parking spaces necessary for the art studio.

Off-street parking requirements for the art studio would be regulated by Section 10-3-25 (14), which requires one space per 250 square feet of gross floor area. Per the submitted application, the principal building includes 3,441 square feet, but any amount of square footage utilized within any of the onsite accessory buildings for the art studio must also be included in the calculation to determine the total amount of off-street parking spaces needed to be in compliance with the Zoning Ordinance. Often times a deciding factor into whether U-R/R-P properties can be converted to permitted non-residential uses is if the property is large enough to provide the required off-street parking spaces. After review, staff has no concerns as to whether this property is capable of meeting the off-street parking requirements. The applicants have submitted a general layout demonstrating where they plan to accommodate the required parking area.

If the SUP is approved, regardless of whether the structure is fully utilized as an art studio or if they choose to utilize the mixed use capabilities of the property, several renovations would be needed to the structure to conform to Building Code regulations. The applicants are aware of many of the necessary renovations needed to convert the property from a residential use to a commercial use as they have already met on-site with Building Inspections personnel regarding that conversion. The total number of parking spaces and the renovations needed to the building and property will have to be determined by the applicant prior to building permit application.

With regard to the Comprehensive Plan, although the Land Use Guide designates this property as Neighborhood Residential, a designation staff often times associates with areas that are zoned R-2, it borders property designated Professional, which are areas planned for non-residential uses. The public alley, identified as South Federal Street, is the boundary for properties designated Professional to the west and Neighborhood Residential to the east for the entire block bounded by Paul Street, South Mason Street, East Grattan Street, and South Main Street. South Federal Street

also serves as the boundary for properties within the same identified block, where properties to the west of the alley are zoned R-3 and properties to east are zoned U-R/R-P.

It should be known that the U-R and R-P districts were created in 2001; most of the existing properties zoned U-R and those with the R-P overlay were rezoned to those districts when the districts were enacted. In knowing this, and in knowing that the purpose of the R-P district is to provide flexibility in the use of buildings located at the outer limits of traditional residential areas for professional offices and other uses that respect both the residential nature and aesthetic character of the adjacent neighborhood, staff believes the request is justified and is good zoning practice. Being that the applicants plan to maintain much of the historical nature of the structure, the most impactful and noticeable change to the property will be the conversion of part of the back yard to a parking lot. However, staff does not believe this alteration of the property will negatively impact the residential nature or the aesthetic character of the adjacent neighborhood as this neighborhood already has several parking lots adjacent to the subject property. The nearby existing parking lots serve the professional and business offices fronting South Main Street and accessible from South Federal Street, while the largest parking lot in this neighborhood is across the street at the Elks lodge property. The subject property already has an opaque fence in place, which will screen the view of vehicles, and their headlights at nighttime, from adjoining properties. Furthermore, the property owners plan to maintain much of the landscaping that is already in place, which will be in addition to the required parking lot landscaping requirements.

The subject property also lies within the Comprehensive Plan's identified Downtown Revitalization Area, which draws attention to the City wanting "to revive downtown as the heart of the City and region, an economic engine, source of civic pride, arts and entertainment center, and quality place to shop, work and live." Staff believes the conversion of this property to an art studio, or even to a mixed use, conforms to the Comprehensive Plan and could even strengthen the integrity of this area of downtown.

As noted above, the applicants plan to maintain much of the historical nature of the structure; however, future property owners and/or operators of an art studio at this location may choose a different approach. Staff believes maintaining the historical nature of the property accomplishes the R-P district's intent of respecting both the residential nature and aesthetic character of the adjacent neighborhood.

Staff suggests the following two conditions be added to the approval of the application:

1. The permit shall be applicable only for the property and the existing historical structure, or a substantially similar structure, including all existing accessory structures. New accessory structures may be permitted so long as they are in keeping with the surrounding neighborhood. (This condition shall be flexible in allowing renovations to occur to accommodate the art studio. If the Zoning Administrator believes proposed renovations, additions, or new structures do not meet the intent of this condition, the property owner may appeal the decision to the Board of Zoning Appeals.)
2. All parking areas shall be located to the rear of the principal building and opaquely screened from adjacent properties. The height of the screening shall be no less than 4-feet in height. (Note: If any section of the existing opaque fence is less than 4-feet in height, it shall meet the intent of this condition.)

Staff recommends approving the SUP with the above noted conditions to allow an art studio at the property per Section 10-3-187 (1) and supports their request to be given until December 31, 2017 to establish the authorized use or for construction to have commenced and diligently pursued by the same date.

Chair Fitzgerald asked if there were any question for staff.

Dr. Dilts said I have a question regarding the first condition; it reads it is only applicable for the property and the existing historical structure, or a substantially similar structure. Does that mean they could tear the house down and build another four square (house)?

Mr. Fletcher replied it does and that is because there is nothing that could prevent them from doing that now and there is no regulation that says you cannot tear down a historical structure. These conditions are only associated with it being an art studio, which is why we put in the terminology of "or a substantially similar structure." We are hoping this condition captures the intent that if anyone would ever tear down the historical structure, they would have to build something back that is of the historical nature, appearance, and in keeping with the surrounding neighborhood.

Dr. Dilts asked how old the house was.

Mr. Fletcher said the house was constructed in 1937.

Mr. Da'Mes said he was looking at the permitted uses in the U-R/R-P zoning district and it allows professional businesses, with which you associate Monday through Friday business hours. Has there been any consideration given to conditioning the hours of operation or days?

Mr. Fletcher replied there was not. We did not have any concerns with any odd hours of operation that the art studio would permit. The applicants can speak more to what the hours of operation are currently.

Mr. Da'Mes said as far as exiting the parking lot, there appears to be a building off to the left and the opaque fence to the right; are there any sight distance concerns when exiting onto Federal Street?

Mr. Fletcher said it was not thoroughly vetted for sight distance concerns. The applicants will have to meet the standard no matter what.

Chair Fitzgerald said are there any issues about Federal Street and perhaps turning it into something else?

Mr. Fletcher replied no, Public Works had no concerns about the current use.

Chair Fitzgerald said hearing nothing further I will open the public hearing and ask the applicant or the applicant's representative to come forward and speak.

Mr. David Miller, 57 Paul Street, we would be very willing to answer any questions regarding the specifics of the hypothetical use of this, should you have any specific concerns that have not been addressed. We can also answer questions about the layout or anything of that nature.

Mr. Da'Mes said it looks like you have a lot of challenges in terms of meeting the building code requirements.

Mr. Miller said the City has been very helpful with this. We have met twice with building inspectors for a walk-thru of the property to show us exactly what we are up against. Because so

much work has already been done to the property, the changes are what we consider minor. There is one doorway into the restroom that will have to be widened.

Mr. Colman asked what is the reason for asking for the SUP to be “opened” until 2017.

Mr. Miller replied that is when our lease at our current location expires and our new landlord has not made it clear to us as to what his plans are for our building. Being in business for the last eleven years we have become very cautious as to the future; so this is our planning stages for the future.

Chair Fitzgerald asked if there was anyone wishing to speak in favor of this proposal.

Roberta Fernandez, 95 Campbell Street, said her home is zoned R-3 and is just beyond the Elks Lodge. I think this is a wonderful use for our community at this location. I fully support integrated uses with people coming in the day and evening. I certainly support wholesome family activities, and in our neighborhood we sometimes do not have that. I know the applicants to be honorable people and great business people and I fully support this. Thank you.

Chair Fitzgerald asked if there was any one else wishing to speak in favor of the request. Hearing none, she asked if there was anyone wishing to speak in opposition of the request. Hearing none, she closed the public hearing and asked for questions, comments, or a motion.

Mr. Way move to recommend approving the special use permit with the conditions provided.

Mr. Colman seconded the motion.

Chair Fitzgerald said we have a motion and a second; is there any further discussion.

Mr. Da’Mes said this is a great transition from the business area along Main Street to the residential area, which is probably overly consumed with night time activities. I look forward to this project.

Mr. Way said with that being said, I like the second condition about the location of parking. I feel this keeps the integrity of Paul Street.

Chair Fitzgerald called for a voice vote on the motion.

All voted in favor of recommending for the SUP request with the two conditions provided.

Chair Fitzgerald said this will move forward to City Council on January 13th, 2015 with a favorable recommendation.

Unfinished Business

None.

Public Input

None.

Report of secretary and committees

Mr. Fletcher said we were able to reinitiate the proactive enforcement program and we targeted two sectors of the City – Waterman Elementary area and Keister Elementary area. Violations consisted of inoperable vehicles, discarded materials, and indoor furniture placed outside. We hope to double up again next month on the proactive zoning inspections.

Mr. Colman said he attended the Rockingham County Planning Commission meeting this month. There was a zoning amendment on their agenda. The amendment allows for two feet of encroachment into the setback for eaves and gutters, etc. I do not believe the City allows for this.

Mr. Fletcher said actually the City allows two feet, eight inches for such architectural features.

Mr. Colman said some of the other items were clerical changes to tax map items and some old business that was approved.

Mr. Fletcher said I had a request from a Commissioner to include all of the Rockingham County Planning Commissioners on the email notification as to when the Planning Commission agenda is posted on line. That is a very simple thing I can do if you would like me to.

There was a consensus to add the county commissioners to the email list.

Mr. Baugh said last night there were two matters from this body that came before City Council, both passed unanimously; the Cosner proffer amendments and the B-1 ordinance amendment.

Other Matters

Mr. Fletcher said in January Planning Commission will have a reorganizational meeting along with two items of new business. The first is a special use permit to allow zero setbacks on a property along East Market Street and the item that was tabled last month has come back in as a preliminary plat variance request.

We are also working on the CIP so it may need a special meeting before hand if you would like to discuss that now. Perhaps we could do a 6:00 p.m. review of CIP matters before our regular meeting.

Chair Fitzgerald said if I recall correctly, last year we had a regular meeting with no new business, so we held our CIP meeting then. We went at the CIP review a bit differently last year and it seemed to be successful.

Mrs. Turner said I am not hopeful that we will be ready by our regular January meeting to do any type of review. I am still waiting on information from some divisions. I do not believe the CIP will be ready for you to review before the January 14th Planning Commission meeting.

Mr. Da'Mes said was there not a format change that we requested last year as well.

Mr. Fletcher said that has been applied; it was the reference to the Comprehensive Plan.

Chair Fitzgerald said last year we went through the CIP page-by-page, and were able to skip through a lot of pages just saying "understood." Is this what we are thinking for this time?

There was a consensus to review the CIP in the same manner.

Chair Fitzgerald said this will probably take a separate meeting.

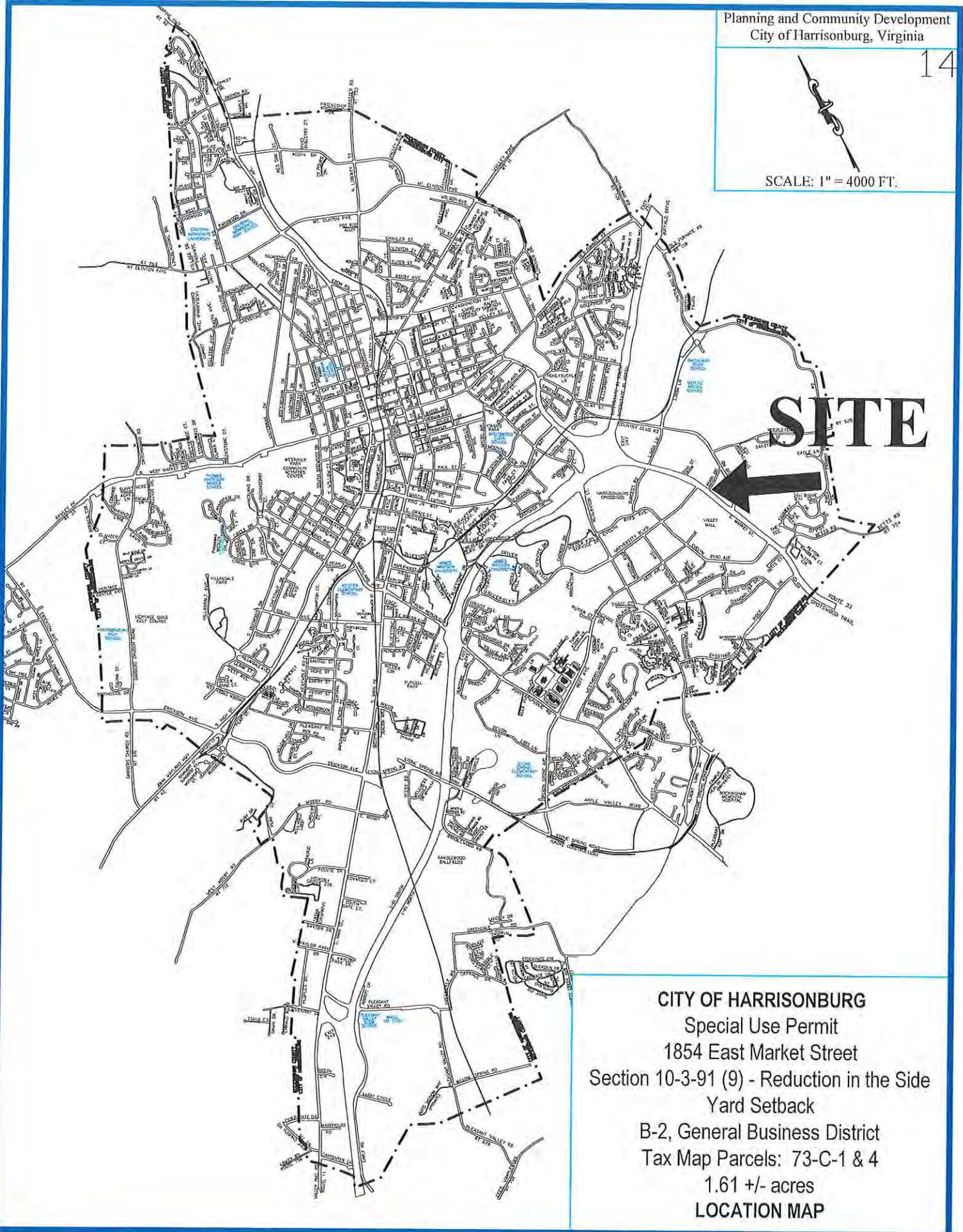
Mr. Fletcher said the Telecommunications Ordinance is in final draft form; but you will not see it any time real soon because we are still reviewing. It will be brought to you to make certain we are in the right direction, but it will not be next month.

Adjournment

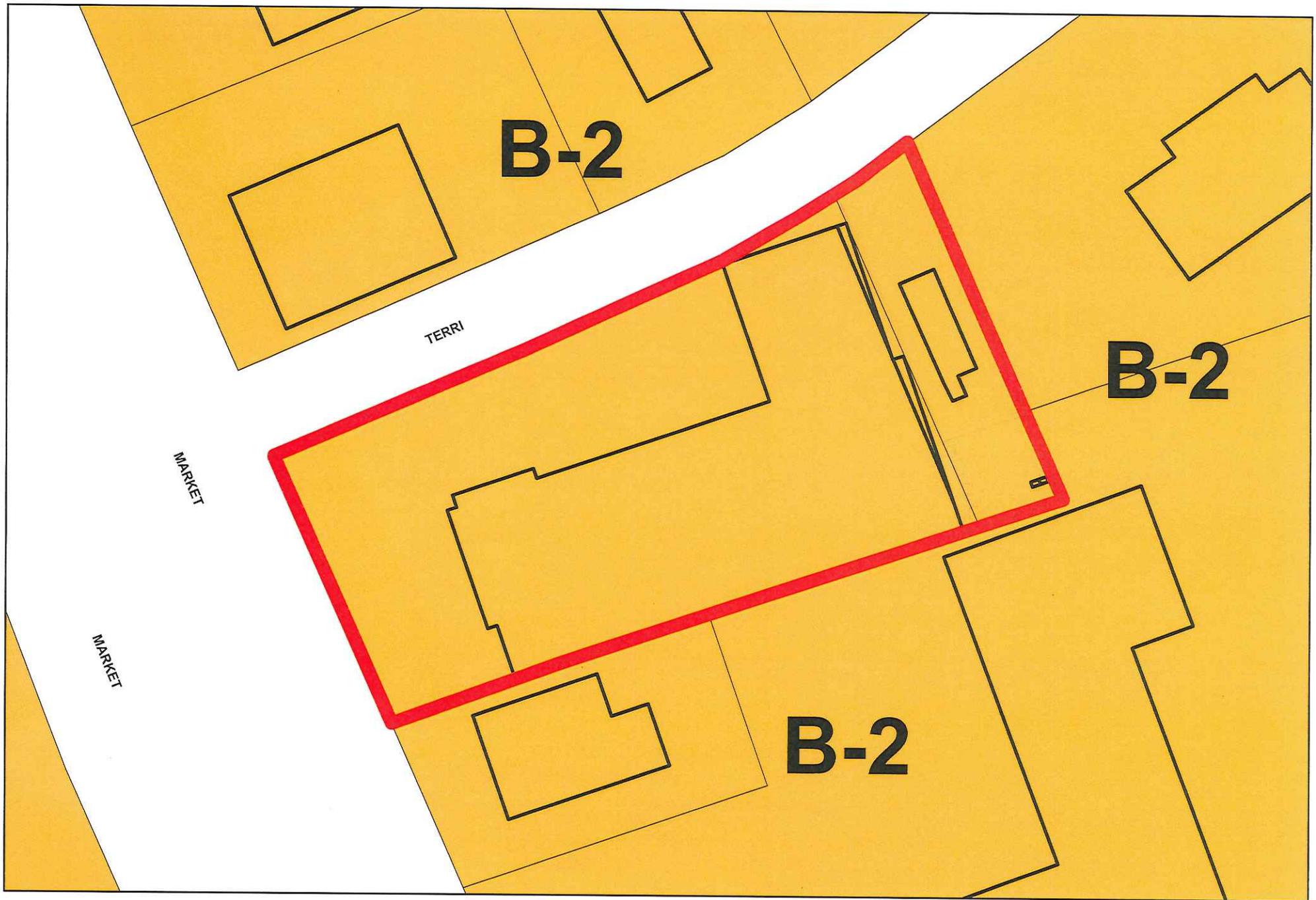
Planning Commission adjourned at 7:33 p.m.



SCALE: 1" = 4000 FT.



CITY OF HARRISONBURG
Special Use Permit
1854 East Market Street
Section 10-3-91 (9) - Reduction in the Side
Yard Setback
B-2, General Business District
Tax Map Parcels: 73-C-1 & 4
1.61 +/- acres
LOCATION MAP



1854 East Market Street
SUP - Reduction in required side setback 10-3-91(9)



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

January 14, 2015

SPECIAL USE PERMIT – 1854 EAST MARKET STREET (SECTION 10-3-91 (9))

GENERAL INFORMATION

Applicant: TAP Investments, LLC and DCW, LLC

Tax Map: 73-C-1 and 4

Acreage: 1.61+/- acres

Location: 1854 East Market Street

Request: Public hearing to consider a request for a special use permit per Section 10-3-91 (9) of the B-2, General Business District, which allows for the reduction in the required 10-foot side yard setback to zero feet along the lot line of an adjoining lot or parcel zoned B-2 or M-1.

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: Commercial building and parking lot, zoned B-2

North: Across Terri Drive, commercial buildings and shopping center, zoned B-2

East: Financial institution, zoned B-2

South: Restaurant and shopping center, zoned B-2

West: Across East Market Street, shopping center, zoned B-2

EVALUATION

The applicant is requesting a special use permit per Section 10-3-91 (9) of the Zoning Ordinance to allow a reduction in the required 10-foot side yard setback to zero feet along a property line adjoining a parcel zoned B-2. The property, which is comprised of two parcels, is located at the southeast corner of the East Market Street/Terri Drive intersection. Currently located on the property is a multi-tenant commercial building and a parking lot, which serves the commercial uses. If a special use permit is granted, the applicant intends to construct an uncovered loading dock and dumpster enclosure within five feet of the southeastern property line.

The existing building was constructed prior to annexation in 1983 and is situated approximately one foot from the southeastern property line. Within the B-2, General Business District a 10-foot building setback is required from side and rear lot lines; therefore, this structure is considered

non-conforming to setback requirements and cannot be enlarged or structurally altered in any manner that would compound the setback encroachment. The property owners desire to build a loading dock on the rear of the building to serve a proposed tenant and to enclose their dumpsters, but zoning regulations require that both the dock and the enclosure meet the 10-foot setback. After discussion with staff regarding how they could accomplish constructing the addition and still be in compliance with zoning regulations, the applicants decided to apply for a special use permit for a zero setback along the southeastern property line. If approved, the proposed dock and dumpster enclosure and the existing building would all be in conformance with setback regulations to the southeastern property boundary.

The owners must also apply for a minor subdivision because the new dock and enclosure would cross the existing property line between their two parcels; this can be done as a property line adjustment or a property line vacation. The minor subdivision would need to be approved and recorded prior to the release of any building permits for construction of the addition. This proposal has been discussed with the Building Official and, based upon the Virginia Construction Code, an unenclosed loading dock structure, constructed of the same material as the existing building, would be able to be built at the intended location.

Because the parking lot and travel area are rather tight, staff had concern with delivery truck movement to the proposed loading dock area. Section 10-3-30 of the Zoning Ordinance requires that loading and unloading of vehicles is provided on private property and shall not depend on public streets for the maneuvering of such vehicles. The applicant provided an engineered schematic illustrating a 32-foot delivery truck movement to the dock location. Should concerns arise regarding delivery vehicles using the public street for maneuvering; staff can approach it as a zoning violation.

Staff does not have concerns with the requested special use permit and recommends approval of the reduced setback as requested.

SITE INFORMATION

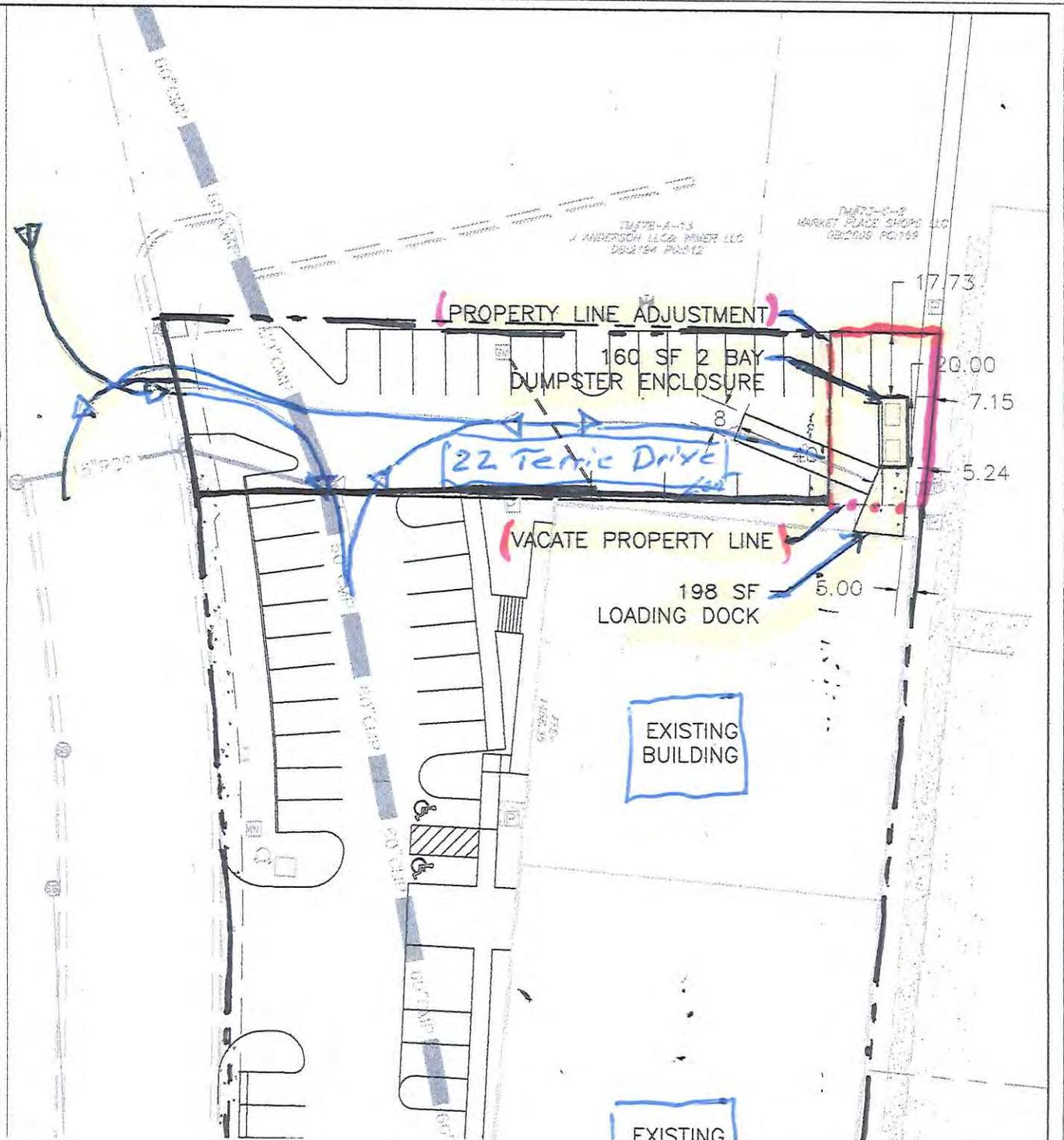
TRIANGLE SERVICES
1854 E. MARKET ST.
HARRISONBURG, VA

SITE IMPROVEMENT CALCULATION

PROPOSED DOCK = 198 SF
PROPOSED DUMPSTER = 160 SF
TOTAL IMPROVEMENTS = 358 SF

PARKING LANDSCAPING CALCULATION

EXISTING PARKING AREA = 14,725 SF
PROPOSED LANDSCAPING AREA
ADJACENT TO EXISTING PARKING =
2,267 SF (15.4% OF PARKING AREA SF)



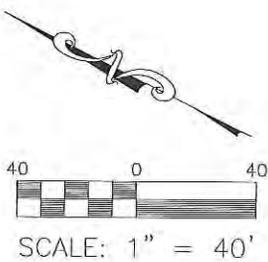
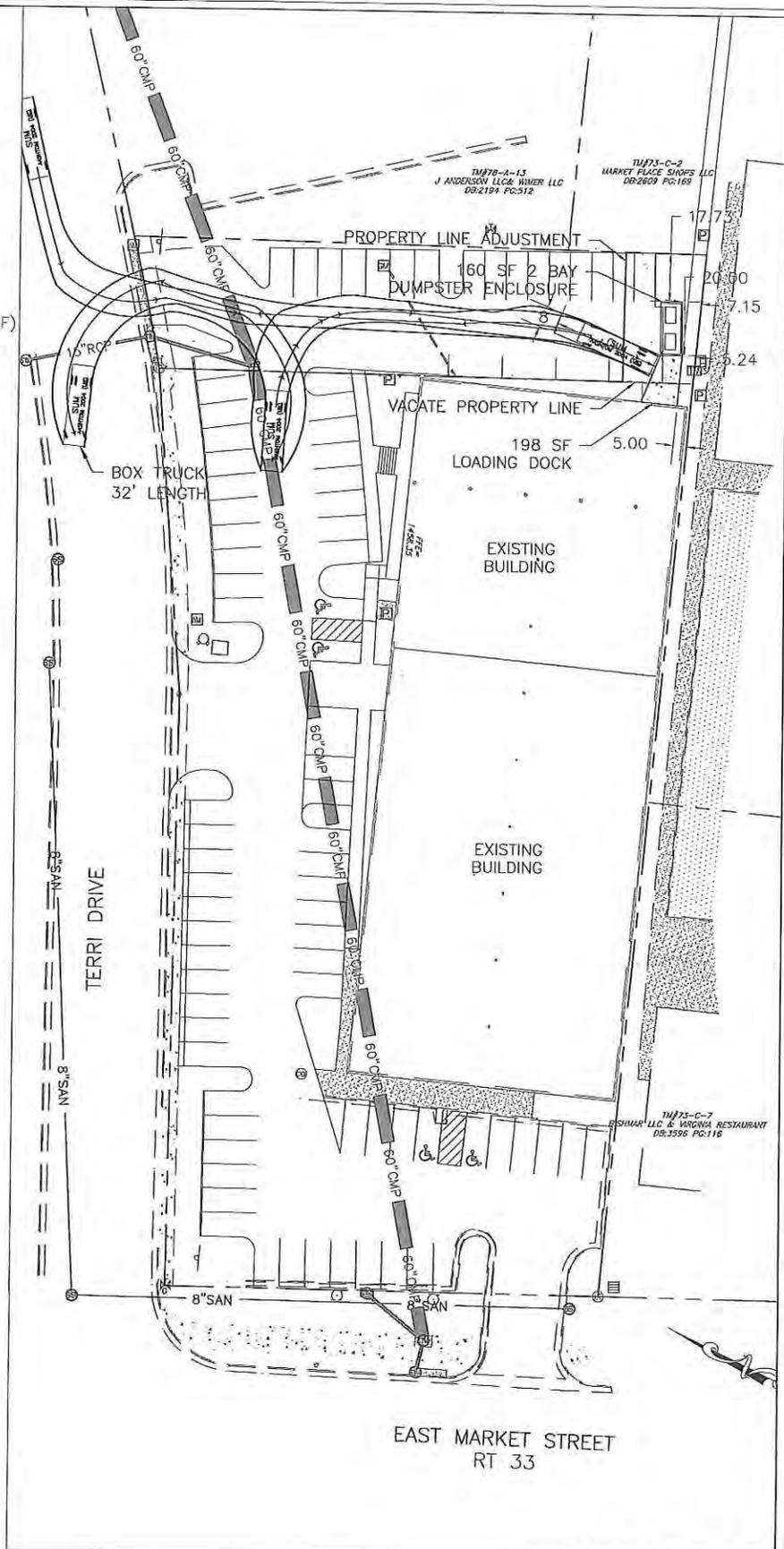
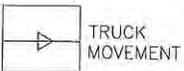
SITE INFORMATION

TRIANGLE SERVICES
1854 E. MARKET ST.
HARRISONBURG, VA

SITE IMPROVEMENT CALCULATION
PROPOSED DOCK = 198 SF
PROPOSED DUMPSTER = 160 SF
TOTAL IMPROVEMENTS = 358 SF

PARKING LANDSCAPING CALCULATION
EXISTING PARKING AREA = 14,725 SF
PROPOSED LANDSCAPING AREA
ADJACENT TO EXISTING PARKING =
2,267 SF (15.4% OF PARKING AREA SF)

LEGEND



DATE: 12-04-2014
SCALE: 1" = 40'
JOB NO: S1300073
DRAWN BY: ERB

1854 E. MARKET ST.
DOCK AND DUMPSTER ADDITIONS
CITY OF HARRISONBURG, VIRGINIA



PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS
ROANOKE • RICHMOND • NEW RIVER VALLEY • SHENANDOAH VALLEY
1561 Commerce Road • Suite 401 • Verona, Virginia 24482 • Phone (540) 248-3220 • Fax (540) 248-3221

SITE INFORMATION

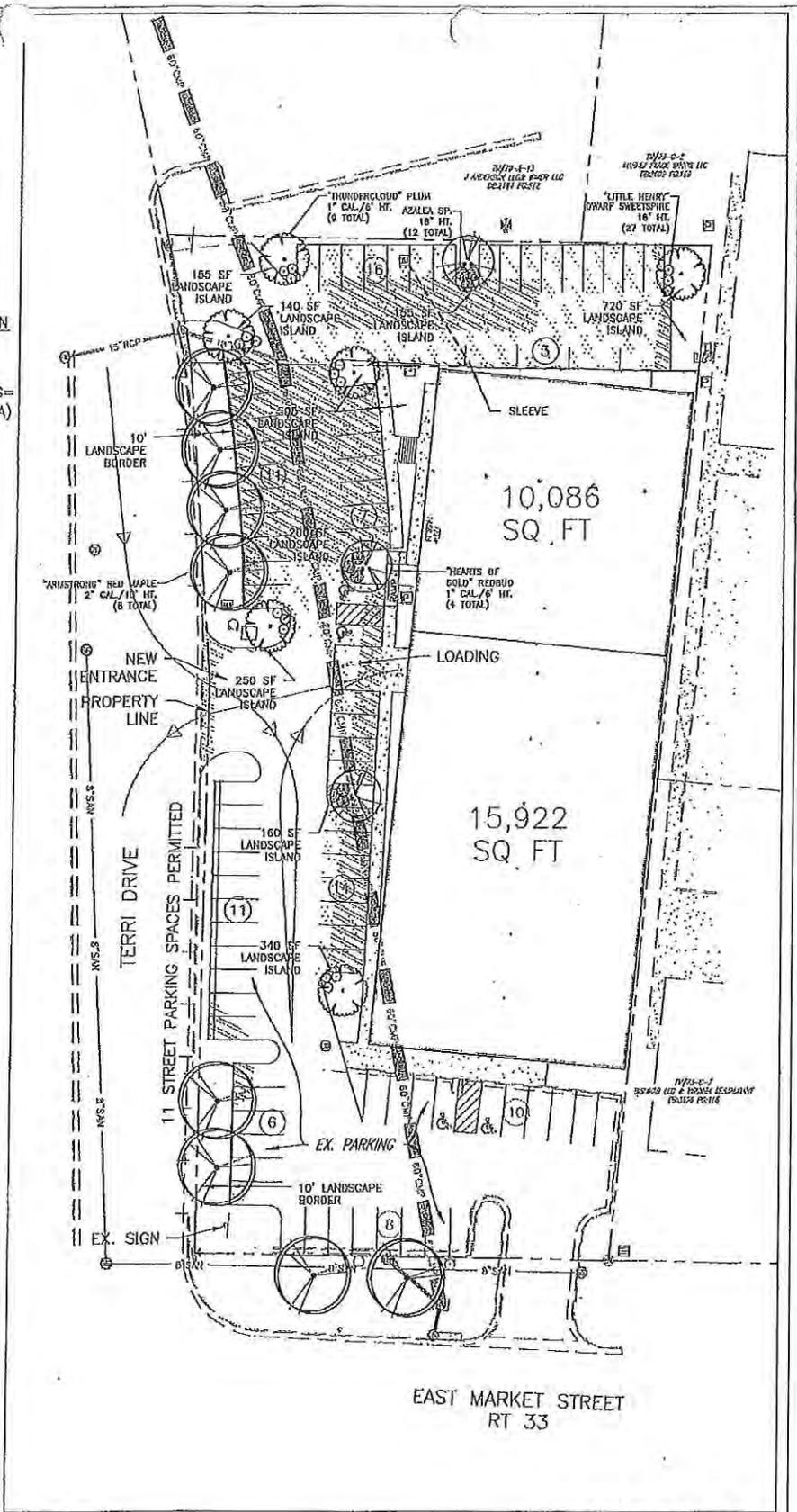
TRIANGLE SERVICES
 1854 E. MARKET ST.
 HARRISONBURG, VA
 26,008 SF TOTAL OF RETAIL
 SITE AREA = 1.61 ACRES
 DISTURBED AREA = 9,440 SF

PARKING CALCULATION
 PARKING PROPOSED =
 86 SPACES ON-SITE
 (INCL. 4 HANDICAP SPACES)
 11 STREET PARKING SPACES
 97 TOTAL PARKING SPACES

PARKING LANDSCAPING CALCULATION
 PROPOSED ADDITIONAL PARKING
 AREA = 14,725 SF
 PROPOSED LANDSCAPING AREA
 ADJACENT TO PROPOSED PARKING =
 2,625 SF (18% OF PARKING AREA)

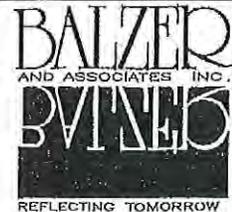
LEGEND

-  PROPOSED NEW PAVEMENT
-  PROPOSED ADDITIONAL PARKING
-  PROPOSED CONCRETE
-  TRUCK MOVEMENT



DATE: 05-27-2014
 SCALE: 1" = 40'
 JOB NO: S1300073
 DRAWN BY: ERB

1854 E. MARKET ST.
 LANDSCAPE PLAN
 CITY OF HARRISONBURG, VIRGINIA



PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS
 ROANOKE • RICHMOND • NEW RIVER VALLEY • SHENANDOAH VALLEY
 1561 Commerce Road • Suite 401 • Verona, Virginia 24482 • Phone (540) 248-3220 • Fax (540) 248-3221

Date Application Received: 12-08-14

Application for Special Use Permit City of Harrisonburg, Virginia

Fee: \$375.00 plus \$30.00 per acre Total Paid: \$ 435.00

Property Owner's Name: TAP Investments, LLC
Street Address: 2903 N. Augusta St. Email: bobpingry@gmail.com
City: Staunton State: VA Zip: 24401
Telephone: Work _____ Fax 540-885-5177 Mobile _____

Owner's Representative: Bob Pingry
Street Address: 306 Old Goose Creek Rd Email: bobpingry@gmail.com
City: Fishersville State: VA Zip: 22939
Telephone: Work _____ Fax _____ Mobile 434-981-5094

Description of Property and Request

Location (Street Address): 1854 East Market St.
Tax Map Number Sheet: 73 Block: C Lot: 1&4 Lot Area: 1.61 1/4 acres AP
Existing Zoning Classification: B-2
Special Use being requested: Reduction in the required side yard setback to 800 feet along the ^{North} ~~South~~ eastern adjoining lot line.

Please provide a detailed description of the proposed (use additional pages may be attached):
To accommodate the installation of a service side entrance and dumpster enclosure. (See Attached Plan)

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

North: Federal Credit Union 42 Terri Drive
South: US-33
East: Applebees 1864 E Market St.
West: Terri Drive

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

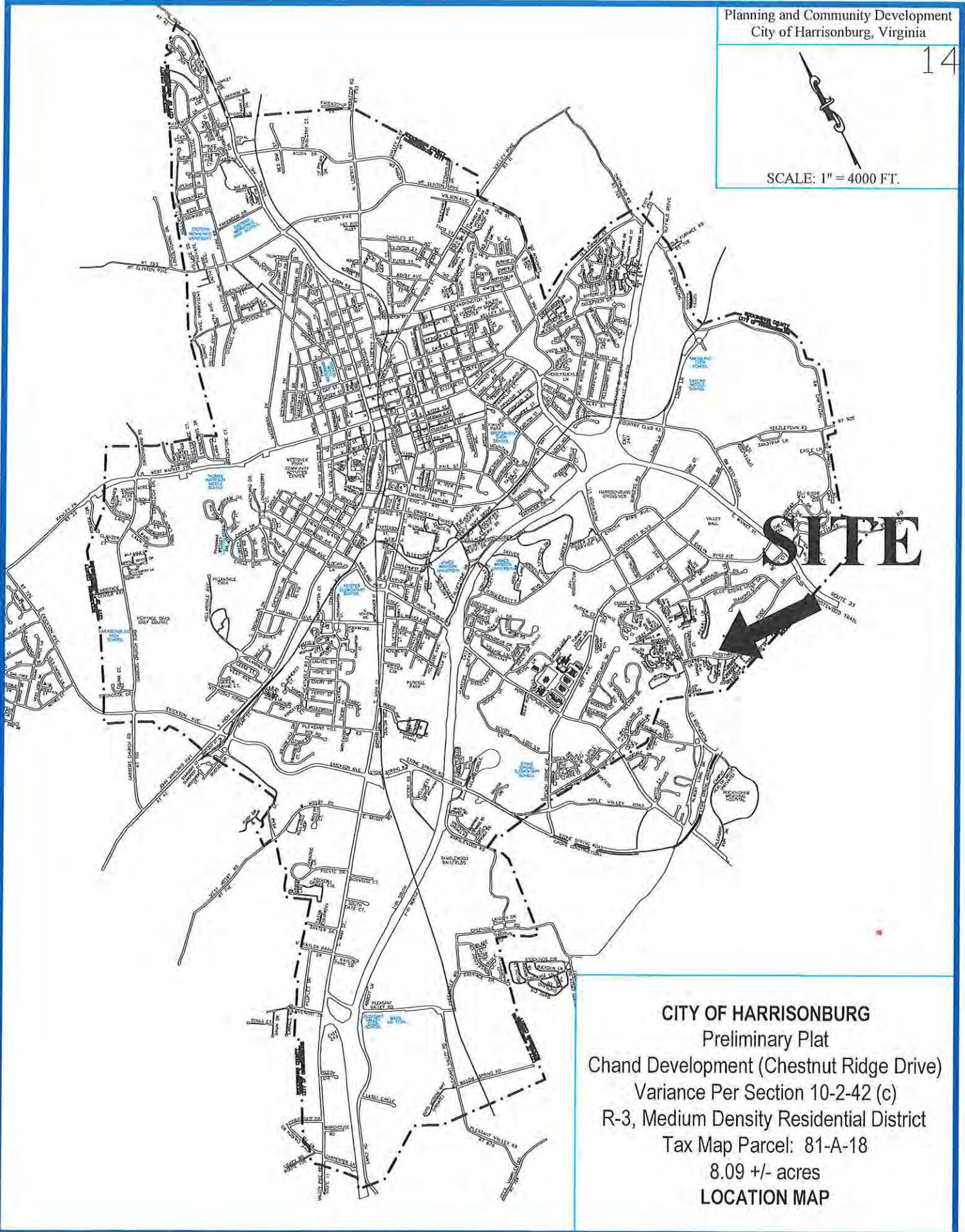
Signature: [Signature]
Property Owner

ITEMS REQUIRED FOR SUBMISSION

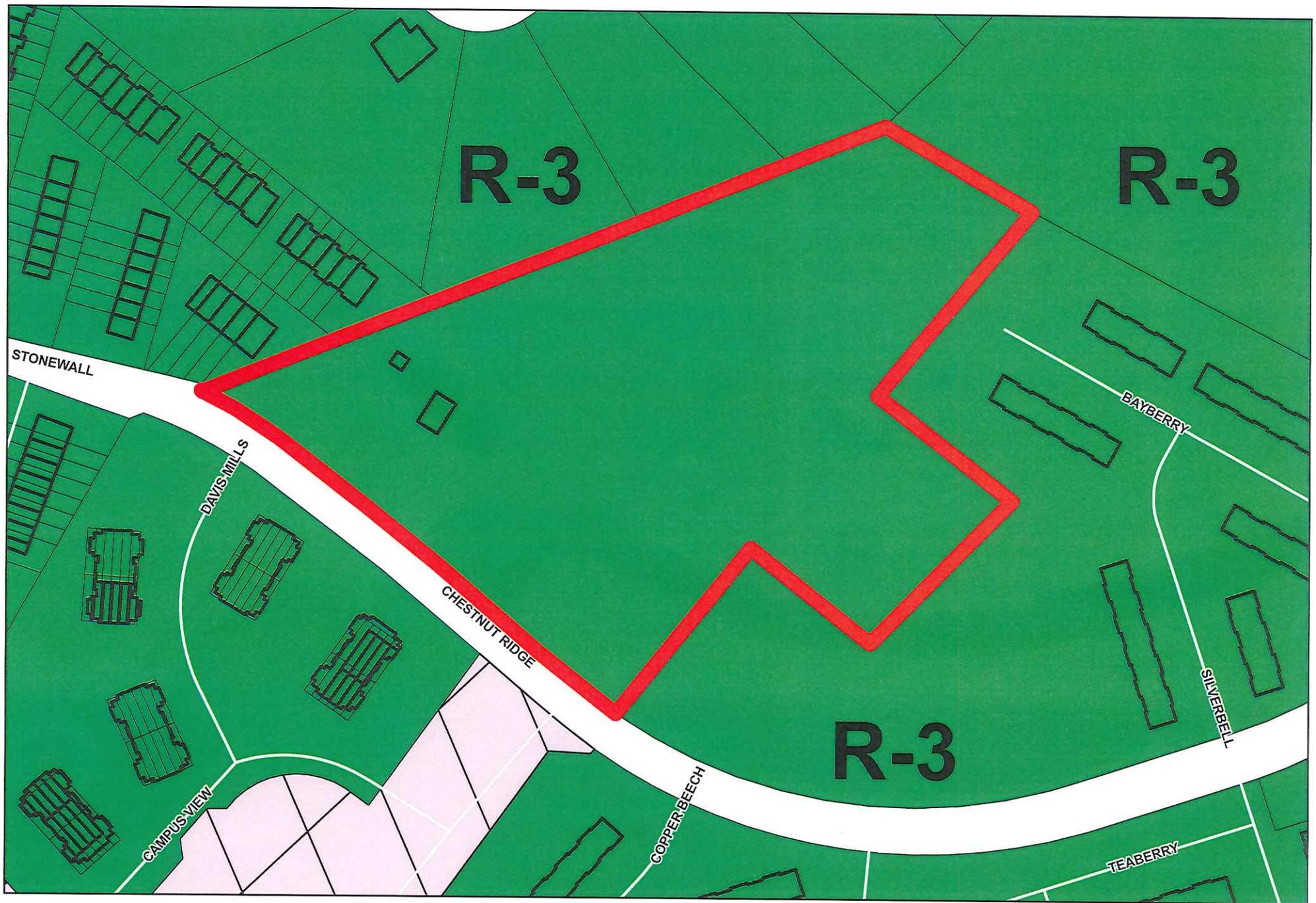
- | | |
|--|--|
| <input type="checkbox"/> Completed Application | <input type="checkbox"/> Fees Paid |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Property Located on Tax Map |
| <input type="checkbox"/> Description of Proposed Use | <input type="checkbox"/> _____ |
| <input type="checkbox"/>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



SCALE: 1" = 4000 FT.



CITY OF HARRISONBURG
Preliminary Plat
Chand Development (Chestnut Ridge Drive)
Variance Per Section 10-2-42 (c)
R-3, Medium Density Residential District
Tax Map Parcel: 81-A-18
8.09 +/- acres
LOCATION MAP



**Preliminary Plat with Variance to Section 10-2-42(c)
Chand Development (Chestnut Ridge Drive)**



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

January 14, 2015

PRELIMINARY PLAT – CHAND DEVELOPMENT (PLAT VARIANCE 2015)

GENERAL INFORMATION

Applicant: Chand Development, LLC with representative Blackwell Engineering

Tax Map: 81-A-18

Acreage: 8.09 +/- acres

Location: 705 Stonewall Drive (the parcel's public street frontage is along Chestnut Ridge Drive)

Request: Consider a request to preliminarily subdivide one parcel into 69 lots. A variance to Section 10-2-42 (c) of the Subdivision Ordinance is being requested to allow many of the lots to not have public street frontage. The parcel is zoned R-3, Medium Density Residential 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: Undeveloped property, zoned R-3 (Medium Density)

North: Single family detached homes and undeveloped single family home lots, zoned R-3 (Medium Density)

East: Undeveloped parcel, zoned R-3 and Copper Beech student housing complex, zoned R-3 (Multiple Dwelling)

South: Across Chestnut Ridge Drive, Campus View Apartments, zoned R-5C and Campus View Condominiums, zoned R-3 (Multiple Dwelling)

West: Townhomes, zoned R-3 (Medium Density), and across Chestnut Ridge Drive, townhomes, zoned R-3 (Medium Density)

EVALUATION

The applicant is requesting to preliminarily subdivide one, 8.09-acre parcel into 69 lots. The proposed development is intended for student housing and includes 67 townhome units/lots, each having four bedrooms, as well as a parcel containing a clubhouse, swimming pool, and parking lot, and a common area parcel at the top of the hill above the residential units. Townhouse development is permitted by-right within the R-3 district, but the applicant is requesting a variance to Section 10-2-42 (c) of the Subdivision Ordinance as many of the lots would not have public street frontage, thus City Council must approve of the development for it to be built. Although the property's address is listed as 705 Stonewall Drive, the property's approximate 625 feet of public street frontage is entirely along the northern side of Chestnut Ridge Drive. Approximately 140 feet to the west of the property, the public street's name changes from Chestnut Ridge Drive to Stonewall Drive. The site is relatively steep and has about 136 feet of elevation change, where the bottom portion has a grade of about 6 to 8 percent, the middle section is around 10 to 13 percent, while the steepest section ranges from 26 to over 29 percent.

Before getting into the details of the current proposal, previous development plans involving the subject property should be understood. In November 2006, the existing property owner requested preliminary plat approval for an 80-lot townhouse subdivision under the same development name. To allow the planned subdivision, the applicant was requesting to deviate from the same Subdivision Ordinance requirement. The layout of that development was relatively similar to the current proposal except that 13 more units were proposed, no clubhouse or pool was planned, and more or less the entire parcel would have been developed including the steepest portions of the property at the northeast section of the lot. (A copy of the 2006 proposal is included within the packet.) Staff recommended denial of that preliminary plat stating the lot was not topographically suitable for a development of that density as the entire hillside would have required significant grading, where most, if not all, of the trees and vegetation would have been removed to accommodate the development. We also stated that constructing 80 units on such steep terrain would have presented challenges not only for the residents but for service providers and emergency responders. We further believed there was insufficient open and recreational space. Planning Commission recommended denial of the request 6-0. One Planning Commissioner specifically noted a significant concern with building the units at the top of the hill. After the Planning Commission review, the applicant tabled the request prior to City Council and ultimately it was considered no longer active.

Less than a year later, in August 2007, the City approved changes to the Zoning Ordinance by adding, what staff often refers to as, the "new R-3" titled R-3, *Medium Density Residential District*. The R-3, *Multiple Dwelling Residential District* was retained in the Code and became applicable only to multi-family buildings constructed by or with Comprehensive Site Plans approved before August 14, 2010 (three years after the amendments were approved), which is also the same date the R-3, *Medium Density* district became effective. The most significant changes in the "new R-3" included: 1) regulations pertaining to screening parking lots in established single family or duplex neighborhoods, and 2) requiring special use permits (SUPs) for multi-family development, where the applicant must demonstrate, among other things, how the project would have minimal impact on steep slopes (see Section 10-3-48.6 (e)).

More recently, in November 2014, the applicant applied for the SUP (Section 10-3-48.4 (6)) that allows for multi-family dwellings within the R-3, *Medium Density Residential District*. That plan was similar to the 2006 preliminary plat proposal except 65 total units would have been

built, a clubhouse and swimming pool were planned, and rather than each unit being individually subdivided, the units would have been located on one large lot and thus would have been categorized as apartments. The proposal was still basically to develop the entire parcel including excavating and building on the steepest portions of the property. The request, however, was never reviewed by Planning Commission because the applicant tabled the request (ultimately withdrawing it) after receiving staff comments. Among other comments, staff questioned whether the SUP application sufficiently met all of the criteria listed in Section 10-3-48.6 (e). Staff encouraged the applicant to consider changing the development's layout so the steepest section of the hillside and many of its trees could be preserved.

After additional discussions with staff, the applicant and their representative submitted the current request. The proposed subdivision creates two common area parcels and 67 townhouse lots intended for student housing, where each unit would include four bedrooms. Unlike the 2006 preliminary plat, the development includes a clubhouse and swimming pool and more of the site will be left undeveloped. The applicant is requesting a variance to the Subdivision Ordinance Section 10-2-42 (c) as most of the lots would not have public street frontage.

Since the development would be served by private streets, the City would not provide street maintenance, snow removal, or trash pick-up. Public school bus service would be provided as necessary. If approved, the applicant understands that private streets within the development must meet the requirements of the Design and Construction Standards Manual. Among other things, this includes meeting minimum street widths, having sidewalk on both sides of private lanes, and meeting public street grade requirements. The applicant and their engineer believe they will be able to achieve all of these requirements and have not requested variances.

As shown, the development would require 262 parking spaces; the applicant is planning to construct nine more than the minimum. There are planned parking areas adjacent to two single family home lots (tax map parcels 81-E-11 and 12) located to the north of this property, therefore these lots must be screened from the parking areas per the requirements of Section 10-3-48.6 (b). To meet this requirement, the applicant plans to install a 6-foot vinyl fence. Although not required, the plat also demonstrates a single row of Leyland Cypress trees planted on 15-foot centers along much of the northern property boundary adjacent to townhome lots already developed and along the single family home lots impacted by the parking areas.

As required, all lots would be served by public water and sewer. At this time, there does not appear to be any conflict in providing adequate water and sewer service. However, the Preliminary Engineering Report, which must be submitted prior to the Comprehensive Site Plan submission, will determine if there are any issues.

At this time, the Harrisonburg Department of Public Transportation (HDPT) would like the developer to construct a bus pull-off and bus shelter along this property's public street frontage. To meet these desires, the applicant identified where this could be accommodated. HDPT further noted, however, that during design and/or construction of the development, circumstances with providing public transportation around this area may change resulting in not needing the bus pull-off or shelter. Because of this, staff is suggesting a condition be attached to the plat regarding this matter and is listed at the end of the report.

With regard to stormwater management, at this point in the development proposal process, it is not necessary for the applicant to address all issues related to controlling and treating

stormwater. As shown on the plat, they are indicating where they plan to detain much of the stormwater. In addressing water quality, at this time they plan to purchase nutrient credits. During this review process though, staff took the opportunity to convey to the applicant the City's expectations for stormwater management, which must be addressed during the Comprehensive Site Plan review.

The applicant plans for the project to be constructed in one phase and for units to be ready for occupancy in fall 2016. They plan for the clubhouse and swimming pool to be constructed when the adjacent residential units along Chand Road 4 are built. The developer should understand that certificate of occupancies will not be issued for any unit until all parcels are final platted.

Regarding student housing development, at the end of October 2014, staff completed an update to an inventory of student housing within the City. (This information is included within the packet.) As shown in this information, for the 2014-2015 school year, the listed complexes and on-campus dormitories could accommodate 19,446 students. Note, however, the off-campus housing list is not a complete list of units but rather a listing of complexes that City staff is aware of and has researched to determine bedroom configuration. The off-campus housing inventory does not include many small scale apartment buildings, individually owned townhomes, duplexes, or single family homes rented to students. Furthermore, complexes that did not appear to be student oriented were not included. Per James Madison University's (JMU's) Office of Institutional Research (OIR), JMU's total on-site enrollment at the beginning of the Fall 2014 semester, was 19,990. (Note that JMU's grand total enrollment is 20,855, which includes students that are enrolled in locations other than JMU's main campus. JMU's OIR 2014 Statistical Summary is also included within the packet.) Staff believes there may already be sufficient units to accommodate the student population and given this knowledge, it is difficult to recommend in favor of proposals requesting to construct more of such units. However, at this particular location, staff is supporting this request, but not without several suggested conditions.

In acknowledging that the property is designated Medium Density Mixed Residential, and not simply Medium Density Residential, staff would liked to have seen a proposed development that would have increased home ownership, where an innovative design could have prompted a small-lot single family detached and/or single family attached neighborhood development rather than more rental units. Yet, we recognize the existing surrounding uses are predominately student housing complexes, which would not be the best adjacent use for single family neighborhoods.

For the most part, the applicant has accommodated most of staff's concerns. One in particular was our concern of preserving the steepest part of the hillside. Although there will still be significant grading site wide to accommodate the design, it is staff's hope that the upper hillside will be preserved with the current layout. When comparing the original 2006 design to the proposed plat, the residential units are about 125 feet further down the hill. The closest planned unit to the northeastern property boundary in 2006 was about 45 feet away, and now the closest planned unit to the same line is about 170 feet away.

Aside from the variance that is requested to allow many of the lots to not have public street frontage, the development meets all other requirements of the Subdivision and Zoning Ordinances. As townhome development is a by-right use within the R-3 district and at this location it would be compatible with the surrounding neighborhood, staff is recommending in favor of the development. However, since the development is fronting most of its lots on private

streets rather than public streets and is relying heavily on counting the parking areas and travel ways within the complex to meet the minimum lot dimensional and area requirements to achieve the proposed density, staff's recommendation for approval is contingent upon the following conditions:

- The evergreen buffer as shown along the northern property line shall be installed and maintained. Such trees may be of any species that may mature to form a dense screen. The trees shall be 6-feet in height at the time of planting and no more than 15-feet on center.
- At the time of Comprehensive Site Plan review, if HDPT desires a bus pull-off and/or bus shelter along the subject property's public street frontage, the developer shall construct both at their expense. If a bus shelter is required to be installed, the property owner shall be responsible for all cleaning, maintenance, repairs, and replacement.

Probable Off Campus Student Housing Complexes (10/23/2014)

Private Complexes	1	2	3	4	5	Total
	bedroom	bedrooms	bedrooms	bedrooms	bedrooms	Units
Camden Townes (Formerly Hunters Ridge Townhomes)		4		95		99
Campbell Court	13	6				19
Campus Condos			12		9	21
Campus Edge (Formerly The Commons)				132		132
Campus View (Apartments and Condominiums)				168		168
Charleston Townes				132		132
College Station				24		24
Copper Beech	78	78	118	158		432
Devon Lane Townhomes			39			39
Denton Center	44					44
Dogwood Commons	56					56
Duke Gardens			7			7
Forest Hills Manor Townhomes				68		68
Foxhill Townhomes				130		130
Hillmont	152	44				196
Hunters Ridge Condos		93		49	15	157
JM Apartments	20	38	8	6		72
Madison Gardens			12			12
Madison Manor		36	32			68
Madison Square		10	10			20
Mountain View Heights				24		24
North 38			96	132		228
Overlook at Stone Spring		180				180
Park Apartments	26	102	8			136
Pheasant Run				143		143
Residences at 865 East	10	34	12	40		96
Roosevelt Square Apartments				10		10
Southview				204		204
Squire Hill	40	130	49			219
Stonegate				168		168
Sunchase				216		216
The Grand Duke Apartments	118					118
The Harrison (Formerly University Fields)				288		288
The Mill				120		120
Urban Exchange	31	138	25			194
Village Lane					41	41
Westport Village				12		12
Total Units (in this list)						4293
	1	2	3	4	5	Total
	bedroom	bedrooms	bedrooms	bedrooms	bedrooms	Bedrooms
Total Bedrooms (in this list)	588	1786	1284	9276	325	13259

Note: This is not a complete list of off campus student housing. It is a list of complexes of which City staff is aware and has researched to determine bedroom configuration. It does not include many small scale apartment buildings, individually owned townhomes, duplexes and single family homes rented to students. In addition, complexes that did not appear to be student oriented have not been included.

On Campus Housing Information Received From JMU

JMU On Campus Housing (2014-2015 School Year)	Beds Per Building
Ashby	66
Bell	135
Chandler	243
Chappelear	204
Chesapeake	423
Converse	111
Dingledine	204
Eagle	448
Frederikson	182
Garber	204
Gifford	173
Greek Row	459
Hanson	204
Hillside	244
Hoffman	156
Huffman	138
Ikenberry	204
Logan	97
McGraw-Long	203
Potomac	423
Rockingham	233
Shenandoah	428
Shorts	211
Spotswood	76
Wampler	151
Wayland	159
Weaver	204
White	204
Total	6187

James Madison University - Statistical Summary 2014

TABLE 2-4
Headcount: by Academic Level and Gender
Fall 2013 & Fall 2014

			Fall 2013			Fall 2014			
			Men	Women	Total	Men	Women	Total	
On-Campus	Undergraduate	Freshman	1,798	2,815	4,613	1,879	2,868	4,747	
		Sophomore	1,946	2,773	4,719	1,888	2,766	4,654	
		Junior	1,834	2,487	4,321	1,942	2,567	4,509	
		Senior	1,757	2,585	4,342	1,889	2,670	4,559	
		Total	7,335	10,660	17,995	7,598	10,871	18,469	
	Graduate	Graduate	329	834	1,163	293	782	1,075	
		Advanced Graduate	62	116	178	66	124	190	
		Total	391	950	1,341	359	906	1,265	
	Non-degree Seeking	Non-degree-seeking Undergraduate	35	58	93	89	108	197	
		Non-degree-seeking Graduate	15	36	51	17	38	55	
		Certificate-seeking Graduate	2	2	4		4	4	
		Total	52	96	148	106	150	256	
	Total	7,778	11,706	19,484	8,063	11,927	19,990		
	Off-Campus	Undergraduate	Freshman	4	8	12	3	10	13
			Sophomore	6	17	23	13	24	37
Junior			26	46	72	38	65	103	
Senior			9	16	25	21	54	75	
Total			45	87	132	75	153	228	
Graduate		Graduate	91	105	196	94	120	214	
		Advanced Graduate	1	5	6	2	9	11	
		Total	92	110	202	96	129	225	
Non-degree Seeking		Non-degree-seeking Undergraduate	111	98	209	145	105	250	
		Non-degree-seeking Graduate	25	90	115	40	99	139	
		Certificate-seeking Undergraduate		2	2				
		Certificate-seeking Graduate	12	25	37	8	15	23	
Total		148	215	363	193	219	412		
Total		285	412	697	364	501	865		
Grand Total			8,063	12,118	20,181	8,427	12,428	20,855	

Source: JMU Fall Student Census Data

Note: On-Campus includes those students who are enrolled in courses on JMU's main campus. Off-Campus includes those students who are enrolled in courses in locations other than JMU's main campus. E.g.: Studies abroad, distance learning, Roanoke Higher Education Center, etc.

Date Application Received: 12-09-14

Total Paid: 1,595.00

Application for Preliminary Subdivision Plat Approval

City of Harrisonburg, Virginia

Fee: w/o Variance Request \$175.00 plus \$20.00 per lot Plus fees for TIA reviews where applicable (see back for details)
Variance Request \$200.00 plus \$20.00 per lot

I, MOHAMMAD ASLAM, hereby apply for preliminary subdivision plat approval for the following property located within the City of Harrisonburg:

Description of Property

Title of Subdivision: CHAND DEVELOPMENT
Location (Street Address): 199 CHESTNUT RIDGE DRIVE Sheet: 81 Block: A Lot: 18
Total Acreage: 8.09 Number of Lots Proposed: ~~70~~ 71 Zoning Classification: R-3 MEDIUM DENSITY

Proposed Use of Property: RESIDENTIAL COLLEGE STUDENT HOUSING

Property Owner's Name: CHAND DEVELOPMENT, LLC ATTN: MOHAMMAD ASLAM
Street Address: 1211 SULLY DRIVE Email: matazamail@aol.com
City: HARRISONBURG State: VA Zip: 22801
Telephone: Work 540-434-0796 Fax _____ Mobile 540-246-6666

Owner's Representative (if applicable): BLACKWELL ENGINEERING, PLC
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 _____

Developer: CHAND DEVELOPMENT, LLC ATTN: MOHAMMAD ASLAM
Telephone: 540-246-6666 Email: matazamail@aol.com

Surveyor/Engineer: BLACKWELL ENGINEERING, PLC
Telephone: 540-432-9555 Email: ed@blackwellengineering.com

VARIANCES

NOTE: If a variance is requested, please provide the following information:

I (we) hereby apply for a variance from Section 10-2-42 (c) of the City of Harrisonburg Subdivision Ordinance and/or Section _____ of the City of Harrisonburg Design and Construction Standards Manual, which require(s):

Frontage. All lots shall front on a public street and no lot shall embrace any portion of a street or alley.
All townhouse lots will front on private streets, except for Lots 1-16 that front on Chestnut Ridge Drive. Private streets will be maintained by an Association. The Association will maintain private streets, parking lots, pool and clubhouse, grassed and landscaped areas.
(Application revised December 12, 2014)

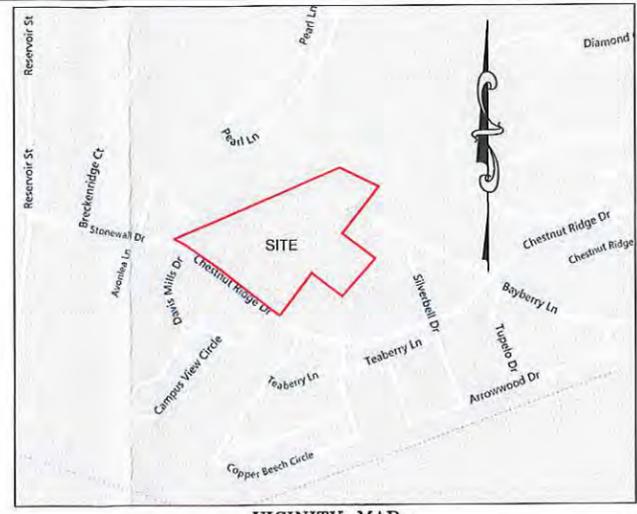
I (we) believe a variance should be granted based on the following "unnecessary hardship" which is peculiar to the property in question (See Section 10-2-2 of the Subdivision Ordinance):

The City of Harrisonburg's preliminary plat and subdivision requirements are in the code of the City of Harrisonburg, Subdivision Ordinance Sections 10-2-1 through 10-2-86. Please read these requirements carefully.

Certification: I have read the ordinance requirements. I also certify that the information contained herein is true and accurate.

Signature:  Signature: _____
Property Owner *Applicant, if different from owner*

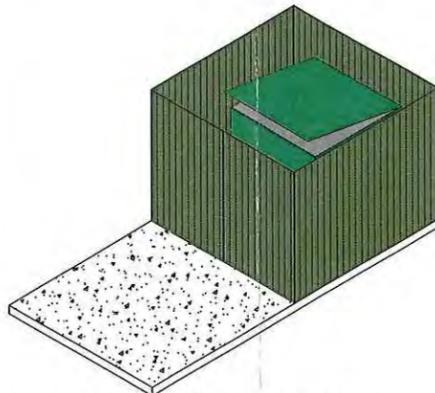
See Back for Additional Application Fees Regarding TIA Reviews



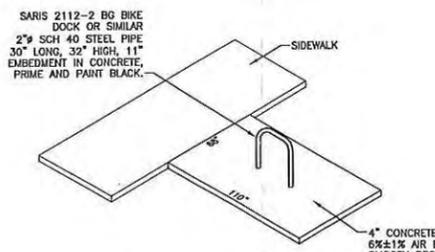
VICINITY MAP
SCALE 1" = 400'

LEGEND

- CENTER LINE
- SITE BOUNDARY
- WATER LINES
- SANITARY LINES
- SANITARY SEWER CLEANOUT
- STORM SYSTEM
- SETBACK LINE
- EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PARKING
- EXISTING ROAD
- PROPOSED ROAD
- CC-6 CURBING
- HANDICAP PARKING
- DUMPSTER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN BLOW OFF
- WATER VALVE
- WATER METER
- EXISTING FENCE LINE
- PROPOSED FENCE
- CONCRETE PAVING
- LIGHT PAVEMENT
- GRAVEL AREA
- GRASS AREA
- PROPOSED TREES
- PROPOSED BIKE RACK



DUMPSTER SCREENING



TWO SPACE BICYCLE PARKING

SARIS 2112-2 BI BIKE DOCK OR SIMILAR
2" SCH 40 STEEL PIPE
30" LONG, 32" HIGH, 11" EMBEDMENT IN CONCRETE, PRIME AND PAINT BLACK.

PROPOSED USE AND PARKING REQUIREMENTS						
PROPOSED BUILDINGS	USE	QUANTITY	UNITS	RATE	REQUIRED SPACES	
67	RESIDENTIAL	4	BEDROOMS	3.5	235	
1	CLUBHOUSE	268	MEMBERS	10%	27	
SECTION 10-3-25 (7) DWELLING					TOTAL SPACES REQUIRED	262
SECTION 10-3-25 (13) RECREATIONAL FACILITY					HANDICAP REQUIRED	2
					TOTAL SPACES PROVIDED	271
					HANDICAP PROVIDED	2
					RACK SPACES REQUIRED	11
BICYCLE PARKING DCSM 2.6.10					RACK SPACES PROVIDED	12

SITE DESIGN:
BLACKWELL ENGINEERING, PLC
ATTN: ED BLACKWELL
566 EAST MARKET STREET
HARRISONBURG, VA 22801
540-432-9555

OWNER/DEVELOPER:
CHAND DEVELOPMENT, LLC
ATTN: MOHAMMAD ASLAM
1211 SULLY DRIVE
HARRISONBURG, VA 22801
540-246-6666

PROPERTY INFO:
TM# 81-A-18
8.09 ACRES
ZONED: R-3
USE: MEDIUM-DENSITY MIXED RESIDENTIAL FEMA FLOOD ZONE X

BUILDING INFO:
67 THREE-STORY DWELLINGS
4 BEDROOMS PER DWELLING
AREA: 748 SF PER FLOOR
HEIGHT: 40' MAX.
IRC USE GROUP: R-5
CONSTRUCTION TYPE: 5B
2-HOUR SEPARATION
NO SPRINKLER SYSTEM
NFF = 750 GPM

CLUBHOUSE
AREA: 3,000 SF
HEIGHT: 30' MAX
IBC USE GROUP: A-3
CONSTRUCTION TYPE: 5B
NO SPRINKLER SYSTEM
NFF 1,250 GPM

Date: DEC 2014
Scale: 1"=40'
Designed by: EHB
Drawn by: TBF
Checked by: EHB

BLACKWELL ENGINEERING, PLC
EDMOND H. BLACKWELL
566 East Market Street
Harrisonburg, Virginia 22801
PHONE: (540)432-9555 FAX: (540)432-7664
E-MAIL: EHB@blackwellengineering.com



Revision Dates	
City comments	12-23-14

PRELIMINARY PLAT
CHAND DEVELOPMENT
CHAND DEVELOPMENT, LLC
1211 SULLY DRIVE
HARRISONBURG, VA 22801

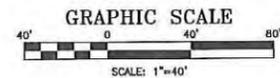
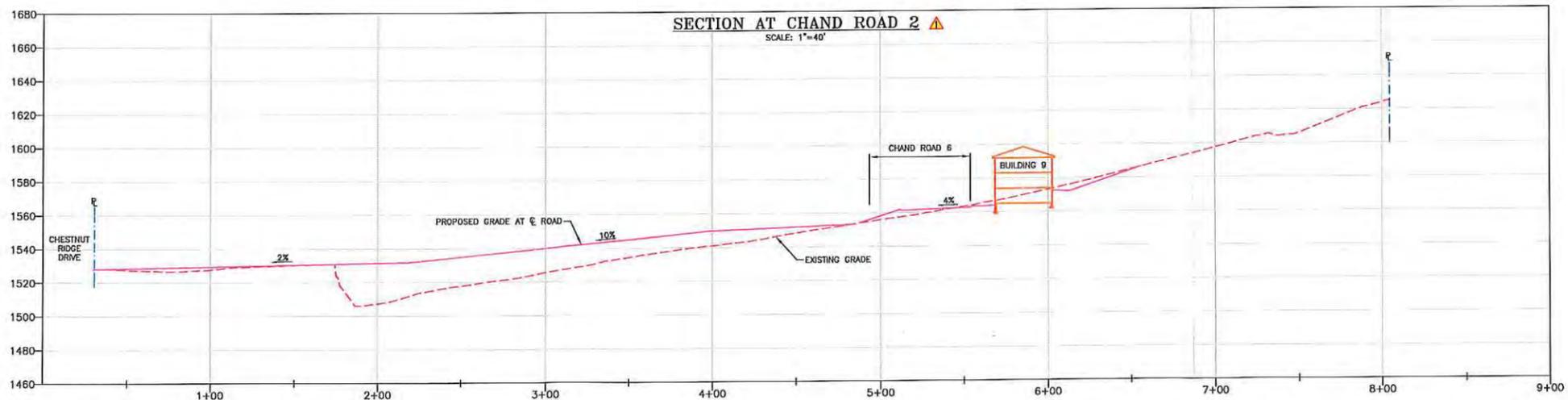
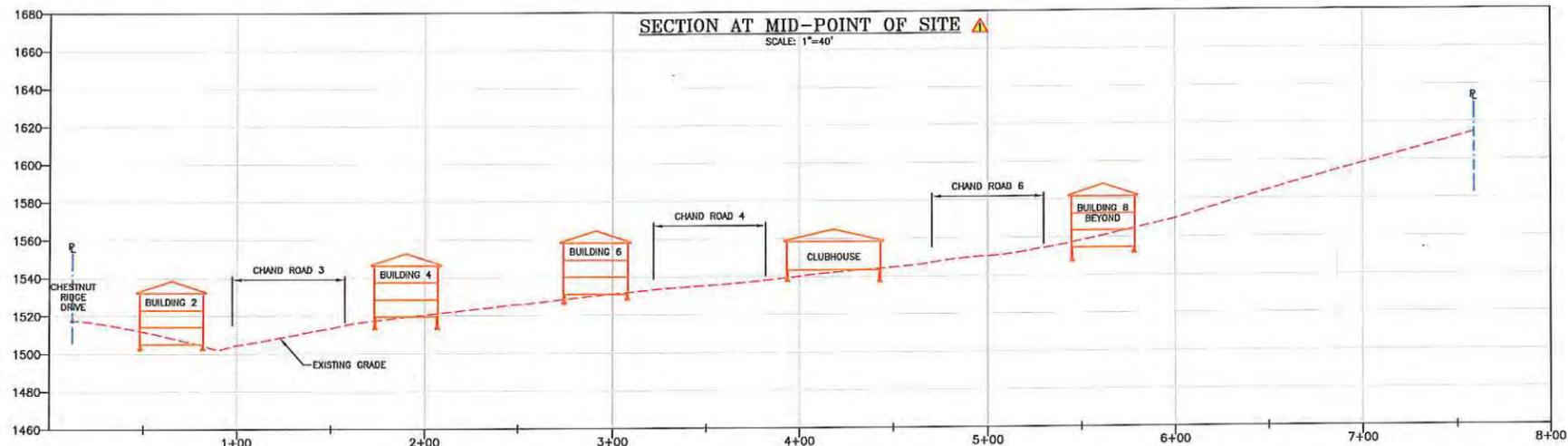
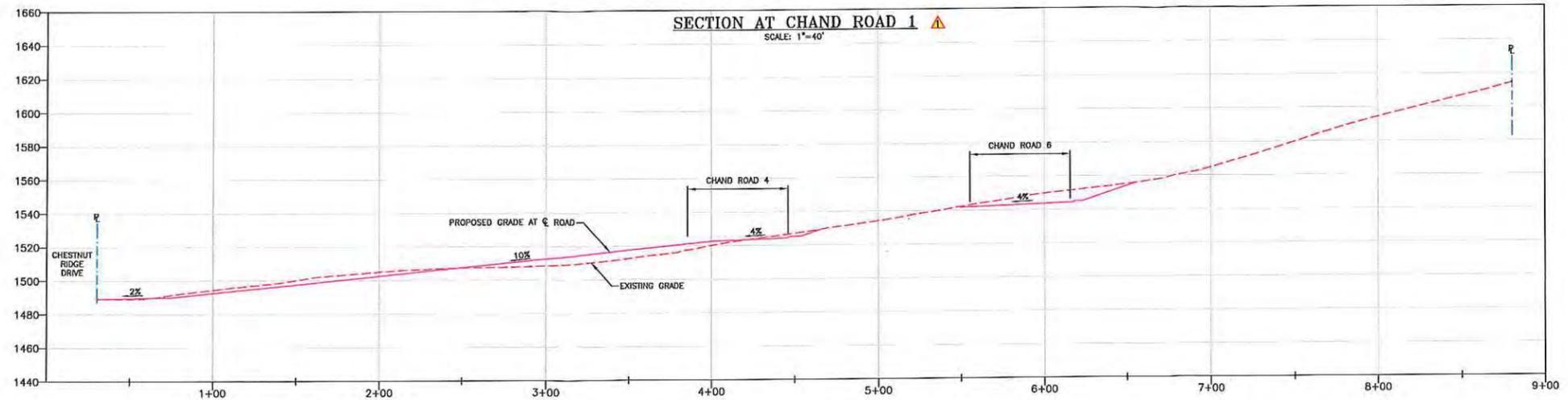
Drawing No.
1
of 2 Sheets

Job No. 1622

File: 1622_2014_TOWNHOMES.dwg Printed: January 5, 2015

LOT AREA TABLE 
AREA VALUES IN SQUARE FEET

Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area	Parcel #	Area
1	16,678	26	2,464	51	2,464
2	2,513	27	18,426	52	2,464
3	2,501	28	10,580	53	2,464
4	2,488	29	2,464	54	4,198
5	2,475	30	2,464	55	37,543
6	2,465	31	2,464	56	4,167
7	4,215	32	2,464	57	2,679
8	4,255	33	4,200	58	2,639
9	2,514	34	4,200	59	2,640
10	2,527	35	2,464	60	2,640
11	2,540	36	2,464	61	2,640
12	2,552	37	2,464	62	2,640
13	2,565	38	2,464	63	6,753
14	2,578	39	9,972	64	6,281
15	15,261	40	7,678	65	2,841
16	11,708	41	2,464	66	2,641
17	2,464	42	2,464	67	2,640
18	2,464	43	4,200	68	2,640
19	2,464	44	35,518	69	8,943
20	2,464	45	7,489		
21	4,200	46	2,464		
22	4,200	47	2,464		
23	2,464	48	4,200		
24	2,464	49	4,200		
25	2,464	50	2,464		



Date: DEC 2014
Scale: 1"=40'
Designed by: EHB
Drawn by: TBF
Checked by: EHB

BLACKWELL ENGINEERING, PLC
566 East Market Street
Harrisonburg, Virginia 22801
PHONE: (540)432-9505 FAX: (540)434-7804
E-Mail: BB@BlackwellEngineering.com



Revision Dates
City comments 12-23-14

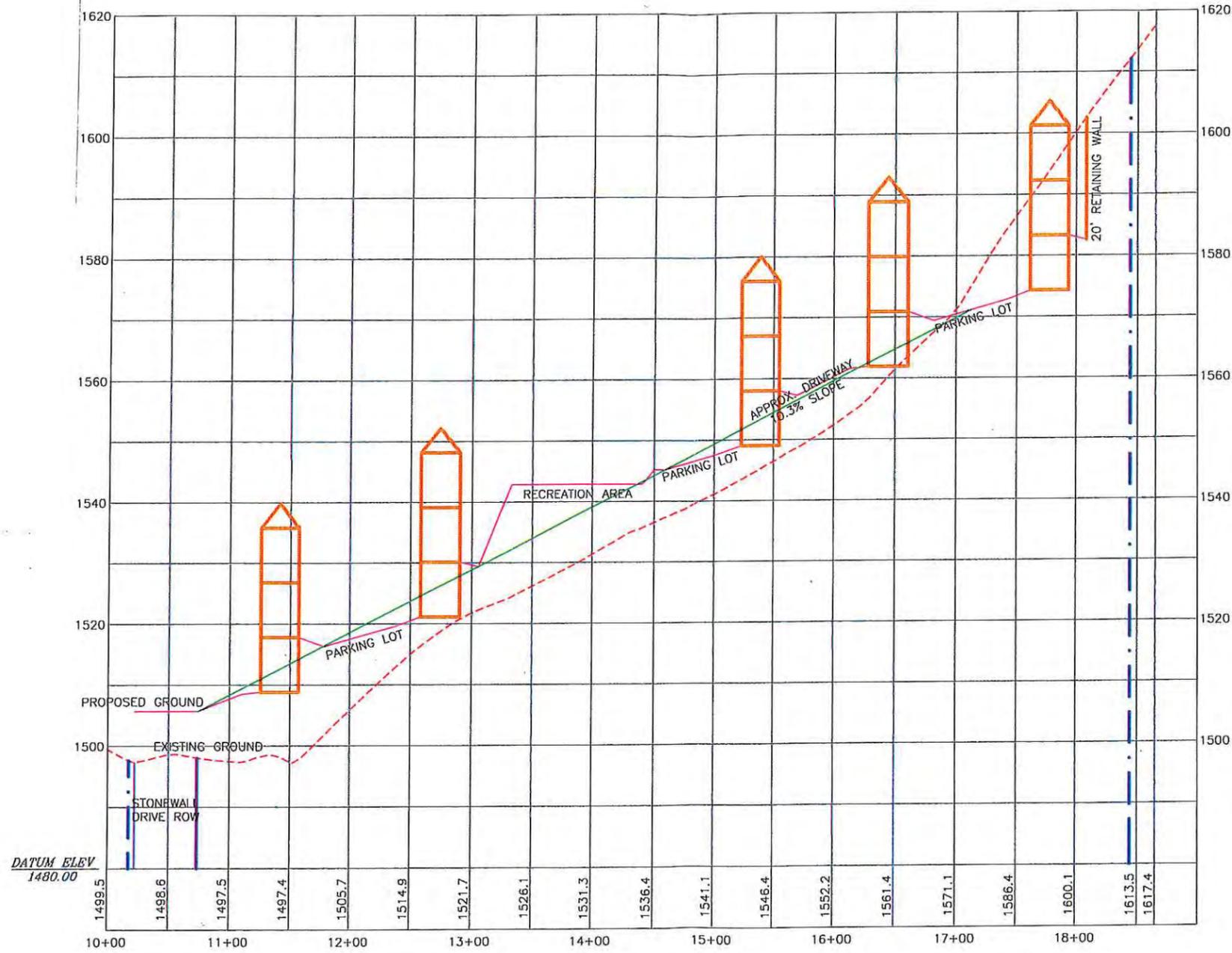
PARCEL AREA TABLE AND CROSS SECTIONS

CHAND DEVELOPMENT
CHAND DEVELOPMENT, LLC
1211 SULLY DRIVE
HARRISONBURG, VA 22801

Drawing No.
2
of 2 Sheets

Job No. 1622

2006
Withdrawn
Preliminary
Plat



Date: 09/22/06
Scale: 1" = 50'
Designed by: EHB
Drawn by: JC
Checked by: EHB

BLACKWELL ENGINEERING, PLC
566 East Market Street
Harrisonburg, Virginia 22801
PHONE: (540)332-0555 FAX: (540)334-7604
E-Mail: BBlackwell@Engineering.com



Revision Dates

SITE CROSS-SECTION
CHAND DEVELOPMENT
CHAND DEVELOPMENT
810 PORT REPUBLIC ROAD
HARRISONBURG, VA, 22801

Drawing No.
2
of 2 Sheets

Job No. 1622

January, 2015, Proactive-Zoning Report

For the month of December, 2014, the proactive-zoning program inspected the **Court Square** and **500-600 S. Main St.** sections of the city. During the proactive inspections nine were found. The violations consisted of inoperable vehicles, discarded materials and indoor furniture on porches.

MONTH	SECTOR	4 th CYCLE VIOLATIONS	CORRECTED	1 st CYCLE	2 nd 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	2	0	4	0
September 2012	N. Main St.	10	10	13	4	4
October 2012	Liberty St.	11	11	6	4	18
November 2012	Westover	13	13	18	8	17
December 2012	Garbers Church	9	9	1	2	1
January 2013	Spotswood Acres	8	8	6	4	1
February 2013	Jefferson St.	21	21	26	22	35
March 2013	Forest Hills/JMU	1	1	6	1	1
April 2013	S. Main St.	5	5	1	0	2
May 2013	Hillandale	11	11	7	5	17
June 2013	Maplehurst/JMU	0	0	6	5	2
July 2013	Long Ave/Norwood	11	11	12	28	17
August 2013	Greystone	9	9	13	10	13
September 2013	Greendale/SE	1	1	3	2	5
October 2013	Ramblewood	11	11	4	8	1
November 2013	Stone Spring Village/JMU	2	2	2	10	0
December 2013	Sunset Heights	2	2	7	29	10
January 2014	Reherd Acres	10	10	10	12	9
February 2014	RT 33 West	13	13	0	16	6
March 2014	Chicago Ave	4	4	16	22	29
April 2014	Pleasant Hill	9	7	4	13	17
May 2014	Avalon Woods	36	36	7	26	11
December 2014	Waterman Elementary	15	14	6	61	18
December 2014	Keister Elem	7	7	6	5	8
January 2015	500-600 S. Main	4		7	30	16
January 2015	Court Square	5		0	3	2
February 2015	Bluestone Hills & Valley Mall			3	33	31
February 2015	Preston Heights			8	3	1

The proactive-zoning program for February, 2015, will be directed towards **Bluestone Hills & Valley Mall** and **Preston Heights** sections of the City.