



# City of Harrisonburg, Virginia

## Planning Commission Meeting

September 14, 2016

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 August 10, 2016 regular meeting.**
- 2) **New Business**  
*Special Use Permit – 1171 Hillcrest Drive (Section 10-3-48.4(9) to Allow Public Use to Deviate from the Zoning Ordinance*  
Public hearing to consider request from the City of Harrisonburg for a special use permit per section 10-3-48.4(9) to allow a public use to deviate from the requirements of the Zoning Ordinance. The Harrisonburg Department of Public Utilities will construct and operate a public, elevated water storage tank that will exceed the 40-foot height restriction of the R-3, Medium Density Residential District. The water storage tank will be approximately 105-feet above the finished grade. In addition, the City is also requesting to not meet required setback regulations along the northern property line. The 29,975 +/- square foot property is addressed as 1171 Hillcrest Drive and is identified as tax map parcel 48-A-1A.
- 3) **Unfinished Business**  
*None*
- 4) **Public Input**
- 5) **Report of secretary and committees**  
*Proactive Zoning*
- 6) **Other Matters**
- 7) **Adjournment**

Staff will be available Tuesday October 11, 2016 at 4:30 p.m. for those interested in going on a field trip to view the sites for the October 12, 2016 agenda.

### **Procedure for Hearing Cases**

Cases shall be heard in the order in which they appear on the agenda, except a case may be advanced for hearing by order of the Planning Commission upon good cause shown.

At the hearing, the order shall be as follows:

1. Presentation of case and explanation and/or report by City staff.
2. Open public hearing (if necessary)
  - a. Statement of applicant or appellant
  - b. Statements of other persons in favor
  - c. Statement by those opposed
  - d. Applicant's rebuttal
3. Close public hearing (if necessary)

The Chairman may prescribe a reasonable time limit for each side to present its case. To maintain orderly procedure, each side shall proceed without interruption by the other. Cross-examination will not be permitted, but questions may be directed to the Chair who may allow limited questioning. The name and address of each person speaking shall be recorded in the minutes.

### **Public Input**

This section of the agenda is where anyone wishing to speak may speak on any matter not outlined previously on the agenda. The Chair will open the floor for any person or organization that would like to speak to the Planning Commission on any subject at the discretion of the Commission. The Chair may prescribe a reasonable time limit for anyone wishing to speak at this time

Staff will be available Tuesday October 11, 2016 at 4:30 p.m. for those interested in going on a field trip to view the sites for the October 12, 2016 agenda.

**MINUTES OF HARRISONBURG PLANNING COMMISSION**

**August 10, 2016**

The Harrisonburg Planning Commission held its regular meeting on Wednesday, August 10, 2016 at 7:00 p.m. in the City Council Chambers, 409 South Main Street.

Members present: Richard Baugh; Gil Colman; Mark Finks; Deb Fitzgerald, Chair; Kathy Whitten.

Members absent: Henry Way; Judith Dilts.

Also present: Adam Fletcher, Director of Planning and Community Development; Thanh Dang, City Planner; Alison Banks, Senior Planner/Secretary; and Yajaira Cruz, Administrative Assistant.

Chair Fitzgerald called the meeting to order and said there was a quorum with five members in attendance. She then asked if there were any corrections, comments, or a motion regarding the July Planning Commission minutes.

Mr. Finks moved to approve the minutes as presented.

Mr. Colman seconded the motion.

All members voted in favor of approving the July 13, 2016 minutes as presented (5-0).

***Preliminary Plat – 150 & 160 Ashby Avenue (Variance to Allow Lots to Not Have Public Street Frontage)***

Chair Fitzgerald read the request and asked staff for comment.

Ms. Dang 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, as well as the properties' existing zoning, are located on and adjacent to the property:

Site: Both properties are zoned R-2. 160 Ashby Avenue is undeveloped and 150 Ashby Avenue consists of a single-family dwelling.

North: Single-family dwellings, duplexes, and apartments, zoned R-2

East: Single-family dwellings, zoned R-2

South: Across Ashby Avenue, single-family dwellings, vacant lots, and the Salvation Army, zoned R-2

West: Single-family dwellings, zoned R-2

The applicant desires to preliminarily subdivide two existing parcels, which together total 0.721 +/- acres, into three parcels in order to construct two additional single family dwellings. There is an existing single family dwelling on TM-41-C-50 (150 Ashby Avenue). The two proposed single family dwellings are proposed to be constructed in the rear halves of the two existing lots. The proposed subdivision requires Planning Commission's review and City Council approval for a variance to the Subdivision Ordinance Section 10-2-42(c) to allow proposed Lot #3 to not have public street frontage. If not for the variance, a similar proposal with street frontage available for all parcels could be handled administratively through the minor subdivision process.

The applicant's original application proposed subdividing the two subject parcels into four parcels. The intent was to subdivide TM 41-C-50 into a front and rear half similar to what is shown in the attached plat, and to subdivide TM 41-D-15 into a front and rear half as well. The applicant originally planned to construct a total of three additional single family dwellings and to keep the existing single family dwelling. However, there are significant flooding and drainage issues in this area. The parcels lay at the confluence of two drainage channels coming from the north and the east, and the drainage channels overflow during significant storm events. Given concerns that creating the originally proposed four lots would have forced someone to build a home in the buildable area where flooding often occurs, staff encouraged the applicant and his engineer to conduct a preliminary engineering review of the site, specifically to review base flood elevations. After the review, the applicant decided not to propose building a single family home in the front half of TM 41-D-15, and finalized his proposal for three lots as shown in the preliminary plat. It should be acknowledged that the applicant could demolish the existing single family dwelling and construct 1 duplex (2 units) on each property (for a total of 4 duplex units) as permitted within the R-2, Residential District.

As required by Section 10-2-43 of the Subdivision Ordinance, the applicant will dedicate public general utility easements along the frontage of Proposed Lots #1 and #2, and along the side lot line between proposed Lot #1 and proposed Lots #2 & #3. The public general utility easement can be used for general utility services (electric, cable, phone, etc.) to service any building including Proposed Lot #3.

There is an existing 10-ft public sanitary sewer easement that travels through the property. Staff requested for the 10-ft public sewer easement be increased to the current 20-ft standard. The applicant has granted staff's request.

Public water is available in the right-of-way of Ashby Avenue and public sanitary sewer runs through the existing lots. As required by Section 10-2-23 of the Subdivision Ordinance, the plat demonstrates the locations of private easements for Lot #3 to receive public water and public sanitary sewer connections.

The plat shows dedication of public street right-of-way along the frontages to accommodate a future 5-foot sidewalk and 2-foot grass strip between the back of curb and sidewalk, plus 1-foot of right-of-way behind the future sidewalk.

The City's Design & Construction Standards Manual Section 1.3.2.13, requires a comprehensive site plan for projects involving "[c]onstruction, reconstruction, grading or other work proposed in any floodplain zoning district; regardless of project scope." Although the drainage channels within these parcels are not mapped as part of the regulated flood plain, the City's Design & Construction Standards Manual Section 1.3.1.15 authorizes staff to require a comprehensive site plan when "[a]ny combination of site, building, and/or utility improvements deemed by the City

Engineer, Zoning Administrator, Public Works Director or Public Utilities Director to be significant enough to warrant comprehensive review.” Given the potential for flooding and damage to the driveway, and the possibility of impacting other properties, staff recommends that the preliminary plat be approved with a condition that the final plat not be approved until the City Engineer approves a comprehensive site plan or other acceptable plan.

The applicant initiated a request and met on August 9<sup>th</sup> with the City Engineer, Planning & Zoning, Building Inspections, Public Works, Public Utilities, Fire, and Harrisonburg Electric Commission to discuss the comprehensive site plan and how the applicant plans to address the crossing, existing eroded ditch, and drainage.

Access to Lot #3 will be achieved via the proposed private access easement shown on the preliminary plat. Specifics of dimensions and design of how the driveway will cross the drainage channel will be determined during comprehensive site plan review. The applicant is aware that the Fire Department will need adequate access and should refer to Section 2.11 Emergency Access/ Site Protection of the City’s Design & Construction Standards Manual.

The applicant has stated that future dwellings will not have basements. The Building Official has recommended that the future buildings be 6” or higher than adjacent grade, that the grade slopes for an additional 6” away from the house, and that drainage on the lot discharges to an approved location to be determined with the comprehensive site plan.

Staff recommends approval of the preliminary plat and variance request with the condition that the final plat not be approved until the City Engineer approves a comprehensive site plan or other acceptable plan.

Chair Fitzgerald asked if there were any questions for staff. Hearing none, she said we are not required to hold a public hearing for this; however, if the applicant would like to speak they may do so at this time. Hearing no one, she asked Planning Commission for a motion.

Mrs. Whitten moved to approve the preliminary plat and variance at 150 & 160 Ashby Avenue with the one condition that the final plat not be approved until the City Engineer approves a comprehensive site plan or other acceptable plan.

Mr. Finks seconded the motion.

Chair Fitzgerald asked for further discussion on the request. Hearing none, she called for a voice vote on the motion.

All voted in favor (5-0) to recommend approval of the preliminary plat and variance at 150 & 160 Ashby Avenue with the one condition.

***Rezoning – Eastern Mennonite School Master Plan Amendment***

Chair Fitzgerald read the request.

Mr. Colman recused himself at 7:14 p.m. and left the Council Chambers.

Chair Fitzgerald said Commissioner Colman is recusing himself and we still have a quorum, so we can proceed. She then asked staff for a review.

Mrs. Banks said the Comprehensive Plan designates this area as Institutional and Professional. The Institutional designation states that these areas are for development by certain nonprofit and public institutional uses such as private colleges and universities, hospitals, offices of nonprofit

organizations, community assembly uses and institutions that provide for the shelter and care of people. The Professional designation states that these areas are for professional service oriented uses with consideration to the character of the area. These uses are found in the residential areas along major thoroughfares and adjacent to the Central Business District. Conversion of houses in these areas to office and professional service uses is permitted with appropriate attention to maintaining compatibility with adjacent residential areas in the same manner as described for Planned Business areas.

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

- Site: Facilities of Eastern Mennonite School, zoned R-3/I-1 and B-2/I-1; Virginia Mennonite Missions and Mennomedia, Inc. offices, zoned B-2
- North: Across Parkwood Drive, single-family dwellings, zoned R-3; facilities of Eastern Mennonite University; and facilities of Virginia Mennonite Retirement Community, zoned R-3/I-1
- East: Across Virginia Avenue, non-conforming manufactured home park, non-conforming dwellings and convenience store, zoned B-2
- South: Across Mt. Clinton Pike, commercial shopping centers, zoned B-2
- West: Facilities of Eastern Mennonite University, zoned R-3/I-1

Eastern Mennonite School (EMS) is requesting to amend their approved master plan and to incorporate three new parcels, totaling 2.08+/- acres, into the plan. The site is located in the northern area of the City and is bounded by three streets, Parkwood Drive, Virginia Avenue, and Mt. Clinton Pike. If approved, the master plan would include a total of 26.88+/- acres.

The City's Zoning Ordinance, Section 10-3-103 (1), Uses permitted by right in the I-1, Institutional Overlay District allows for "[c]ivic, educational, charitable, scientific, religious, and philanthropic uses for a public or nonprofit institutional organization." EMS fits within this classification and is an allowed use. Additionally, under Section 10-3-106 (a) of the I-1 District, a master plan process allows an applicant to request approval of a master plan for development that may include uses which do not meet the dimensional requirements – such as setbacks and building height – or parking minimum off-street parking requirements.

The original master plan for EMS was approved in September 2002 and had two specific areas that did not meet all necessary requirements – a dugout planned to be located parallel to Mt. Clinton Pike would encroaching into the 30-foot setback requirement by five feet, and relief to the required parking separation located along the western property line that adjoins Eastern Mennonite University (EMU) was approved as part of the master plan. The remainder of the 2002 approved master plan provided for the orderly development of the EMS campus, which included building expansions, parking lots, and athletic fields.

As described within the Master Plan Narrative dated August 3, 2016, EMS is requesting that the 2002 master plan be replaced with the proposed 2016 plan in order to include the additional acreage within the Institutional Overlay and to accommodate a proposed elementary school, which is currently located offsite. If approved, EMS would vacate all interior lot lines, creating one campus. In addition to the incorporation of the new land and elementary school, EMS desires a 10-foot building setback be applied to the entire campus perimeter to allow for flexibility with future building expansions and additions. Currently, a 30-foot setback from

public streets would be required. As indicated on the proposed master plan site drawing, the existing MennoMedia office building would be updated and renovated to become the new elementary school. Future additions and expansions, which may or may not need setback relief, are proposed for both the high/middle school building and the elementary school building. The 10-foot building setback would also allow the dugout along Mt. Clinton Pike that received relief in the 2002 master plan to continue to be conforming to setback regulations.

Additionally, the site drawing shows where parking areas will be located on the grounds. A large portion of the parking currently exists; however, any new parking area or any redevelopment of existing parking area would be required to meet regulations per Section 10-3-30.1 Parking Lot Landscaping. EMS is asking to deviate from the required parking lot landscaping ordinance for the new parking areas, provided that landscaping as shown on the proposed master plan will be installed near the perimeter of the parking lots rather than at otherwise required internal landscaping islands. The master plan also notes that access easements and/or shared parking agreements will be provided for Virginia Mennonite Missions and Eastern Mennonite University to allow them access to their parking areas via EMS property.

Lastly, EMS has stated within the master plan narrative (and as shown on the attached "Exhibit A" drawings), they will dedicate the needed right-of-way and easements to the City for the future widening of Mt. Clinton Pike. This would include stormwater facilities, public utilities, and a shared-use path, all to be constructed by the City, along with necessary slope maintenance and temporary construction easements.

Along with their request for master plan approval, EMS is seeking parking approval per Section 10-3-25 (12) of the Zoning Ordinance; therefore, Planning Commission must review and approve the proposed off-street parking plans for the proposed uses. EMS conducted a traffic and parking study, which is included as part of this packet. The study indicates a total of 135 parking spaces is sufficient to meet the needs of the school campus. The study took into consideration traffic flow and drop-off/pick-up areas for students. A total of 410 parking spaces are proposed for the campus. Staff believes the projected number of 135 parking spaces is adequate for the proposed uses and also understands their desire for additional spaces due to extra-curricular activities and functions.

Staff has reviewed the master plan and finds that the development as shown is in compliance with the requirements of the I-1, Institutional Overlay District. The relief and flexibility in building setbacks allows for the cohesive development of the structures, parking, and athletic fields within the campus. In addition, the development is not detrimental to the public health, safety and welfare of the neighborhood and is not in conflict with the policies and principles of the Comprehensive Plan.

Staff recommends that the Eastern Mennonite School Master Plan Amendment 2016 be approved as submitted. Staff also supports the provided parking layouts for the facilities.

Chair Fitzgerald asked if there were any questions for staff at this time. Hearing none, she opened the public hearing and asked if the applicant would like to come forward and speak at this time.

Mike Stolfus, College Avenue, said I do not have anything to add, I want to make myself available to questions if you have specific questions. Mrs. Banks did a great job of summarizing the master plans we submitted to staff.

Chair Fitzgerald asked if there was anyone else that would like to speak in favor of the request. Hearing none, she asked if there was anyone opposed or anyone with a general comment. Hearing none, she closed the public hearing and asked Planning Commission for a motion on the request for the purposes of discussion.

Mr. Finks moved to approve the rezoning of the Eastern Mennonite School Master Plan Amendment as submitted with the recommendations from the staff.

Mrs. Whitten seconded the motion.

Chair Fitzgerald asked for further discussion on the request. Hearing none, she called for a voice vote on the motion.

All voted in favor (4-0) to recommend approval of the rezoning of the Eastern Mennonite School Master Plan Amendment.

Chair Fitzgerald asked Planning Commission for a motion on the request for the Eastern Mennonite School Parking layout.

Mr. Finks moved to approve the Eastern Mennonite School Parking layout as presented with the recommendations from the staff.

Mrs. Whitten seconded the motion.

Chair Fitzgerald asked for further discussion on the request. Hearing none, she called for a voice vote on the motion.

All voted in favor (4-0) to recommend approval of the Eastern Mennonite School Parking layout as submitted.

Chair Fitzgerald said the rezoning will go to City Council on September 13, 2016.

Mr. Colman returned to the room at 7:30 p.m.

***Zoning Ordinance Amendment – Section 10-3-30.1, Parking Lot Landscaping***

Chair Fitzgerald read the request and asked staff to review.

Ms. Dang said the Comprehensive Plan's 2011-2016 Action Plan identifies priorities that should be implemented starting in 2011 and completed by the end of 2016. One of the priorities identified is Strategy 8.4.5, which states "[t]o consider adding street tree planting and other landscape requirements for new development and redevelopment in the City's land use codes." In 2012, staff presented the Parking Lot Landscaping Regulations Section 10-3-30.1 of the Zoning Ordinance to Planning Commission and to City Council. The regulations were adopted and became effective September 1, 2012. Amendments to clarify the regulations were adopted by City Council on May 26, 2015.

The 2012 regulations built on the previously existing regulations, which required landscaping of at least 15-percent of the area to be used for parking and maneuvering. The base requirement of 15-percent was not increased in 2012, but further requirements were added to ensure that developments and properties develop in a way that is consistent with the guidelines of the City's Comprehensive Plan.

Sections 10-3-30.1 (1) through (15) apply to developing and redeveloping parking lots in all zoning districts. Section 10-3-30.1(16) is associated with non-conforming parking lots and, among other things, states that "[r]epaving, regravelling, redesigning, or restriping a parking lot

or increasing the number of parking spaces without increasing the net square footage of a parking lot does not constitute an enlargement,” and, thus, is not required to meet Parking Lot Landscaping Regulations.

In addition to supporting the Comprehensive Plan Strategy 8.4.5, parking lot landscaping:

- creates green spaces,
- enhances aesthetics of the property,
- creates a friendlier, more walkable environment,
- reduces air temperatures by shading parked cars and pavement,
- reduces stormwater runoff and water temperatures of Blacks Run, and
- helps parking lots last longer because trees cool the pavement surface.

Presently, 217 S. Liberty, LLC with representative Michael Jaffee of Matchbox Realty is requesting an amendment to the Zoning Ordinance to exempt new parking lots within the B-1 district with 10 or fewer parking spaces from Section 10-3-30.1 Parking Lot Landscaping regulations.

217 S. Liberty, LLC wants to install parallel parking spaces along the southern side of the driveway and cul-de-sac off South Liberty Street serving the Ice House. It should be known that during engineering design and comprehensive site plan review for the Ice House Phase II redevelopment, the driveway and cul-de-sac were shown to be a smaller size and were approved to function only as a driveway with fire lanes. A note on the Ice House Phase II site plan reads:

“There will be no off-street parking associated with these plans and as such does not require parking lot landscaping. If parking is added, compliance with Zoning Ordinance Section 10-3-30.1, Parking Lot Landscaping, will be required.”

During construction, the driveway and cul-de-sac were built larger than what was approved.

The applicant’s proposed amendment occurs within the opening paragraph of Section 10-3-30.1 and is shown below. (Hereafter, the applicant’s proposed amendment shall be referred to as Amendment A.)

This section is applicable to all uses, and to all parking lots, both required and not required, ~~except single family detached and duplex dwelling units with the following exceptions:~~

- Single-family detached and duplex dwelling units, and
- Within the B-1 district, parking lots with 10 or fewer parking spaces.

All properties being developed or redeveloped shall conform to all regulations of this section. Reference the Design and Construction Standards Manual Example Parking Lot Landscaping drawings 2.6.8 Examples A and B for visual aids of the applied regulations.

Exemption from Section 10-3-30.1 Parking Lot Landscaping requirements would include exemptions from (in summary): separation from public street right-of-way by a landscaping border of not less than 10-ft. in width, separation from side and rear property lines by a landscaping border or fence, minimum landscaping areas equal to at least 15-percent of the total area of the parking lot, a landscaping island of 140 square feet at the terminus of each parking

bay, and rows of parking spaces divided at intervals of no more than 12 parking spaces by a landscaping island. (For reference, the full text of Section 10-3-30.1 is provided as an attachment.)

If Planning Commission supports the applicant's proposal to exempt parking lots within the B-1 district with 10 or fewer spaces, staff recommends further amending the opening paragraph of Section 10-3-30.1 as shown below (text bolded to show differences). (Hereafter, this version shall be referred to as Amendment B.)

This section is applicable to all uses, and to all parking lots **and enlarged portions of existing parking lots**, both required and not required, ~~except single-family detached and duplex dwelling units.~~ **with the following exceptions:**

- Single-family detached and duplex dwelling units, and
- **Within the B-1 district, 10 or fewer parking spaces are provided on one parcel.**

All properties being developed or redeveloped shall conform to all regulations of this section. Reference the Design and Construction Standards Manual Example Parking Lot Landscaping drawings 2.6.8 Examples A and B for visual aids of the applied regulations.

Adding "enlarged portions of parking lots" clarifies the intent of Section 10-3-30.1 Parking Lot Landscaping regulations. Furthermore, in recognizing that a single parcel could have two or more independent parking lots, staff recommends limiting the exemption to a total number of parking spaces on one parcel.

Regardless of whether Amendment A or Amendment B is chosen, for added clarification of interpretation and implementation staff further recommends amending Section 10-3-30.1(16) as shown below. (Hereafter, this amendment shall be referred to as Amendment C.)

Nonconforming landscaping: An existing building/use that has parking lot landscaping that is nonconforming as to the minimum landscaping requirements of this section may be enlarged; however, parking lot landscaping requirements shall apply to all enlarged portions of existing parking lots, including parking lots in the B-1 district that are enlarged beyond the exemption threshold noted in the opening paragraph of this section. ~~required landscaping shall be at least proportionate to any enlargement of the parking lot.~~ Any enlargement of a parking lot on any property having an existing landscaping border separating parking spaces from public street right-of-way lines, which is five (5) feet or larger, shall provide trees within the border as required by subsection 10-3-30.1(4). (Note: Repaving, regravelling, redesigning, or restriping a parking lot or increasing the number of parking spaces without increasing the net square footage of a parking lot does not constitute an enlargement.)

Prior to receiving 217 S. Liberty, LLC's application to request amending Section 10-3-30.1 Parking Lot Landscaping regulations, staff had internally discussed proposing amendments to Section 10-3-30.1 to offer a relief mechanism for B-1 property owners to be able to construct a small amount of off-street parking for onsite uses without having to comply with the landscaping regulations. Staff recognizes that that there is limited space for off-street parking in the B-1 district, where parking is not required, and that in certain circumstances by attempting to provide a few spaces, the effort and resources may not be worthwhile. (Note that principle use parking lots and parking garages in the B-1 district are permissible only by special use permit.)

Although staff supports a relief mechanism for properties within the B-1 district with limited land areas to construct off-street parking spaces for onsite uses without providing landscaping, staff does not recommend the amendment as proposed by the applicant (Amendment A) to exempt new parking lots with 10 or fewer parking spaces. Rather, staff recommends an exemption for fewer parking spaces.

Table 1, below, shows the number of 90-degree parking spaces that could be provided in the same land area with and without applying the landscaping requirements per Section 10-3-30.1(5), which requires landscaping islands of 140-square feet at the terminus of each end of a parking bay.

**Table 1. Number of 90-degree parking spaces with and without applying Section 10-3-30.1(5) Parking Lot Landscaping.**

<i>n</i> -parking spaces (including 1 handicap accessible parking space)	With landscaping island requirements, <i>n</i> - parking spaces (including 1 handicap accessible parking space)
1	0
2	0
3	1
4	2
5	3
6	4
7	5
8	6
9	7
10	8

Table 1, above, illustrates that if a parcel has land area for 4 or less parking spaces, 50% or more of the available land area would be required for landscaped islands. With land area available for 5 spaces, a parcel could achieve 3 parking spaces with landscaped islands, which is more than half.

Staff recommends amending Section 10-3-30.1(16) as shown previously in Amendment C and also amending the opening paragraph of Section 10-3-30.1 to read as shown below to allow an

exemption for 6 or fewer parking spaces in the B-1 district. (Hereafter, known as Amendment D.)

This section is applicable to all uses, and to all parking lots and enlarged portions of existing parking lots, both required and not required, ~~except single family detached and duplex dwelling units~~ with the following exceptions:

- Single-family detached and duplex dwelling units, and
- Within the B-1 district, when 6 or fewer parking spaces are provided on one parcel.

All properties being developed or redeveloped shall conform to all regulations of this section. Reference the Design and Construction Standards Manual Example Parking Lot Landscaping drawings 2.6.8 Examples A and B for visual aids of the applied regulations.

To further understand staff's position, staff created Figures 1 through 8 (included in agenda packet) to illustrate general parking lot layouts with 90-degree parking and parallel parking for 6 and 10 parking spaces, exempt and not exempt from Section 10-3-30.1 Parking Lot Landscaping. Given the vast number of layout scenarios, depending upon location and size of the land area available for a parking lot, for purposes of simplicity, only exemptions from landscaping islands of Section 10-3-30.1(5) are illustrated.

Staff recommends the following,

1. Deny the ordinance amendment as presented by 217 S. Liberty, LLC,
2. Amend the opening paragraph of Section 10-3-30.1 Parking Lot Landscaping to exempt 6 or fewer parking spaces in the B-1 district (Amendment D) as shown below.

This section is applicable to all uses, and to all parking lots and enlarged portions of existing parking lots, both required and not required, ~~except single family detached and duplex dwelling units~~ with the following exceptions:

- Single-family detached and duplex dwelling units, and
- Within the B-1 district, when 6 or fewer parking spaces are provided on one parcel.

All properties being developed or redeveloped shall conform to all regulations of this section. Reference the Design and Construction Standards Manual Example Parking Lot Landscaping drawings 2.6.8 Examples A and B for visual aids of the applied regulations.

3. Amend Section 10-3-30.1(16) to read (Amendment C) as shown below.

Nonconforming landscaping: An existing building/use that has parking lot landscaping that is nonconforming as to the minimum landscaping requirements of this section may be enlarged; however, parking lot landscaping requirements shall apply to all enlarged portions of existing parking lots, including parking lots in the B-1 district that are enlarged beyond the exemption threshold noted in the opening paragraph of this section. ~~required landscaping shall be at least proportionate to any enlargement of the parking lot.~~ Any enlargement of a parking lot on any property having an existing landscaping border separating parking spaces from public street right-of-way lines, which is five (5) feet or larger, shall provide trees within the

border as required by subsection 10-3-30.1(4). (Note: Repaving, regravelling, redesigning, or restriping a parking lot or increasing the number of parking spaces without increasing the net square footage of a parking lot does not constitute an enlargement.)

Chair Fitzgerald asked if there were any questions for staff.

Mrs. Whitten asked what is the requirement now for handicapped spaces. Is there a formula for how many handicap spaces you have to have?

Ms. Dang said it is one per twenty-five, and if you have one parking space that one parking space has to be an accessible space.

Mr. Finks asked if there was a special use permit for this individual situation and consideration for this property.

Ms. Dang asked for him to clarify what the special use permit would allow.

Mr. Finks said rather than a zoning amendment, is there a special use permit for this individual.

Mr. Fletcher said there would have to be an ordinance amendment to create the special use permit to be able to apply for the special use permit.

Mr. Finks said okay.

Mr. Colman asked whether the six parking spaces as presented by staff exempts all parking landscape requirements.

Ms. Dang said correct.

Mr. Colman said anything greater than six parking spaces would require full landscape requirements.

Ms. Dang said that is correct.

Chair Fitzgerald asked if there is anything else for the moment before we open the public hearing and let the applicant speak. Hearing none, she opened the public hearing and asked if the applicant would like to come forward and speak at this time.

Barry Kelly said I am with Matchbox and I'm one of the developers of the Ice House Complex. I have got several points that I would like to run through to kind of catch you up on this multiple year process that it went through to go from what we saw five years ago as graffiti covered buildings to a 13 million dollar investment for the improvement of the heart of our city.

One of the things I want to bring up is the note on the site plan as submitted that was brought up tonight. I was not aware that the note was on there, why the engineer put that on there, it is in small print, my fault. It was an existing fully paved parking lot when we took over. That was used for parking, the whole place was used for a parking lot when we took over the Ice House building, which is one point I want to make clear. I understand that is our site plan and we signed off on it, but we had no idea that we could not park on a parking lot.

The second part of that is you might notice that we put a permeable parking lot in there, which was 40-50 thousand dollars of additional expense because we care about the same issues you do. We wanted to make sure that was done with the best quality possible, and also to be an example for the rest of the city. We wanted to do the permeable pavers and areas that would best suit for our storm water management and things of that nature. We did not have to do that, we did it

because it was the right thing to do. We also added a lot of plantings and stuff in there; again it was our understanding we did not have to put in any. We did not have to take up any of that paving, but we did. We wanted to create a space that was special and unique to our city and to the people who live and work there, and I think we almost achieved that until we got to this point when we find out after the fact, oh you cannot park in your parking lot and you cannot park in there for several reasons. One reason because the fire engines want to be able to do a loop around there without having to back out. Where they have to back out everywhere else in the city they decided that they need to be able to drive in a circle instead of back out. Secondly we find that the parking spaces that are in there have to come under this parking landscape ordinance.

As you can see in what was drawn up here nothing on here described our parking lot. We have a circular, unique building site and we worked with what we have, to come up with the highest and best use of the space. Part of what our plan has always been from the very beginning implementation is to create a tourist hub that would tie into the farmers market and would tie into the new park we have been working on for the last five years. To create another space where people could live and work mostly in the retail business that can do business there. That is where we are finding our most difficult part because we cannot put up signs and say thirty minute parking on our parking lot, because we are not suppose to be parking there right now anyway. What is it doing to our retail there? They are struggling. It is a difficult thing to begin with. To take a building like that and convert it to something new and different and then to put these road blocks in the way. I understand why you have these codes and you have all these different laws and the zoning ordinances, they make perfectly good sense. Sometimes we tend to cut off our noses in spite of our face; it is just absurd that we would do this to ourselves, when we are trying to create a vibrant downtown and we would not see the importance of having every parking space we can have. The first thing people say, and I probably have 100 relatives that live in the county and every one of them says they do not come downtown because there is no parking. But when they do come downtown we get “wow, the restaurants are great, I love them but I just cannot find any parking.” Instead of taking the entire pavement we have downtown, we have two, four lane, five lane maybe six lanes if you put them all together running through the heart of downtown and we leave it to use that for just a couple cars to go by in and out. Then, when we take the spaces we do have and limit the use of that, and I know again that I am speaking outside the bounds of comprehension because it is not in black and white, but it does not make any sense.

We are not going to be successful as a community. I stand here before you as your neighbor, as a long time community member and an investor that hopes to have my children stay here for their lifetime to come and we continue to improve properties. This has been our goal and objective our whole time as Matchbox Realty, as individuals and as partners, is to improve the downtown and we could not do that by limiting ourselves to six parking spaces on a 50,000 square foot building, when we have oodles of it available. There are other ways to make this happen and meet our goals and objectives. Permeable pavers seems like a very good part – if this is an aesthetic reason that we are doing the landscaping, then I hope we have met the aesthetic goals and objectives. If it is some other reason or for safety reasons, well I would like to know what those safety reasons are, because I have not heard them yet.

So I ask you tonight to strongly consider not for me, but for our community to think about the bigger picture of what we are trying to do here to make improvements to our core, our heart beat

of our town, to create commerce, to have people come back here, to create revenues. We took an \$800,000 building that was totally underwater just five years ago and we created a \$15 million dollar taxable entity in the heart of downtown. I ask that you look at this in a bigger picture and think outside the box a little bit and approve the 10. I think we can have 16 spaces and ideally it is what we want. We were asked what the minimum amount you can get away with is. Well, ok 10 at least, that gives us a picture of that, but we can use more, we can have more and it would not do any damage to any of these things that are in that black and white document. I am asking you to please consider strongly allowing this ordinance as we requested to go through, thank you.

Hugo Kohl, I live in downtown Harrisonburg and I own property in downtown Harrisonburg. As probably all of you know, I rent a significant portion of the Ice House. My first objection to this if we can go back a few slides, it is poorly represented what this parking space is. When we look at the site plan, the first thing that should be obvious is that actual parking lot that exists there in brown is smaller than the parking lot that was there to start with. If I read this code section that was included in with the packet for this meeting correctly, these rules only apply if a parking lot gets made bigger. It is substantially smaller. Why is it smaller? Because on the side next to Blacks Run there are significant green spaces with trees planted and several benches that sit and then on the other side up against the building there are additional pedestrian spaces to what there were to start with. Unless I am really reading this mistakenly, there is no jurisdiction here.

Now, let us go back to the tourism thing and what is the quality of life in downtown Harrisonburg. It seems kind of oxymoronic to say that we are going to put several hundred people in the space here, but we will not give them access to the space. I do not know how you expect people like me, who are trying to build something that has to do with tourism and commercial activity, to operate down here.

This section 10-3-30 something I think that in bracket 16 says that the space is changed if it is repaved and if anything is done to it, it is exempt if it is not actually getting bigger. You could reline the spaces, you can do all kinds of things but if you want to make it any bigger, then it was not exempt, so I do not even know why we are facing these limitations here to start with. Next thing is, the examples of how people would park in 90 degree spaces where in a linear fashion do not really apply to that shape there. I do not really see a whole lot of straight lines or a whole lot of places where those drawings apply to that specific shape, but what you can do is, you can walk down there and you can take a tape measure and you can measure off how spaces could be there and you can get a lot more than six spaces. First, there is this conception that there is not a green space there and that there are not trees and so I do not think is well represented at all. There were four things in this packet that said what is the spirit of this, well it was to abate stormwater runoff and it was to create safe pedestrian spaces and add some green areas.

Does anybody remember what it was before? There were tractor trailers going in and out of there and big giant service trucks servicing the ice factory. Now it is significantly calm and there are just a few cars that need to be in there, limiting it to six spaces just does not seem reasonable. If I have any objections with the application that Matchbox, made it is wholly, six spaces. Really? What does that do? How does that change? If you have a brewery in there, and if you have somebody like me in there, you are effectively putting up a barbwire fence and stopping people from coming in and it is hard to encourage us to do the thing that the city says it wants us to do, spend money, build infrastructure; then make these limitations. I certainly would like to

hear you guys comment on this thing that says that the space is not getting any bigger that there is not an issue here.

Chair Fitzgerald said traditionally the public hearing part of a discussion like this is for the public. As soon as we close it I am sure we will be addressing all those. She asked if anyone else would like to speak.

Michael Jaffee, from Matchbox, said my only concern is with the six spaces. My concern is that if you are going to limit it, we want it to be 10, but you are going to need at least 70 percent more land in order to create two additional parking spaces to get to eight using your table. You are going to need space for four additional spaces just to get those two. When we look at the limited land that is available downtown for parking, if you are going to require so much more land to be available just to meet this, nobody is going to say that they have eight spaces anymore, because if you are going to have room for eight spaces, well, why would I put two things of landscaping on six spaces that just does not exist. You have left a little gap there that I do not think it is ever going to be used. You are never going see more than six and less than 12, you are leaving stuff on the table here, and I feel like 10 is closer to where we need to be than six is.

Chair Fitzgerald asked if anyone else would like to speak. Hearing none, she closed the public hearing and asked Planning Commission if you would like to first make a motion on the request for the purposes of discussion or would you like to ask some questions and discuss first.

Mrs. Whitten said I think perhaps discussion might be in order.

Mr. Colman said I am good with that.

Chair Fitzgerald asked if somebody would like to first address the issue of the existing parking that was brought up by the applicant – perhaps Alison.

Mrs. Banks said the very first paragraph of Section 10-3-30.1 Parking Lot Landscaping states that this “is applicable to all uses and all parking lots, both required and not required except single family detached and duplex dwelling units. All properties being developed or redeveloped shall conform to all regulations of this section.” The Ice House project was a redevelopment of a property. It may not have been a new development but for us it was a redevelopment of a property, and therefore they had to conform to parking lot landscaping regulations. If this would have been a building permit to just do some interior renovations here and there that is one thing. But when someone comes in with a plan and we look at the amount of work that they are doing, whether it is their site work, whether they are doing demolition work, whether they are doing just upgrades, we take all that into consideration. This project was considered a redevelopment; therefore, the parking lot landscaping regulations apply.

Mr. Fletcher said if I can add to that, so talking in terms of redevelopment, you have to remember that it was an industrial use before and the understanding of redevelopment is you are changing the entire use of the property, so it is a redevelopment. Many of you were on the Commission when parking lot landscaping regulations were adopted. Subsection 16 is associated with non conforming buildings and uses such as parking lots and all those issues. When you have, say a shopping center for example, and let us just use one as an example – Port Crossing Shopping Center on Port Republic Road, where there was significant space still left to add on to that shopping center, that existing parking lot is not conforming to parking lot landscaping today. If they want to add on to that shopping center, you would be adding the square footage to the building, and thus you would have to add parking to the property as well.

Maybe not with the Port Crossing shopping center would they have to add parking as they probably over built parking, but if they chose to add parking, then let's say they added 20 parking spaces to the site, subsection 16 covers the addition of the 20 parking spaces, because those twenty parking spaces is an enlargement of the parking lot. The jurisdiction question does not come into play and those decisions were made years ago as to what this site was. In terms of the cul-de-sac, yes it was designed like this (reference to the site plan).

Also note that there was no central art piece in the center of the site plan. A lot of this had to do with fire apparatus set up on the property, so it was not just about the fire apparatus being able to come in and out. Let me caution you, I will not be able to speak to all the Fire Department's concerns, but it was not just about being able to pull in and go all the way around the cul-de-sac, it was to be able to pull in and get the right angle of the fire apparatus to be able to fight any fire on that property because of the angle of the building. It was not about the access in and out of the property that way; it was about set up of the fire apparatus. Enlarging of the space, it created a different scenario out there. Had it been built like the site plan, there might not have been a visual reference to folks thinking "hey I can park here." This was designated to be a fire lane; there were lots of issues that were coming into play. I do not know if that helps, at least paint the picture a little better. Are there other questions for clarification of ordinance interpretation?

Barry Kelly said that is not actually correct about the fire lane. I spent multiple meetings with the Fire Department about that. They did not think there was going to be any parking there, you are correct. It was never designated as a fire lane. There were three different times they came in there with the truck and they came with three reasons why they wanted no parking there. The first time when they actually brought the truck in there they said we can get here, but we cannot back out, that was the last thing that came up. The first thing they said was we cannot get to where we need to get to. Once they realized we can get to where we need to, then it was like well, we have to back out on the road though, even though they have to back up in the lot, the centerpiece does not affect them in any way shape or form and we offered to take the centerpiece out if it does, and we will take the centerpiece out if that is a life safety issue, we'll take it out. That was not the issue and I will be glad to talk to Ian or whomever, because I was there when former Chief Shifflett brought the fire truck in there to do this and they had to back up just to make it in without even going to the center. They realized that was an issue of getting to where they needed to get to. The only issue that I have seen in the three times I have met with them out there with the fire truck, is backing out onto Liberty Street, that is their concern and that is why they do not want any parking spaces there. I just wanted to clarify that, thanks.

Chair Fitzgerald said the second issue I heard was why we were using examples of square straight line parking spaces. I think that one is sort of an easy one to talk about, because we are talking about a zoning amendment here that covers the whole city not just this specific piece, which clearly has a lot of straight lines on it in the places that you would like to put parking spaces. If we are going to consider the number and the other associated issues surrounding it, this is one thing to consider, but it has to apply to all potential properties that the amendment in this particular zoning area might cover.

Michael Jaffee said yes, but this is only for B-1.

Chair Fitzgerald said right, but all other properties in that particular zoning that it might apply to. That is a question I was going to ask, do we have some sense about whether there are a whole lot of properties that this could apply to?

Mr. Fletcher said no. I think it can apply to many properties for all the redevelopment opportunities that we have downtown. Also remember too that they have the ability right now to go in and make physical changes to do bump out landscaping islands and they would not be here this evening requesting an amendment. They can meet the parking lot landscaping regulations with physical improvements to the area. They can go in, and yes they would have to cut out some of those pavers and so forth and put in the landscaping island to meet that and they might get up to, I do not know whatever the number is, but they could do that. They were hoping that they can be successful with this approach, which was a suggestion by staff that this could be an option and we may not come to the right number in agreement and we didn't, but that is always an option.

Mrs. Whitten asked is it not true that when we get plans such as this one that we got tonight, from Eastern Mennonite School, that parking is on the plan too. That it shows up like this plan, we are looking at on the screen, and there is no parking showing up, right? There was no plan for parking in that area, am I correct?

Mr. Fletcher said, right, but remember this is B-1, so they are not required to put in parking. When they submitted the comprehensive site plan they did not have to provide parking. If they were going to provide parking they would have to have met the parking lot landscaping regulations, which is why the note was on there. I recall speaking with my predecessor when there were calls to the engineer about whether that note would be applicable for them to be able to have approval to continue moving this forward, there was a lot of pressure in pushing to get this approved, so the note was added to clarify "they do not need to be concerned about parking lot landscaping because it's not going to be parking."

Mrs. Whitten said, and that is pretty clear.

Mr. Colman asked what is it. Is it an emergency access lane, is it a plaza, what was it intended for, if it was not intended for parking, then what was intended? If it was intended for parking, then why was it not designated as such, that is certainly the confusing aspect of it. However if, you want to use it as a parking lot now; well first, I want to say that if it was intended for parking, no offense to the engineer who I know well, it's not the most efficient way to do it. If now you want to turn that into parking, do we need to create those green areas in terms of removing the pavers and create green areas, or is there a provision for us to use pavers, something somewhat similar that we provide the green islands, as long as we meet the required square footage of green space?

Mr. Fletcher said let me make sure I understand your question, are you saying, if the amendment was approved.

Mr. Colman said yes if the amendment was approved.

Mr. Fletcher asked what would they have to do to be compliant?

Mr. Colman said yes.

Mr. Fletcher said they would not have to do much of anything, except for delineating the ten parking spaces. If the amendment is approved the way they are asking.

Mr. Colman asked if it's approved the way staff is asking for then, what are we talking about?

Mr. Fletcher said they could mark off six parking spaces.

Mr. Colman asked how would they comply with the landscaping?

Mr. Fletcher said, they do not have to comply because they would be exempt from parking lot landscaping with only six parking spaces.

Mr. Colman asked what if they want to have more spaces than six?

Mr. Fletcher said then they would have to comply outside that threshold.

Mr. Colman asked are there limitations in terms of how do you comply with the landscaping?

Chair Fitzgerald asked are you thinking about its circular shape?

Mr. Colman said no. The burden of having to go and excavate, bring soil and recreate that area.

Mrs. Banks asked are you talking planters, bringing large planters in?

Mr. Colman said planters; yes, something like that.

Mrs. Banks said yes, planter boxes or large planters would be acceptable.

Mr. Fletcher said yes, we kicked some of those ideas around with them; we had good conversations with them trying to brainstorm this. This has been a long time coming; we have been trying to figure this out. For them, it just made more sense to go this route, to try this approach.

Mr. Colman asked are the islands at the terminus, the biggest burdens right now or is there a need for more parking or more green space surrounding the parking area?

Mrs. Whitten asked in this particular case?

Mr. Colman said yes in this particular case.

Mr. Fletcher said I see what you are saying; we have focused greatly on if they were to go in and make physical improvements; to make it compliant. I am making a guess, that if they were to put in the parking lot landscaping islands and they calculated all the landscaping they already have in place, I have a feeling they would meet the minimum requirements. Again, it's a guess, I've not calculated it, I am just eyeballing it and I have a feeling they would meet it.

Mr. Colman said I am just trying to think considerably there is a way you can have two termini and twelve spaces in between. Is that possible?

Michael Jaffee said not with the current restrictions.

Mr. Fletcher said I do not know how many they would actually get.

Michael Jaffe said that the maximum we could get would be 10.

Mr. Colman said I understand your argument.

Chair Fitzgerald asked if there are any questions or comments.

Mr. Colman said I would say I understand your pain, because many times I would like to change the rules, to put it that way, to get something that seems more beneficial to my client at the time. In each instance we have different situations, where we have to comply with the rules. I understand the argument of all the money you put into this and it's a beautiful area, it is a beautiful spot. It is really a great improvement to the city for sure, but as we move forward with other plans we need to consider that as well. How are we going to consider this need for

parking? Again, we need parking and yet we are trying to limit you in how much parking you can provide. I understand the argument. On the other hand, it is also an argument of convenience. It would be great if I can park right there, but I could park across the street and just walk across the street. I understand that you have the space there.

Barry Kelly said but you're making the rules.

Hugo Kohl said that is not an accurate assessment that you can just park across the street. The municipal lot across the street is pretty much full. It is not half full, it is not three quarters full, and it is not 80 percent full, it is greater than that. That is not exactly true that you can just park across the street. I can say that because I am at the Ice House all day from about 7 a.m. until 6 p.m. I live in Old Town, and I usually walk between the two, the parking spaces are not available. So just saying that is purely a matter of convenience, it is not accurate. There are other issues inside that building too. For instance there is a yoga studio that has all kinds of special care for lots of handicap customers. Where do they go, how do they get in, do they need to walk across the street?

The city has this big giant municipal lot and it is kind of choosing not to manage it by just calling it 10-hour parking. We do have to face the fact that at some point in time the conference center is actually going to open. We sort of did make a commitment towards tourism. How are we actually going to manage these assets? It is great that you say that there is parking across the street but it is not being managed. It is sort of a gorilla parking – it is a free-for-all over there. Mostly it's for people in the municipal building and people in the church. So when you think about parking downtown maybe you start thinking about how other cities that have bigger parking problems than us deal with it; they meter it and they ration it. Maybe the municipal workers park on top of the parking deck and walk. There is a whole lot of parking space that could actually be turning over and making money and sales tax. These things sitting all day with the car on it, for 8-10 hours, that is not paying anybody. When these parking spaces are turning over and people shopping and doing something that makes money. I do not think it is intentional but there is hypocrisy to say that we want you to develop and we want you to bring interesting things here, and yet in another way there is this hand tying. You can easily put 10-12 spaces in there; and it has been significantly improved – there are trees, there are benches, and there are significant additional walkways as improvements from when it was an ice factory.

The spirit that the city asked for was we want to make more friendly pedestrian spaces and we want to have shade and we want to deal with water runoff. That stuff has all been dealt with. The statement that parking spaces are a really super finite resource that it is in a super high demand and spaces are there but we just cannot use them. It is not really dealing with what is coming in the next year when the conference center opens up or when the farmers market expands. We are not answering those questions in this kind of discussion.

Chair Fitzgerald said well that is not exactly the place for this kind of discussion.

Mrs. Whitten said 10 spaces, in all fairness, is not going to solve that one either.

Chair Fitzgerald said this is still not a public hearing, so let us kind of settle in here and figure out what we would like to do.

Mr. Finks said from someone that works right across the street, I definitely see the need for more parking. Most days, the municipal lot is filled. I definitely appreciate the care that you all took to put permeable pavers and extra trees. The issue is just that I think you all put a lot of care into

considering green space and considering the environment, but if we are going to change the Zoning Ordinance for this entire city, that may not be an option in other scenarios. For the future we have to consider what is coming down the road, what is going to be developed in the future, that is a consideration. I feel with this situation you guys have taken a lot of thought and care into considering the environment, considering green spaces, but we have to consider the future of the city and changing city ordinances.

Chair Fitzgerald said I do not think anyone up here would not stipulate that parking is a huge issue for retail and other businesses in downtown, whether you are a restaurant or whatever.

Barry Kelly said well the future is now.

Chair Fitzgerald said but we are dealing with this particular issue for this amendment right now. We cannot solve the parking problem here.

Barry Kelly said if you can point out one other example that this affects in B-1, downtown zoning, I would love to see that because there is no example. We are talking about this one example in B-1 that is very intricate.

Chair Fitzgerald said we understand all of that and I think that has been an issue at every council election, how are you going to fix the problem. We understand that the conference center will change the nature of it, but let's talk about this right now.

Mrs. Whitten said you do not, with an issue this huge, fix it with a single zoning amendment, that is just not the way it is done.

Chair Fitzgerald asked for further discussion on the request or perhaps a motion in one direction or another. A motion for the purposes of discussion even, would be welcomed.

Mr. Finks said are we making three separate motions or one motion.

Mr. Fletcher said it all depends on how you want to go forward.

Chair Fitzgerald said there is the applicant's proposal, there is the staff proposal with modifications to the applicant's proposal and then there is the staff recommendation. Those are three to choose from.

Mr. Fletcher said and then also we call to your attention the other amendment that regardless of those three options for proper implementation, subsection 16 should also be amended.

Chair Fitzgerald said but this first.

Mr. Fletcher said right.

Mr. Finks moved to approve applicant's proposal for matter of discussion with the amendment to subsection 16.

Mr. Colman seconded the motion.

Chair Fitzgerald said any discussion.

Mr. Fletcher said if I can just say one thing. If you do like their proposal of 10, Option B is the one to go for. The reason why Option A is on the board is because that was officially submitted and the back and forth communication that we had with them, not all the fine details were worked out. If you do like 10, which is what the applicants want, Option B might be the way

you want to go. I hope that makes sense. I know it is very confusing there is a lot of moving parts here.

Mr. Finks withdraws motion to approve Option A.

Chair Fitzgerald said that motion has been withdrawn. Would you like to try for the spirit of 10 with the revisions and tweaks suggested by staff? Would anybody like to move with that, for the purposes of discussion?

Mr. Fletcher said I do not want to speak out of term because there is also another small detail here. The applicant's proposal to A is slightly different enough that it was ten or fewer parking spaces and it does not really delineate a parking lot. What we were trying to do is clarify how we would interpret it and be with the 10 or fewer parking spaces on one parcel.

Chair Fitzgerald said we need a motion for B.

Mr. Finks moved to approve Option B as submitted by the applicant with staff modifications, along with subsection 16.

Mr. Colman seconded the motion.

Chair Fitzgerald said the motion is for Option B; any further discussion? Hearing none, she called for a voice vote on the motion.

All voted in opposition (5-0) to Option B as submitted by the applicants with staff modifications along with subsection 16.

Chair Fitzgerald said if anyone would like to make a motion for the staff recommendations which is Option C of six spaces with amendment to subsection 16.

Mrs. Whitten moved to approve Option C, which is staff's recommendation of six spaces with amendment to subsection 16.

Mr. Finks seconds the motion.

Chair Fitzgerald asked if there are any further discussions.

Mrs. Whitten said the landscaping ordinances go back to many years ago. I certainly remember farther back when rocks were landscaping here. I do not want to see us reducing landscaping, I just do not. I have traveled to plenty of cities that have small parking lots that have landscaping and this particular lot is very pretty, the one that we are discussing now. But when we are making an ordinance change we have to keep in mind that there's always going to be somebody that is not going to do it the way that you would like to see it done, unless, you have a rule that says they have to and that is just the way it is.

Mr. Baugh said as somebody who sits in a lot of other groups including some discussions we had recently, it is all starting to make my head hurt the way I hear people, and certainly I am not talking about anybody in the room right now, but I am saying in terms of the general discussion it is fascinating to hear how many times I am hearing people pounding their fist on the table and stating emphatically we absolutely need more parking, our rules are screwed up, we are not being friendly enough to parking and then I will have somebody else pounding their fist on the table about our rules on parking are ridiculous we make people put in way too much parking and we need to find some way to reduce that. I will say it is interesting.

Chair Fitzgerald asked if there was any further discussion.

All voted in favor (5-0) to Option C, which is staff's recommendation of six spaces with amendment to subsection 16.

Chair Fitzgerald said you have another bite at the apple which is September 13<sup>th</sup>, when this goes to Council.

### **Unfinished Business**

None.

### **Public Input**

None.

### **Report of Secretary and Committees**

Mrs. Banks said proactive zoning is in the Greystone area of the city where they had 28 violations consisting of everything: inoperable vehicles, tall grass and weeds, junk and debris; a little of everything. Next month they will visit south east area of the city's industrial areas.

Mr. Baugh said at City Council last evening they took up technically three items on two different properties last night. They approved them unanimously – the Special use permit on West Washington Street, and the Rezoning and Special use permit for Mossy Creek Fly Fishing.

Chair Fitzgerald reported from the Rockingham County Planning Commission. They had two rezonings both which passed. One was for a parking lot in an area that is going to go if the Board of Supervisors approves it from A-2 to I-1 industrial district parking lot for trucks. The other one was a rezoning that is near Broadway, I think. Contractors business is going to go in, and that is going from R-1 to C. But the one that got the news was the approval of the master plan for the student housing complex that is going to go on Port Republic Road. That was tabled at the meeting that Gil went to last month, it was brought off the table and voted through the meeting that I went to this month. The only point of discussion at the meeting that I attended was the idea of the security issues. They called the complex developers and they said that design security issues have been actually less than on average security issues and other kinds of apartment complexes. They were very happy with the fact that apparently it was going to be fenced in, the entire complex.

### **Other Matters**

Chair Fitzgerald asked what next month's agenda entailed..

Mrs. Dang said there are three items anticipated on the agenda next month. One is the Special use permit for the Parkview Water Tank.

Mr. Fletcher added that it is a deviation from the zoning regulations, essentially. It is very specific of course, and we would not allow it to go forward without out specifics, but it is definitely height which it is been known forever and quite honestly there is no talking around it, it is almost a formality at this point. We have already had the 2232 hearing; really it has to go through this because we made all those amendments to the Zoning Ordinance at about the same time as the 2232 hearings, which the timing overlapped, so we have to do the Special use permit for height. Now there is also an opportunity that they might also be shifting the pad of the water tower due to the test borings for the site not having the rocks show up where they thought it was, but we will give you more details on that, Thanh and Alison will be working on that.

Mrs. Dang said the other two items being a Zoning Ordinance Amendment request to add a Special use permit to allow storage in B-2 and then simultaneously with that application to apply for the special use permit.

Mr. Baugh asked where that is.

Mrs. Dang said off East Market Street.

Mr. Fletcher said behind the Econo Lodge.

Chair Fitzgerald said there are two announcements before we adjourn.

Mrs. Dang said the one thing I have and I am going to hand out to you is a Public Notice. It was discussed yesterday at City Council. If you have a moment, I encourage you all to watch the video or at least go to the website that is listed there at the bottom. It is the Assessment of Fair Housing, joint document by the City of Harrisonburg, led by the City Manager's office and the Harrisonburg Redevelopment and Housing Authority. Basically collecting a lot of data and reviewing what the stats are with housing options and the city's housing needs. It is not too hefty of a document and I found it interesting. I would encourage all of you to look at it and if you have a chance and you do review it, I would encourage you all to look at it with a lense as we move to update the Comprehensive Plan, there may be some things in here that we may want to consider as we move forward with that. The second announcement, which is a tentative date, but it may be before we meet next time for Planning Commission, is that Harrisonburg Rockingham MPO tentatively has set a date for a public meeting for the bicycle and pedestrian plan for the MPO and that date is Wednesday, September 7<sup>th</sup> from 5-7 p.m. and that would be at the Rockingham County administrative offices. They will confirm whether they move forward with that at their Policy Board meeting, which I believe it's either this Thursday or next Thursday, but they will confirm that.

### **Adjournment**

The Planning Commission meeting was adjourned at 8:46 p.m.



# City of Harrisonburg, Virginia

Department of Planning & Community Development  
409 South Main Street  
Harrisonburg, Virginia 22801  
[www.harrisonburgva.gov/community-development](http://www.harrisonburgva.gov/community-development)

Building Inspections: (540) 432-7700  
Engineering: (540) 432-7700

Planning and Zoning: (540) 432-7700  
Department Fax: (540) 432-7777

To: Planning Commission  
From: Department of Planning and Community Development  
Date: September 14, 2016 (Regular Meeting)

Re: Special Use Permit – 1171 Hillcrest Drive (Park View Water Tank) – Section 10-3-48.4 (9) To Allow Public Use to Deviate from Zoning Ordinance

**Summary:** Public hearing to consider request from the City of Harrisonburg for a special use permit per Section 10-3-48.4(9) to allow a public use to deviate from the requirements of the Zoning Ordinance. The Harrisonburg Department of Public Utilities will construct and operate a public, elevated water storage tank that will exceed the 40-foot height restriction of the R-3, Medium Density Residential District. The water storage tank will be approximately 105-feet above the finished grade. In addition, the City is also requesting to not meet required setback regulations along the northern property line. The 29,975 +/- square foot property is addressed as 1171 Hillcrest Drive and is identified as tax map parcel 48-A-1A.

**Background:** Planning Commission conducted a review, per Virginia State Code Section 15.2-2232, for the Park View Water Tank (PVWT) project on August 13, 2014. As part of the discussion during the review Mike Collins, Director for the Department of Public Utilities, noted that in order to achieve the required elevation for the water tank it would need to be about 90-feet in height. Planning Commission ultimately found that the project was substantially in accord with the City's adopted Comprehensive Plan and City Council accepted Planning Commission's findings on September 9, 2014. (Included within the agenda packet are minutes from the Planning Commission review, copy of Planning Commission Findings, and the extract from the September 9, 2014 City Council meeting.

**Key Issues:** The Comprehensive Plan designates this area as Institutional. This designation states that these areas are for development by certain nonprofit and public institutional uses such as private colleges and universities, hospitals, offices of nonprofit organizations, community assembly uses and institutions that provide for the shelter and care of people.

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

- Site:** 29,975 +/- square foot vacant parcel, zoned R-3/I-1
- North:** Eastern Mennonite University Seminary, Discipleship Center building, and parking lot, zoned R-3/I-1
- East:** Eastern Mennonite University campus, zoned R-3/I-1
- South:** Single family dwellings and townhouses, zoned R-3
- West:** Across City/County boundary, single family homes, zoned R-2 (County)

The City of Harrisonburg is requesting a special use permit (SUP) per Section 10-3-48.4 (9) of the Zoning Ordinance, which allows for any use defined as a “public use” to deviate from any requirement of the City’s zoning regulations. Specifically, with this application, the City is requesting that the proposed PVWT be granted the ability to exceed the 40-foot maximum height allowance and to encroach into the 10-foot side yard setback requirement of the R-3 zoning district.

The water tank is described as a 500,000 gallon elevated water storage tank. The Public Utilities Department has estimated that the overall height of the water tank will be approximately 105-feet above finished grade; reaching an elevation of 1,671.5 +/- feet to the top of the tank, which is 26.5 +/- feet above the elevation noted during the 15.2-2232 review.

A comprehensive site plan for the PVWT project and access road was approved on November 9, 2015. The site plan provided for the tank to meet the required setbacks of 30-foot for the front, 25-foot for the rear, and 10-foot for the sides. During test borings for the water tank foundation’s center point, the subcontractor encountered rock and therefore, is shifting the test boring location slightly northwest, which would involve a shift in the location of the actual water tank. At this time, the exact location of the center point has not been determined and there is the possibility that the tank may encroach into the 10-foot side setback along the northern property line. Currently, the approved site plan shows the water tank 10-feet from the northern setback line and 20-feet from the northern property line.

**Environmental Impact:**

N/A

**Fiscal Impact:**

N/A

**Prior Actions:**

N/A

**Alternatives:**

If the SUP is denied, the plans for the PVWT would have to be significantly redesigned to accommodate the 40-foot maximum height regulation of the R-3 zoning district; or the project would need to be relocated to a site allowing a greater maximum height.

**Community Engagement:**

As required, the request was published in the local newspaper twice advertising for Planning Commission’s public hearing for the special use permit. The advertisement was published as shown below:

***Special Use Permit – 1171 Hillcrest Drive (Section 10-3-48.4(9) to Allow Public Use to Deviate from the Zoning Ordinance***

Public hearing to consider request from the City of Harrisonburg for a special use permit per section 10-3-48.4(9) to allow a public use to deviate from the requirements of the Zoning Ordinance. The Harrisonburg Department of Public Utilities will construct and operate a public, elevated water storage tank that will exceed the 40-foot height restriction of the R-3, Medium Density Residential District. The water storage tank will be approximately 105-feet above the finished grade. In addition, the City is also requesting to not meet required setback regulations along the northern property line. The 29,975 +/- square foot property is addressed as 1171 Hillcrest Drive and is identified as tax map parcel 48-A-1A.

In addition, adjoining property owners were notified of the public hearing; the property was posted with signage advertising the request; and a notice was provided on the City’s website at <https://www.harrisonburgva.gov/public-hearings>.

**Recommendation:**

- Staff supports the request for a SUP per section 10-3-48.4 (9) of the Zoning Ordinance to allow for the PVWT project to exceed the 40-foot height limit and to encroach into the 10-foot side setback along the northern property line.

**Attachments:**

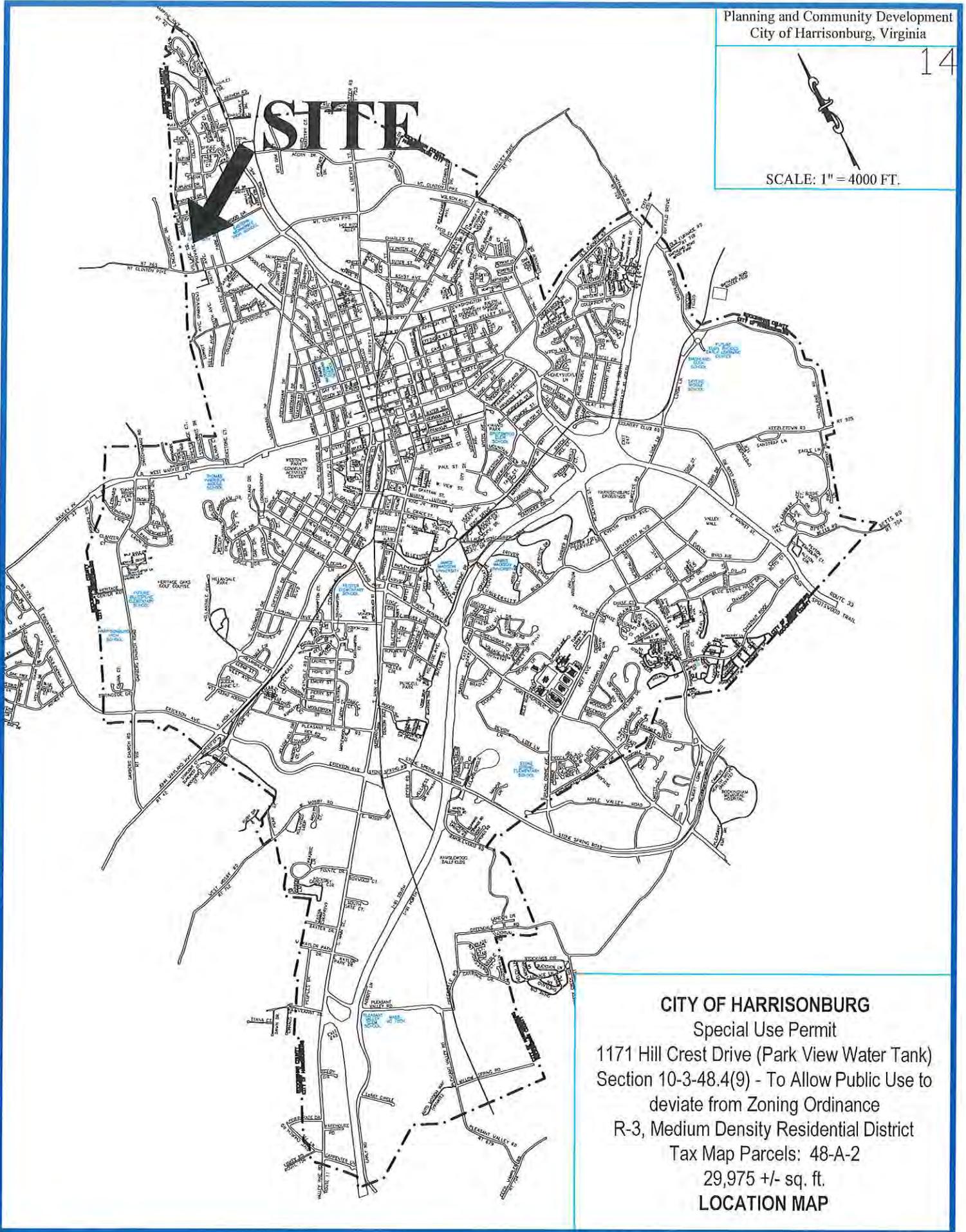
1. Site maps (2)
2. Application (1)
3. Minutes from Planning Commission's 15.2-2232 review, copy of Planning Commission's Findings, and the extract from the September 9, 2014 City Council meeting (8)
4. PVWT elevations and site plan (4)

**Review:**

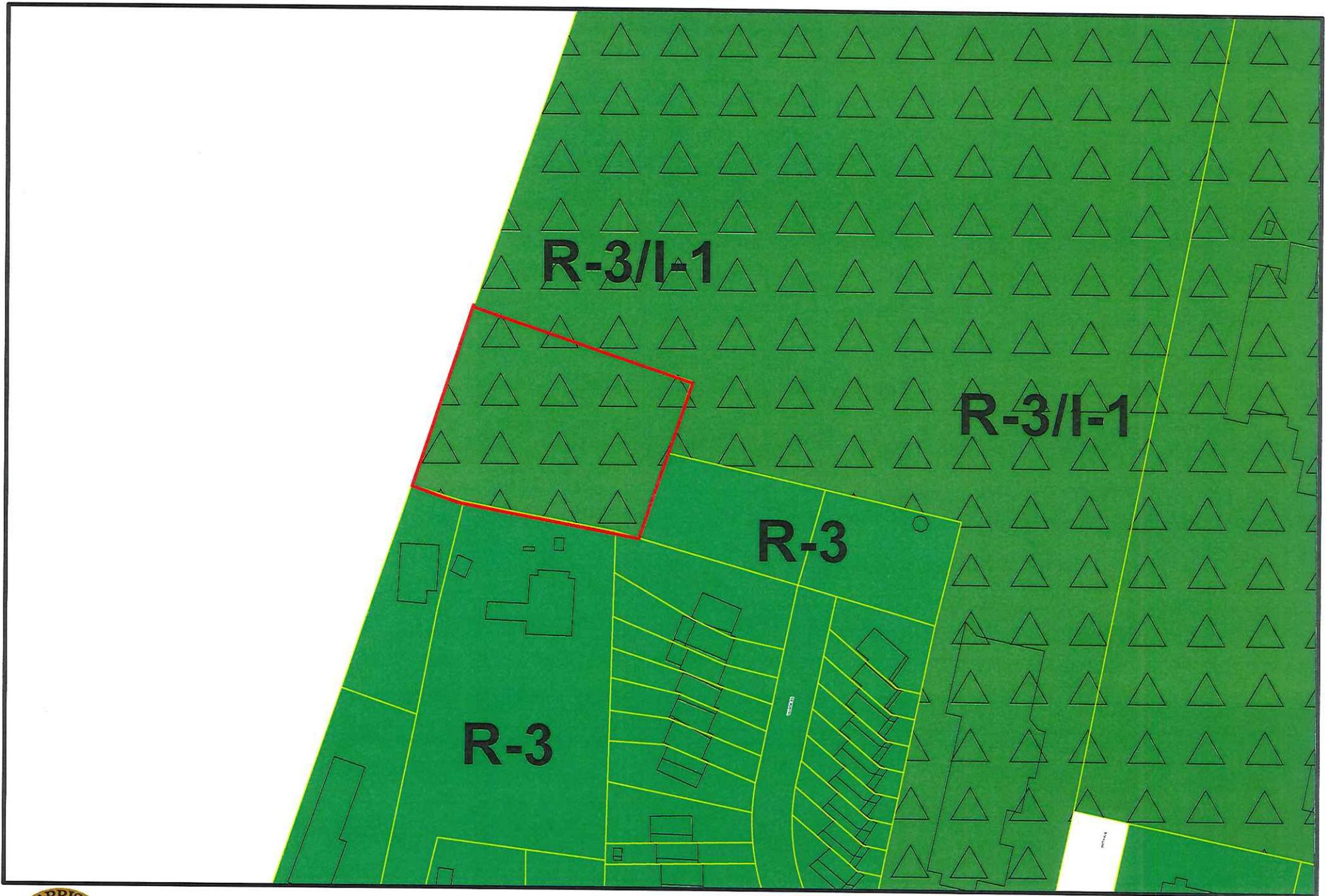
N/A



SCALE: 1" = 4000 FT.



**CITY OF HARRISONBURG**  
Special Use Permit  
1171 Hill Crest Drive (Park View Water Tank)  
Section 10-3-48.4(9) - To Allow Public Use to  
deviate from Zoning Ordinance  
R-3, Medium Density Residential District  
Tax Map Parcels: 48-A-2  
29,975 +/- sq. ft.  
**LOCATION MAP**



**1171 Hillcrest Drive (Park View Water TANK), Special Use Permit  
To allow Public Uses to deviate from the Zoning Ordinance**

Date Application Received: 8/10/16

Total Paid: No fee THD

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

Fee: \$375.00 plus \$30.00 per acre **NOTE: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.**

Property Owner's Name: City of Harrisonburg

Street Address: 2155 Beery Road Email: dave.gray@harrisonburgva.gov

City: Harrisonburg State: VA Zip: 22801

Telephone: Work 540.434.9959 Fax \_\_\_\_\_ Mobile \_\_\_\_\_

Owner's Representative: David H. Gray, P.E.

Street Address: 2155 Beery Road Email: \_\_\_\_\_

City: Harrisonburg State: VA Zip: 22801

Telephone: Work 540.434.9959 Fax \_\_\_\_\_ Mobile \_\_\_\_\_

#### Description of Property and Request

Location (Street Address): 1171 Hillcrest Drive

Tax Map Number Sheet: 48 Block: A Lot: 1A Lot Area: 29,975 sf

Existing Zoning Classification: R-3 Institutional Overlay

Special Use being requested: Section 10-3-48.4(9) of the Zoning Ordinance, to permit by special use "public uses which deviate from the requirements of title 10, chapter 3.

Please provide a detailed description of the proposed (use additional pages may be attached):  
Construction and operation of a public elevated water storage tank. The tank will deviate from the ordinances' maximum height and setback requirements.

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

North: Eastern Mennonite University - 1181 Smith Ave

South: Hess - 1398 Mt Clinton Pk

East: Eastern Mennonite University

West: Roeschley - 1418 Two Penny Drive

**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

## ***15.2 – 2232 Review – Park View Water Tank***

Chair Fitzgerald read the request and asked staff to review.

Mrs. Banks said Mr. Mike Collins, Director of Public Utilities will speak first providing a description and specific details of the project; after which, I will follow with the regular staff report.

Mr. Mike Collins introduced himself and said it has been quite a while since I have been before this body. What you received in your package was a presentation that was given to the Park View neighborhood in January of this year. Tonight I have a slightly trimmed down version of that presentation. If there is anything within the information that was provided and you would like to discuss that as well, please just ask me I would be glad to discuss it.

The first question is “why do we need these projects.” Basically, what we are going to do is construct a water tank and a pump station in the Park View area. There are really two drivers for this project – the first being asset management; it is not something that lasts forever and at some point you need a plan to get rid of the old and update with a new. Both the existing water tank and pump station were constructed in early 1960. If taken care of, a water tank probably has a useful life of about 75 years and a pump station has about 50 years. So you realize we are a bit past the decision on the pump station and nearing time on the water tank; the tank is a bit more of a difficult issue than the pump station. The second driver with this really goes back to the 1990s when the City adopted its current Design and Construction Standards Manual. As part of that process, the Fire Department was very adamant about curtailing development in the City where the needed fire flow exceeded the available fire flow. On a side note, if you are not aware of this, the City’s Fire Department just got ranked as a Class 2, which is tremendous for them and us as well. This effects insurance rates throughout the City and is quite a “feather in their cap.” Much of this comes with the ability of us to provide available fire flow where it is needed.

So, with that being said, fire flow is determined by two things – meeting an available fire flow and duration of fire flow in order to comply with Insurance Services Office (ISO) standards. In the Park View area we are looking at normal residential fire flow needing 750 gpm for two hours, commercial can get to 1,500 gpm for two hours, and in this area we have Eastern Mennonite University (EMU) which has dorms, classrooms, and other high occupancy buildings, which are in the neighborhood of 3,000 gpm. Some of those standards are not met in this area. There are existing structures that were built before the standards recommended that fire flow be taken into consideration. We also have curtailment and restrictions on buildings in the area because we cannot meet the ISO requirements.

Those are the two real drivers for this project. There are also some core requirements that absolutely have to be part of this project and then there are some non-core things that are just preferences. Let me discuss the core requirements for a project. The tank has to be at a certain elevation, it cannot be buried, it has to be at a specific elevation and there are only a few possible available sites in the Park View area to construct. The elevation requires it to be on the hill and there is only so much vacant land along the hillside. The second requirement is there has to be connectivity with the pump station in the demand area; you do not want to have to run a lot of new infrastructure to get water from the tank to wherever the biggest demand is. Third, there is a certain volume that has to be provided. When you look at 3,000 gpm over a three hour period you need to establish a minimum size tank. The fourth requirement is the City needs to be able to afford the project and we need to be able to operate and maintain it. It cannot violate any of

the risk management issues with the City's insurance. And, we must be able to sustain it and deliver what we intended to deliver. Those are the core requirements of what we can, and cannot do.

What we currently have in the Park View area is a tank that is 65 feet tall, to reach an elevation of 1,645. We have got to be at an elevation of 1,645 and we may go five to ten feet taller; but you cannot go lower. The existing tank holds 75,000 gallons of water; we are looking at needing a 500,000 gallon tank. The existing tank was built by Park View Sanitary District in the early 1960s and a lot of residential development grew around the tank. I would think that we do not want that to happen with a future tank. The residential growth has made that site unusable to us. The City cannot build a new tank on site while still operating the old one from there; along with the fact that the tank is in close proximity to the housing. That leads the City to fulfilling the core requirements at a new location.

The proposed tank site is on the southern boundary of a parcel that is owned by EMU. The elevation is 1,650, which makes the overall tank about 90 feet in height. The decision on what type of tank has not been made yet, and we are still open to any area along this hilltop.

Once we get past the needed core requirements there are numerous things that are available for community input that we will need to deal with. For instance, the type of water tank; we have already been receiving input on the tank, color and style, graphics, lettering, landscaping, access, lighting, and ancillary uses to name a few. There is no commitment to anything so far; I am currently working with EMU on their preferences, because it is their property.

We are probably looking at a four million dollar project, without any of the amenities. That will be our task when we go back to City Council with all of our comments. That is all I have for you tonight and I would be happy to answer any questions you may have.

Chair Fitzgerald said as a person who has been through several Comprehensive Plan updates and a number of Capital Improvement Projects, we know this item comes up often. We are happy to see this one coming true. She then asked if there were any questions from Planning Commission.

Mr. Collins said there are some folks from EMU if you would like to speak with them as well.

Mrs. Turner said I have one question. Is there any consideration being given to having communications facilities on the tower?

Mr. Collins said we have put those on the tank at Tower Street and if that fits the need here we would do the same after conversation with EMU. We would need to make that decision sometime between now and when City Council would give us the approval to go with the water tank, because you need to build those tanks to support the antenna.

Mr. Collins continued saying I just want to be clear that this is a combination tank and pump station. The pump station is being planned in coordination with the round-a-bout and proposed road project at Chicago Avenue; we are attempting to integrate the pump station along Mt. Clinton Pike on EMU property in combination with the round-a-bout work. The City Attorney has said that this work does not need to be referred under the State Statute, but I did want to share that information with you.

Hearing no further questions Chair Fitzgerald asked staff for their review.

Mrs. Banks said the Comprehensive Plan designates this area as Institutional. This designation states that these areas are for development by certain nonprofit and public institutional uses such as private colleges and universities, hospitals, offices of nonprofit organizations, community assembly uses and institutions that provide for the shelter and care of people.

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

Site: Eastern Mennonite University Seminary, Discipleship Center building, and parking lot, zoned R-3/I-1

North: Single family dwellings, zoned R-2; and Eastern Mennonite University campus, zoned R-3/I-1

East: Eastern Mennonite University campus, zoned R-3/I-1

South: Single family dwellings and townhouses, zoned R-3

West: Across City/County boundary, single family homes, zoned R-2 (County)

Per Section 10-1-6 of the City Code, the proposed Park View Water Tank Project is under review. This section stipulates that “if a public facility subject to Section 15.2-2232 of the Code of Virginia is not already shown on the comprehensive plan, the planning commission shall determine whether the location, character and extent of such public facility is in substantial accord with the comprehensive plan as provided by Section 15.2-2232 of the Code of Virginia and the terms and conditions set forth therein, as may be amended from time to time.”

Section 15.2-2232 states that when a locality has adopted a comprehensive plan, “it shall control the general or approximate location, character and extent of each feature shown on the plan.” The code section then lists items, citing among others, public buildings and public structures, and stating that unless features are already shown on the plan, they “shall not be constructed, established, or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof.” Under Section 15.2-2232, a public hearing is not required unless directed by City Council. On June 24, 2014 City Council referred this item to be reviewed by Planning Commission; this directive did not include holding a public hearing.

Staff believes the proposed project and site are substantially conforming to the Comprehensive Plan per the following goal, objective, and strategy:

- Goal 11: To support a vital city with community facilities, infrastructure, and services, which are efficient, cost-effective and conserving of resources.
  - Objective 11.1: To continue to provide high quality public water service.
    - Strategy 11.1.1: To construct needed water supply, treatment, storage, and pressure improvements, including: Storage tank and upgrade of booster pump station in the Parkview Pressure Zone.

The 1991 Comprehensive Plan identified that the Park View Sector of the City had areas with low water volume. The Public Utilities Department has known for many years that the water

tank would best serve the area if it were located on the Eastern Mennonite University (EMU) hill and in 1996 had an engineer study the Park View Sector. This study also identified the EMU hill as the best location for tank placement.

The 1998 Comprehensive Plan noted that proposed improvements to the water distribution system were needed in the Park View area to upgrade existing fire service delivery. The 2004 Comprehensive Plan, more or less, had the same goal, objective, and strategy as in the 2011 Plan. Both the 2004 and 2011 Comprehensive Plans specifically note that the Parkview Pressure Zone is an area of concern in the current storage and distribution center and that this area is in need of upgrade for the booster pump station and the storage tank.

The application of Goal 16 within the 2011 Comprehensive Plan, which includes coordinating and collaborating with EMU, is also employed, as EMU recently accepted the idea of placing the water tank on their property and is working with the City on the project. In addition to working with EMU, the City has also solicited input from the Park View area and the City residents generally, both through meetings and on-line.

Staff believes the general and approximate location, character, and extent of this facility is substantially in accord with the Comprehensive Plan. As noted by the existing and past Comprehensive Plans, this public facility has been needed and has been planned for some time.

Staff recommends the Commission communicate the same findings to City Council that the Park View Water Tank project conforms to the Comprehensive Plan.

Chair Fitzgerald asked if there were questions for staff. Hearing none, she said this is not a public hearing; however, we do invite anyone wishing to speak to come forward at this time.

Eldon Kurtz, Director of the Physical Plant at EMU, said you are correct; this has been a long standing issue that has needed to be addressed. It has taken the university quite some time to get comfortable with the idea. In the 1990s the suggestion was made that this hill was probably the best site for a water tank; yet EMU continued to look at many, many other places or alternate locations. It does not seem that anyone wants a water tank in their back yard.

EMU does want to cooperate with the City, we have worked with Mike Collins and his team for quite some time on this and I think we are at a point where we are ready to move ahead. We want to try and do this in a way that respects our neighbors as well as continues to value what we have in terms of that view we have from the hill. We are working at ways we can add some value to the tank that is planned to go in there and we are looking forward to moving ahead.

Chair Fitzgerald asked if there was anyone else wishing to speak regarding this item. Hearing none, she asked if there were additional questions for staff. Hearing none, she asked for a motion or further discussion.

Mr. Baugh said I just want to amplify Mr. Kurtz's comments. To say there has been a long standing recognition in that part of the City of a need for this is an understatement; until you begin discussing where you are going to put the water tank. I can confirm that other sites were explored, both publicly and privately, and this certainly has all the appearance of reflecting a consensus that many people have spent a lot of time on and making as much peace as they can that this really is the best site in the area for the tank.

Mr. Heatwole moved that Planning Commission communicate to City Council that we find the Park View Water Tank project substantially conforms to the Comprehensive Plan.

Dr. Dilts seconded the motion.

Mr. Fletcher asked if the motion included the stated goals eleven and sixteen.

Mr. Heatwole said I do believe it is in substantial accord with all the listed goals.

Dr. Dilts again seconded the motion.

Chair Fitzgerald called for a voice vote on the motion.

All voted in favor of the motion (5-0 with Mr. Colman abstaining for reasons unknown).

Chair Fitzgerald said this will move forward to City Council.



## City of Harrisonburg, Virginia Planning Commission

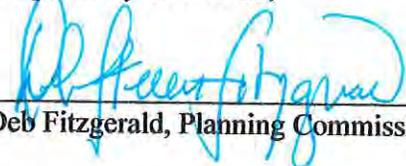
### Virginia State Code 15.2-2232 Findings, Proposed Park View Water Tank

On August 13, 2014 at its regularly scheduled meeting, the Planning Commission for the City of Harrisonburg conducted a review of the proposed Park View Water Tank project (the Project) pursuant to Harrisonburg City Code Section 10-1-6 and Virginia Code Section 15.2-2232. The Planning Commission received a presentation regarding details of the Project from Mike Collins, Director for the Department of Public Utilities, received the staff report of the Department of Planning and Community Development, and heard comments from Eldon Kurtz, the Physical Plant Director at Eastern Mennonite University.

After due consideration of the information and comments received regarding the Project and the City of Harrisonburg's current Comprehensive Plan, the Planning Commission finds the general or the approximate location, character, and extent of the Project is substantially in accord with the City's adopted Comprehensive Plan, particularly with the following Goals, Objective, and Strategy:

- Goal 11: To support a vital city with community facilities, infrastructure, and services, which are efficient, cost-effective and conserving of resources.
  - Objective 11.1: To continue to provide high quality public water service.
    - Strategy 11.1.1: To construct needed water supply, treatment, storage, and pressure improvements, including: Storage tank and upgrade of booster pump station in the Parkview Pressure Zone.
- Goal 16: To coordinate and collaborate with Rockingham County, Rockingham Memorial Hospital, James Madison University, Eastern Mennonite University, faith based organizations, and others to meet these goals.

Respectfully Submitted,

  
\_\_\_\_\_  
Deb Fitzgerald, Planning Commission Chair



# City of Harrisonburg

Municipal Building  
409 South Main Street  
Harrisonburg, VA 22801

## Master

**File Number: 15-321**

<b>File ID:</b> 15-321	<b>Type:</b> Action Item	<b>Status:</b> Passed
<b>Version:</b> 2	<b>Agenda Section:</b>	<b>In Control:</b> Planning and Zoning Commission
<b>Subject:</b> Park View Water Tank		<b>File Created:</b> 06/10/2014
		<b>Final Action:</b> 09/09/2014
<b>Title:</b> Receive Planning Commission's findings, Park View Water Tank ("the Project")		

**Internal Notes:** Added PowerPoint presentation. Added PowerPoint presentation. 9/12/14

**Sponsors:**

**Enactment Date:**

**Attachments:** Site map, Zoning map, Extract 2232 PV Water Tank Review, Information, Findings, Project Development, Priority PVT site, PowerPoint Presentation

**Enactment Number:**

**Contact:**

**Hearing Date:**

**Drafter:** kurt.hodgen@harrisonburgva.gov

**Effective Date:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	9/3/2014	Stacy Turner	Approve	9/5/2014
2	2	9/3/2014	Erica Kann	Approve	9/8/2014
2	5	9/3/2014	Anne Lewis	Approve	9/8/2014

### History of Legislative File

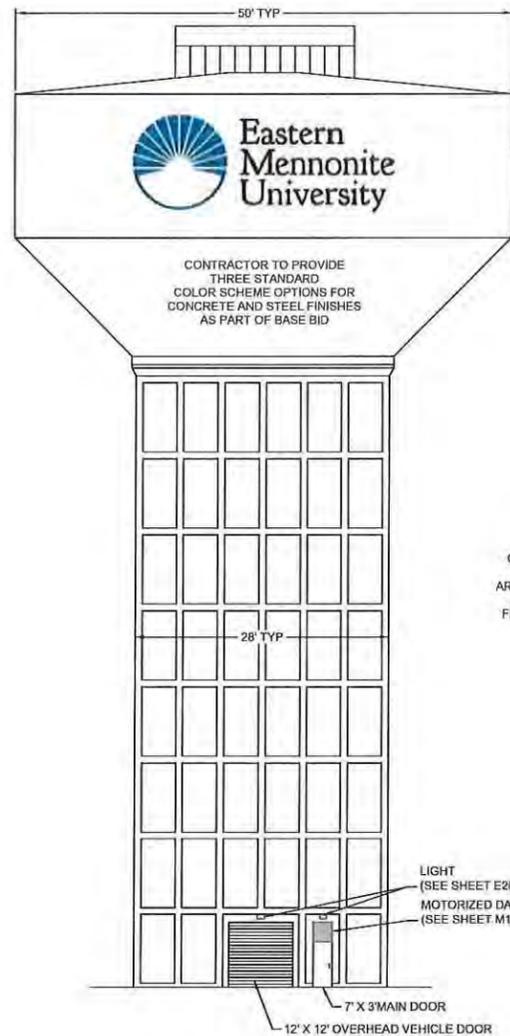
Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	06/24/2014	referred	Planning and Zoning Commission			Pass
	<b>Action Text:</b> This Action Item was referred to the Planning Commission.						
2	City Council	09/09/2014	approved				Pass
	<b>Action Text:</b> A motion was made by Vice-Mayor Chenault, seconded by Council Member Baugh, to accept the findings from Planning Commission. The motion carried with a recorded roll call vote taken as follows:						
	<b>Notes:</b> Mrs. Turner stated that Planning Commission reviewed this project due to Section 15.2-2232 of the Code of Virginia and Section 10-1-6 of the City Code. Mrs. Turner provided the general and approximate location and						

surrounding area of the property. Mrs. Turner stated staff and Planning Commission believes the proposed project and site are substantially conforming to the Comprehensive Plan per the following goal, objective, and strategy: Goal 11; Objective 11.1; and Strategy 11.1.1. Mrs. Turner stated Eastern Mennonite University (EMU) has recently accepted the tank on their property and is currently working with the City. Mrs. Turner stated Mike Collins has stated that two main concerns leading this project are the old water tank and more water is needed in the Park View sector.

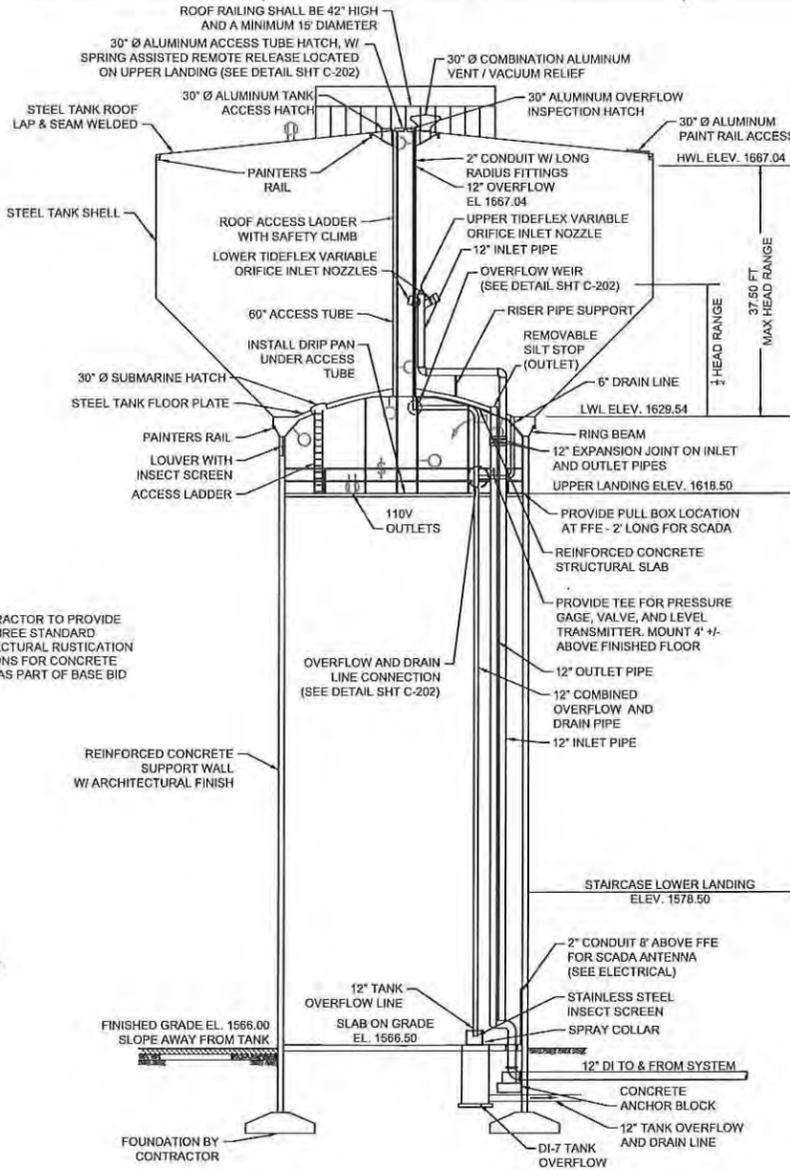
Yes: 5 Byrd, Vice-Mayor Chenault, Vice-Mayor Baugh, Council Member Degner  
and Council Member Shearer

No: 0

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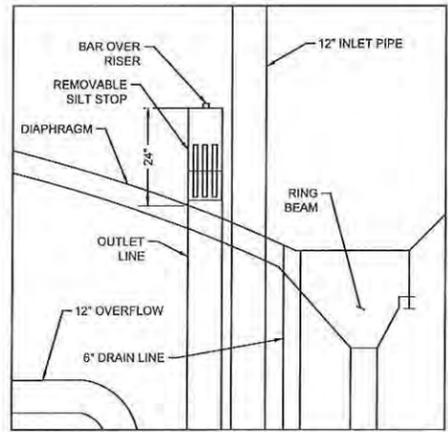


**SCHEMATIC ELEVATION**  
NOT TO SCALE

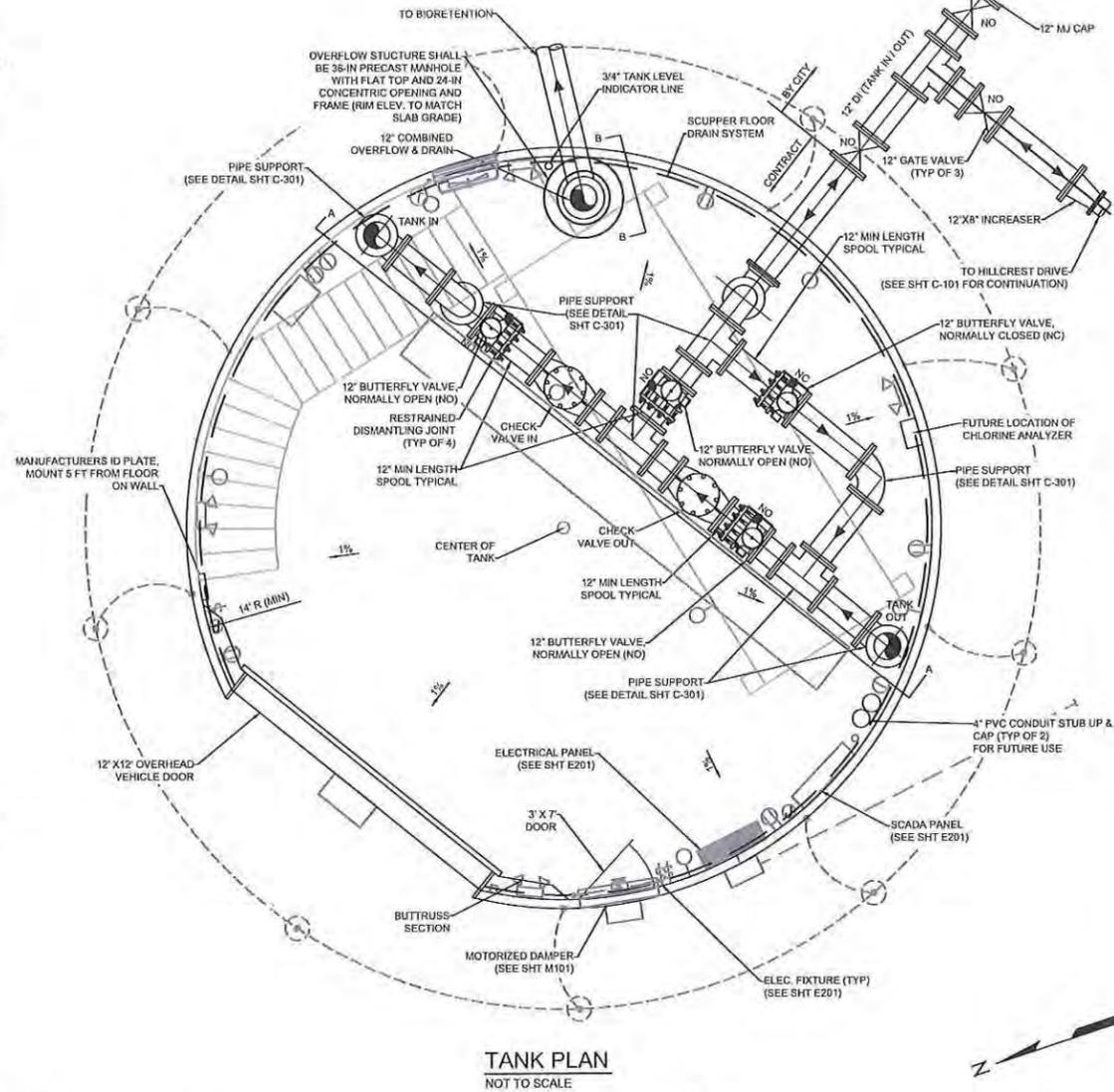


CONTRACTOR TO PROVIDE THREE STANDARD ARCHITECTURAL RUSTICATION OPTIONS FOR CONCRETE FINISH AS PART OF BASE BID

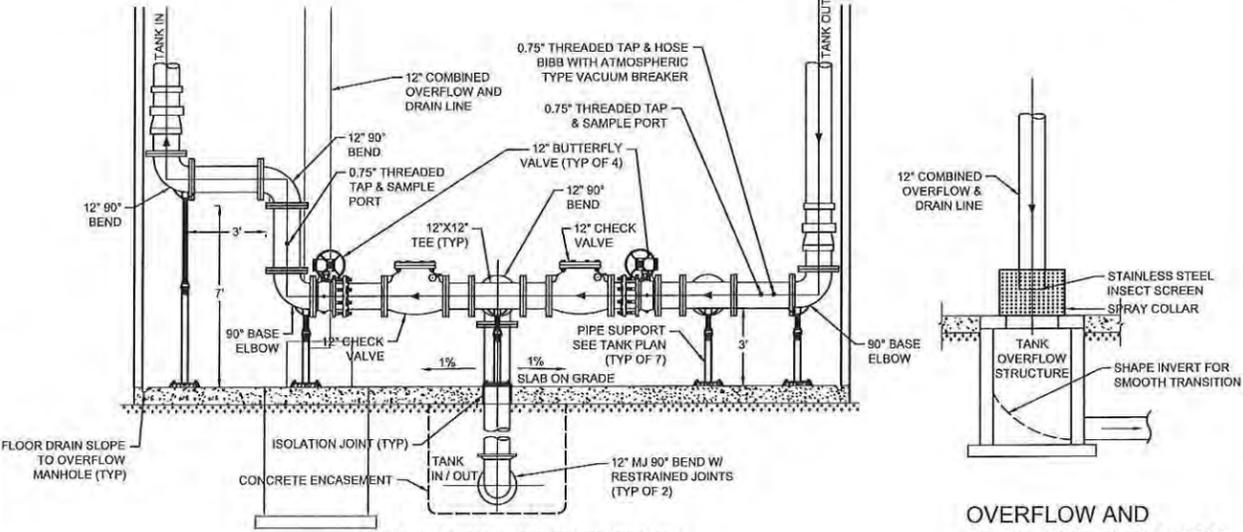
**SCHEMATIC ELEVATION**  
NOT TO SCALE



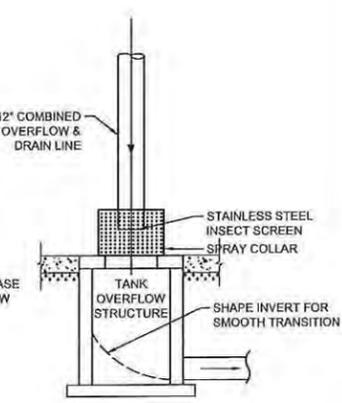
**DETAIL-REMOVABLE SILT STOP**  
NOT TO SCALE



**TANK PLAN**  
NOT TO SCALE



**SCHEMATIC PIPE ELEVATION**  
NOT TO SCALE (SEE SECTION A-A)



**OVERFLOW AND DRAIN LINE ELEVATION**  
NOT TO SCALE (SEE SECTION B-B)

- NOTES:**
- GENERAL:**
1. COMPOSITE TANK, ROOF, PEDESTAL, FOUNDATION, AND TANK APPURTENANCES ARE DEDICATED DESIGN AND SHALL BE PER AWWA D-107-13.
  2. PERSONAL DOOR - 3' WIDE X 7' HIGH, HOLLOW GALV. METAL DOOR WITH 16 GA. FRAME AND HEAVY DUTY CLOSURE (POWDER COATED).
  3. VEHICLE DOOR - 12' WIDE X 12' HIGH ROLLING STEEL AND INSULATED WITH 22 GA. GALVANIZED SLATS AND MANUAL CHAIN OPERATOR.
  4. PROVIDE MONOLITHIC REINFORCED CONCRETE INTERNAL BUTTRESS SECTION ON EACH SIDE OF VEHICLE DOOR. BUTTRESS TO BE MINIMUM 3'-6" WIDE AND 6" THICKER THAN NOMINAL WALL DIMENSION.
  5. ALL HATCHES AND MANWAYS SHALL BE 30" DIAMETER MINIMUM OR 30" Ø ALUMINUM AS NOTED.
  6. ALL LADDERS, WALKWAYS, STAIRS, HANDRAILS, AND ATTACHMENTS INSIDE THE SHAFT PEDESTAL SHALL BE GALVANIZED IRON.
  7. WELDING IN THE BOWL, MANWAY, AND OVERFLOW CONNECTION SHALL BE COMPLETE SEAL WELDING.
  8. NO PIPE SPOOLS LESS THAN 12" IN LENGTH ON PIPE ≥ 4" Ø.
  9. ALL WATER TAPS SHALL BE 3/4" INCH.
  10. VERTICAL PIPES SHALL BE BRACED TO THE WALL OF THE TANK SUPPORT STRUCTURE OR STAIRS.
  11. ALL PIPE ≥ 4" Ø ABOVE GRADE TO BE FLANGED DUCTILE IRON PIPE.
  12. ALL PIPING WITHIN THE CITY PROPERTY SHALL BE RESTRAINED.
  13. 12" OF WORKABLE SPACE IS REQUIRED FOR ALL DISMANTLING JOINTS.
  14. CONTRACTOR SHALL PROVIDE FOUNDATION AND REINFORCING SUBMITTALS FOR ALL PIPE AND CONDUIT PENETRATIONS.
- TANK MIXER:**
1. TANK MIXER SHALL BE TIDEFLEX MIXING SYSTEM (TMS) OR TANK MANUFACTURER PRE-APPROVED EQUAL.
  2. TANK MIXER SHALL BE A DELEGATED DESIGN, INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS BY A PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF VIRGINIA, USING PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA AS INDICATED ON THE PLANS.
  3. DELEGATED-DESIGN SUBMITTAL SHALL INCLUDE SHOP DRAWINGS, CFD MODELING, MIXING ANALYSIS, AND WATER AGE ANALYSIS. SUBMITTAL SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF VIRGINIA.
  4. THE TANK INSTALLER SHALL PROVIDE INSTALLATION, STARTUP, AND ON-SITE WATER TESTING SERVICES TO INSURE PROPER MACHINE SPATIAL PLACEMENT IN THE RESERVOIR, AND PROPER DEPTH SETTING.
  5. A COMPLETE INSTALLATION, OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE OWNER.
  6. THE MIXER SHALL BE WARRANTED TO BE FREE OF DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF FIVE (5) YEARS. THE CONTRACTOR SHALL PROVIDE A WRITTEN COPY OF THIS WARRANTY WITH THE CLOSEOUT DOCUMENTS.
- ELECTRICAL:**
1. MOUNT EXTERIOR DOOR LIGHTS PER E-201.
  2. MOUNT INTERIOR PEDESTAL BASE LIGHTS 10' ABOVE SLAB ON GRADE.
- BID OPTIONS:**
1. SEE SECTION 00400 BID FORM OF THE SPECIFICATION FOR DETAILED BID OPTIONS.
  2. BID OPTIONS SHALL BE INCLUDED WITH THE BASE BID.
  3. OPTION ONE (1) - GRAPHIC LOGO

**Wiley Wilson**  
Constant Progress



**PARKVIEW TANK**  
0.5 MILLION GALLON ELEVATED WATER TANK

DATE	REVISION DESCRIPTION
2/4/2016	REV1 - NOTES/ERRATA

COMM NO:	215192
DATE:	1/21/2016
DRAWN:	TLF
DESIGN:	MCP
CHECK:	CLF
SHEET TITLE:	COMPOSITE TANK PLAN, ELEVATION, AND SECTIONS
SHT. NO.	C-201
REV. NO.	0

X:\2015\015152 HBURG PARKVIEW TANK\PS DESIGN\CAD\CIVIL\15192A14\_C\_201.DWG 2/4/2016 9:53 AM

**SCOPE OF WORK:**

THE PROJECT INCLUDES THE CONSTRUCTION OF A 500,000 GALLON ELEVATED COMPOSITE WATER STORAGE TANK AND RELATED APPURTENANCES AND CONTROLS. THE SITE WILL BE PREPARED FOR THIS CONSTRUCTION WITH AN ACCESS ROAD FROM HILLCREST DRIVE. THE GRADING OF THE ROAD AND ROUGH GRADING OF THE SITE WILL BE PERFORMED BY SEPARATE CONTRACT PRIOR TO THE AWARD OF THE TANK CONSTRUCTION CONTRACT. THE CITY WILL CONSTRUCT THE CONNECTING WATERLINE TO THE TANK. THE TANK CONTRACTOR WILL BE RESPONSIBLE FOR CONSTRUCTION OF ALL WATER PIPING WITHIN THE TANK AND TO THE EXTERIOR AS SHOWN ON SHEET C-201 OF THE DRAWINGS. THE TANK CONTRACTOR SHALL PROVIDE ALL ELECTRICAL, MECHANICAL AND HVAC AS SHOWN. THE TANK CONTRACTOR SHALL PROVIDE CONDUIT AND WIRING FOR THE SCADA EQUIPMENT AS SHOWN. WIRES SHALL BE PULLED BETWEEN THE SCADA PANEL AND EACH CONNECTING DEVICE PER THE I/O SCHEDULE ON THIS SHEET. THE TANK CONTRACTOR SHALL INSTALL AND CONNECT THE SCADA DEVICES (SWITCHES, MONITORS, ETC.) AND MOUNT THE SCADA CABINET AS SHOWN ON THE DRAWINGS. ALL WIRING SHALL BE LABELED ENTERING THE SCADA CABINET PER THE I/O SCHEDULE. THE SCADA CONTRACTOR SHALL INSTALL THE SCADA UNIT WITHIN THE CABINET AND FINISH WIRING PER THE I/O SCHEDULE.

THE CITY OF HARRISONBURG WILL INSTALL A CATHODIC PROTECTION SYSTEM AT A TIME TO BE DETERMINED. THE TANK CONTRACTOR SHALL PROVIDE MOUNTING SUPPORTS, ELECTRICAL CONNECTIONS, AND CONTROL CONNECTORS PER DRAWINGS AND ACCOMPANYING SPECIFICATIONS.

THE CITY WILL BE RESPONSIBLE FOR THE STORMWATER POLLUTION PREVENTION PLAN THROUGHOUT THE PROJECT AND SHALL HAVE AUTHORITY TO DIRECT THE TANK CONTRACTOR TO REMEDIATE DAMAGING ACTIVITIES.

**GENERAL NOTES:**

- CONTRACTOR SHALL BE INFORMED AND SHALL COMPLY WITH THE VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT. ANY COSTS TO COVER LINES OR DISCONNECT SERVICE TO NEARBY POWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL RETAIN FULL LIABILITY FOR COMPLIANCE WITH OSHA REGULATIONS AND THE SAFETY ACT. THE CONTRACTOR SHALL BEAR EXPENSE FOR POLE SUPPORT WHERE REQUIRED.
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THESE PLANS ARE APPROXIMATE AND MAY NOT REPRESENT ALL UNDERGROUND UTILITIES OR SERVICE LINES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATION, DEPTH, SIZE AND TYPE OF UTILITIES SHOWN AND NOTIFYING ENGINEER OF DISCREPANCIES. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS UTILITY TO HAVE ALL UNDERGROUND UTILITIES LOCATED AND MARKED. CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE TO PROPERTY, UTILITIES OR PHYSICAL IMPROVEMENTS.
- ALL WORK NOT COVERED BY THE PROJECT DOCUMENTS SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF HARRISONBURG DESIGN AND CONSTRUCTION STANDARDS.
- SEE PROJECT MANUAL FOR ADDITIONAL PROJECT REQUIREMENTS.
- CONTRACTOR SHALL COMPLY WITH ALL VIRGINIA EROSION & SEDIMENT CONTROL REGULATIONS.
- ALL PROPERTY PINS DISTURBED BY CONTRACTOR ACTIVITIES SHALL BE REPLACED BY A VIRGINIA LICENSED LAND SURVEYOR.
- CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AS REQUIRED BY THE GOVERNING JURISDICTION. (BUILDING, PLUMBING, ELECTRICAL, ETC.)
- A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE SITE AND IS INCLUDED IN THE PROJECT MANUAL.
- FOLLOW GENERAL SITE NOTES AS FOUND ON SHEET C-201.
- FOLLOW GENERAL MECHANICAL/HVAC NOTES AS FOUND ON SHEET M-101.
- FOLLOW GENERAL ELECTRICAL NOTES AS FOUND ON SHEET E-201

**SITE MANAGEMENT:**

THE CITY SHALL APPOINT A SITE MANAGER FOR THIS PROJECT. THIS MANAGER SHALL BE RESPONSIBLE TO OVERSEE AND APPROVE ANY DEVIATIONS FROM THE APPROVED DESIGN. THE SITE MANAGER SHALL BE THE OWNER'S REPRESENTATIVE RESPONSIBLE FOR ENSURING COORDINATION BETWEEN THE TANK CONTRACTOR AND OUTSIDE STAKEHOLDERS.

THE SITE WILL BE PROVIDED TO THE CONTRACTOR WITH A STONE ACCESS ROAD. THE TANK CONTRACTOR SHALL MAINTAIN THE ROAD IN GOOD CONDITION THROUGH CONSTRUCTION AND SHALL RETURN THE ROAD TO THE CITY AT THE END OF THE PROJECT IN THE SAME CONDITION AS WHEN THE PROJECT BEGINS. SITE PHOTOGRAPHS WILL BE PROVIDED FOR DOCUMENTATION.

ACCESS TO THE SITE WILL ONLY BE PERMITTED THROUGH THE DESIGNATED ACCESS ROAD. THE TANK LOT AND TEMPORARY EASEMENTS MAY BE USED FOR CONSTRUCTION TRAFFIC AND STAGING. SURROUNDING LANDS MAY NOT BE USED WITHOUT PERMISSION. ANY REQUESTS FOR PERMISSION SHALL BE DIRECTED TO THE CITY'S REPRESENTATIVE SITE MANAGER WHO SHALL MAKE CONTACT WITH THE APPROPRIATE LAND OWNER.

THE CITY WILL REMAIN RESPONSIBLE FOR THE BIORETENTION FACILITIES ON THE SITE THROUGH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIVE TO REQUESTS FROM THE SITE MANAGER TO CEASE ANY ACTIVITIES DEEMED BY THE CITY TO BE DESTRUCTIVE TO THESE FACILITIES.

**DESIGN TABLE**

NOMINAL TANK CAPACITY: 500,000 GALLONS  
 NOMINAL DIMENSIONS: 50' DIAMETER STEEL BOWL  
 37.5' STEEL BOWL HEIGHT  
 28' DIAMETER CONCRETE  
 1671.37 TANK HIGHEST ELEVATION  
 1667.04 FULL BOWL ELEVATION (OVERFLOW)  
 1629.54' BASE BOWL ELEVATION (EMPTY)  
 1566.00 GROUND ELEVATION  
 DESIGN FLOWS: 0.50 MGD MAX DAILY ZONAL DEMAND  
 3000 GPM FIRE FLOW (3HR DURATION)  
 GEOTECHNICAL SOIL DESIGN LOADS: MAXIMUM ALLOWABLE BEARING PRESSURE 70000 PSF FOR FOUNDATIONS AND CAISSONS BEARING ON LIMESTONE BEDROCK WITH SIDE SHEAR STRENGTH OF 8000 PSF.  
 SEISMIC DESIGN LOADS: REGION DEPENDENT TRANSITION PERIOD=12, SITE CLASS B, S<sub>s</sub>=0.19, S<sub>1</sub>=0.06  
 WIND DESIGN LOADS: 115 MPH BASIC WIND SPEED (BWS)

**PARK VIEW TANK I/O WIRE REFERENCE**

**ANALOG INPUTS TO PLC**

I/O #	Description of Functionality through SCADA programming	Contract 4 SCADA Terminate	Contract 1 Connect	SCADA PANEL WIRE #	SCADA SIGNAL & WIRE TAG (by C1)
1	SCADA monitors chlorine residual from chlorine analyzer				CL2_RESIDUAL
2	SCADA monitors upstairs room temperature				US_ROOM_TEMP
3	SCADA monitors pedestal room temperature				DS_ROOM_TEMP
4	SCADA monitors water level in tank		Rosemont		TANK_LEVEL

**DIGITAL INPUTS TO PLC**

I/O #	Description of Functionality through SCADA programming	Contract 4 SCADA Terminate	Contract 1 Connect	SCADA PANEL WIRE #	SCADA SIGNAL & WIRE TAG (by C1)
5	SCADA monitors if HEC power is available from power monitor relay				TANK_PWRIN
6	SCADA monitors if entry (man and veh) door switch circuit is broken		GE Sentral 2500 Series Door Sw		DOOR_ENTRY
7	SCADA monitors if upper tube hatch door switch circuit is broken		GE Sentral 2500 Series Door Sw		TUBE_HATCH_ALARM
8	SCADA monitors if tank hatch door switch circuit is broken		GE Sentral 2500 Series Door Sw		TANK_HATCH_ALARM
9	SCADA monitors status of Alarm system (On/Off) as configured with toggle switch as other stations		Security Panel Toggle Switch		ARMED_IN



PARKVIEW TANK  
 0.5 MILLION GALLON ELEVATED  
 WATER TANK  
 HARRISONBURG, VIRGINIA

MRK	DATE	REV.	NOTES/ERRATA	REVISION DESCRIPTION
	2/4/2016	REV1		

COMM NO: 215192  
 DATE: 1/21/2016  
 DRAWN: CTS DESIGN: MCP  
 CHECK: TLF  
 SHEET TITLE

PROJECT MANAGEMENT & COORDINATION

SHT. NO. G-002  
 REV. NO. 0

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**CITY GENERAL NOTES**

1. Work in this project shall conform to the latest editions of the Virginia Department of Transportation (VDOT) Road and Bridge Specifications, the VDOT Road and Bridge Standards, the Virginia Erosion and Sediment Control Handbook, the Virginia Erosion and Sediment Control Regulations, the Virginia Stormwater Management Handbook, the Virginia Stormwater Management Regulations and the City of Harrisonburg Design and Construction Standards Manual. In the event of conflict between any of these standards, specifications or plans, the most stringent shall govern. All utilities to be dedicated to the City of Harrisonburg Municipal Water and/or Sanitary Sewer System shall be constructed and tested to conform to Commonwealth of Virginia/State Board of Health Waterworks and/or Sewerage Regulations and the City of Harrisonburg Design and Construction Standards Manual.
2. Erosion and Sediment control measures shall be maintained continuously relocated when and as necessary and shall be checked after every rainfall. Seeded areas shall be checked regularly and shall be watered, fertilized, reseeded and mulched as necessary to obtain a dense stand of grass.
3. All drain inlets shall be protected from siltation. Ineffective protection devices shall be immediately replaced and the inlet cleaned. Flushing is not an acceptable method of cleaning.
4. When the crushed stone construction entrance has been covered with soil or has been pushed into the soil by construction traffic, it shall be replaced with a depth of stone equal to that of original application.
5. The location of existing utilities as shown is approximate only. The contractor is responsible for locating all public or private utilities that lie in or adjacent to the construction site. The contractor shall be responsible for repairing, at his expense, all existing utilities damaged during construction. Forty-eight (48) hours prior to any excavation call Miss Utility 1 (800) 552-7001.
6. All underground facilities located within the City's rights-of-way shall be installed prior to the placement of any part of the pavement structure.
7. Installation of concrete storm pipe shall comply with VDOT Standard Drawing PB-1.
8. All materials used for fill or back-fill shall be free of wood, roots, rocks, boulders or any other non-compactable soil type material. Unsatisfactory materials also include man-made fills and refuse debris derived from any source.
9. Satisfactory material for use as fill for public streets include material classified in ASTM D-2487 as GW, GP, GM, GC, SW, SP, SM, SC, 2-25 ML, and CL groups. The moisture content shall be controlled within plus or minus 2 percentage points of optimum to facilitate compaction. Generally, unsatisfactory materials include materials classified in ASTM D-2487 as PT, CH, MH, OL, OH, and any soil too wet to facilitate compaction. CH and MH soils may be used subject to approval of the City Engineer. Soils shall have a minimum dry density of 92lb/cubic foot per ASTM D-698 and shall have a plasticity index less than 12.
10. Compaction of fill material under building slabs shall be based upon recommendations of soils engineer after completion of standard Proctor test and shall meet bearing requirements of architect for buildings. The contractor shall be responsible for testing.
11. Materials used to construct embankments for any purpose, back-fill around drainage structures or in utility trenches or any other depression requiring fill or back-fill shall be compacted to 95% of maximum density as determined by the standard Proctor test as set out in ASTM standard D-698. The contractor shall, prior to any operations involving filling or backfilling, submit the result of the Proctor test to the city's on-site inspector together with a certification that the soil tested is representative of the materials to be used on the project. Tests shall be conducted by a certified materials testing laboratory and the certifications made by a licensed professional engineer representing the laboratory.

12. Certifications for materials including, but not limited to stone, concrete, pipes, precast units, handrails, stabilization mats, traffic signal items, must be provided to the city's on-site inspector and approved by the inspector prior to installation. See Inspector for Materials Certification Checklist.
13. Embankment fill and trench back-fill shall be placed in lifts at a maximum uncompacted depth of 8-inches and 6-inches, respectively. Density tests shall be conducted at the following minimum frequencies:
  - (a) Embankment for roads, streets, dams, etc.: One test per lift per 10,000 square feet of lift.
  - (b) Back-fill around structures and in trenches: One test per lift per 500 lineal feet of trench.
14. Compaction tests for street pavement structure shall be made in cut and fill areas at the following minimum frequencies:
  - (a) Sub-Grade: One test per lane per 500 lineal feet.
  - (b) Stone Base: One test per lane per 6" compacted lift per 500 lineal feet.
  - (c) Hot Asphaltic Concrete: One test per lane per lift per 500 lineal feet.
15. All excavations, including trenches, shall be kept dry to protect their integrity.
16. Test results shall be submitted to the City Engineer. Failure to conduct density tests and submit test results shall be cause for nonacceptance of the facility. Tests shall be conducted at the sole cost of the developer or his agent.
17. Combination under-drains type CD-1 shall be installed at the lower end of the cut sections. Under-drains type CD-2 shall be installed at the low point of all vertical curves.
18. Standard UD-1 and UD-3 under-drains shall be installed where indicated on plans on further where determined necessary in the field by the City Inspectors.
19. City Inspectors have full authority to reject fill or backfill materials, require undercutting or sub grade stabilization, require provisions for sub drainage, or require other measures which affect the integrity of road and utility construction. Failure to comply with Inspectors' directives shall be cause for non-acceptance of the facility.
20. Traffic control on public streets shall be in conformance with the Manual of Uniform Traffic Control Devices and as further directed by City Inspectors. City Inspectors must be notified 24-hours in advance of any planned work or activity in city right-of-way that requires flagging, lane closure or street closure. All signage and other control devices shall be in place before such activities can commence.
21. Any discrepancies found between the drawings and specifications and site conditions or any inconsistencies or ambiguities in drawings or specifications shall be immediately reported to the engineer, in writing, who shall promptly address such inconsistencies or ambiguities. Work done by the contractor after his discovery of such discrepancies, inconsistencies or ambiguities shall be done at the contractor's risk.
22. A preconstruction conference shall be held prior to the start of construction. The contractor shall arrange the meeting with the City Engineer. At this time, the contractor shall provide a schedule and traffic control plan for work within the city right-of-way.
23. Install City standard street centerline monuments where required for new streets.
24. If Traffic Signal plans have been revised or changed since approval, the developer must provide to the Director of Public Works as-built drawings reflecting changes. Provision of as-built drawings is a condition of bond release.

**ADDITIONAL NOTES**

1. Site Statistics: Zoned R-3 (Institutional Overlay), Total Area = 10.1 ac., Total Easement Area = 1.2 ac.
2. City Landscape Requirements: N/A.
3. If water and sanitary sewer laterals are placed in the same trench, construction must comply with BOCA, 1987 Section P-1502.2. Requiring water service to be 12" above and on a shelf to the side of the sanitary sewer.
4. Water Main: All water line mains shall be 8" ductile iron slip joint class 52, unless otherwise stated on the plans. The minimum depth to the top of the pipe shall be 36" and a 10" minimum separation between sewer lines.
5. The City of Harrisonburg has an established protocol for testing and disinfection of mains which shall be the responsibility of the Contractor to ascertain "on-site" approval by the Office of Community Development Inspection personnel. The protocol includes: a.) Hydrostatic testing of all water mains; b.) Disinfection and Bacteriological sampling of all water mains; c.) Final Inspections Operations test for all water main valves and hydrants; d.) Low Pressure Air Test of sanitary sewer pipe; e.) PVC sewer requires pulling of a 5" mandrel; f.) Edification or Air Vacuum testing of manholes. The Contractor is responsible for coordinating a testing schedule with the City Inspectors.
6. Site Lighting: No more than 0.5 footcandle at property line is permitted.
7. The Erosion Control Narrative is a part of these plans. Contractor to comply with any additional items contained in the narrative.
8. Soils testing and any issues relating to soils is the responsibility of the owner/contractor. This includes payment for all soils consultant / independent engineering costs and fees, as well as other site related testing fees or costs.
9. Traffic Control: traffic control in public streets will be performed in accordance with the MUTCD and as further directed by City public works inspector.

**LEGEND**

OVERHEAD UTILITIES	LANDSCAPING AREAS ALONG RIGHT-OF-WAY
UTILITY POLE	LANDSCAPING AREAS AROUND PARKING AREA
EXISTING WATER LINES	PROPOSED GRASS STRIP
STORM SYSTEM	PROPOSED GRAVEL AREAS
SANITARY SEWER CLEANOUT	PROPOSED PAVEMENT AREAS
EXISTING SANITARY SEWER	PROPOSED HEAVY PAVEMENT AREAS
GAS LINES	PROPOSED CONCRETE AREAS
EXISTING PROPERTY LINE	PROPOSED SIDEWALK
EASEMENT LINE	HANDICAP ACCESSIBLE PARKING SPACE
PROPOSED ROAD/EOP	COMPACT PARKING SPACE
EXISTING ROAD	EXISTING TREE WITH MULCHED BED
CURBING: CG-2 OR CG-6	PROPOSED LARGE DECIDUOUS TREE
FIRE HYDRANT	PROPOSED SMALL DECIDUOUS TREE
WATER METER	PROPOSED DECIDUOUS OR EVERGREEN SHRUB
WATER VALVE	PROPOSED EVERGREEN TREE
EXISTING CONTOURS	
EXISTING EDGE OF GRAVEL	
EXISTING EDGE OF PAVEMENT	

Date: 9/28/15  
 Scale: 1"=30'  
 Designed by: Gil Colman, PE  
 Drawn by: GLC

Revision Dates  
 R1 10/24/15 Per City

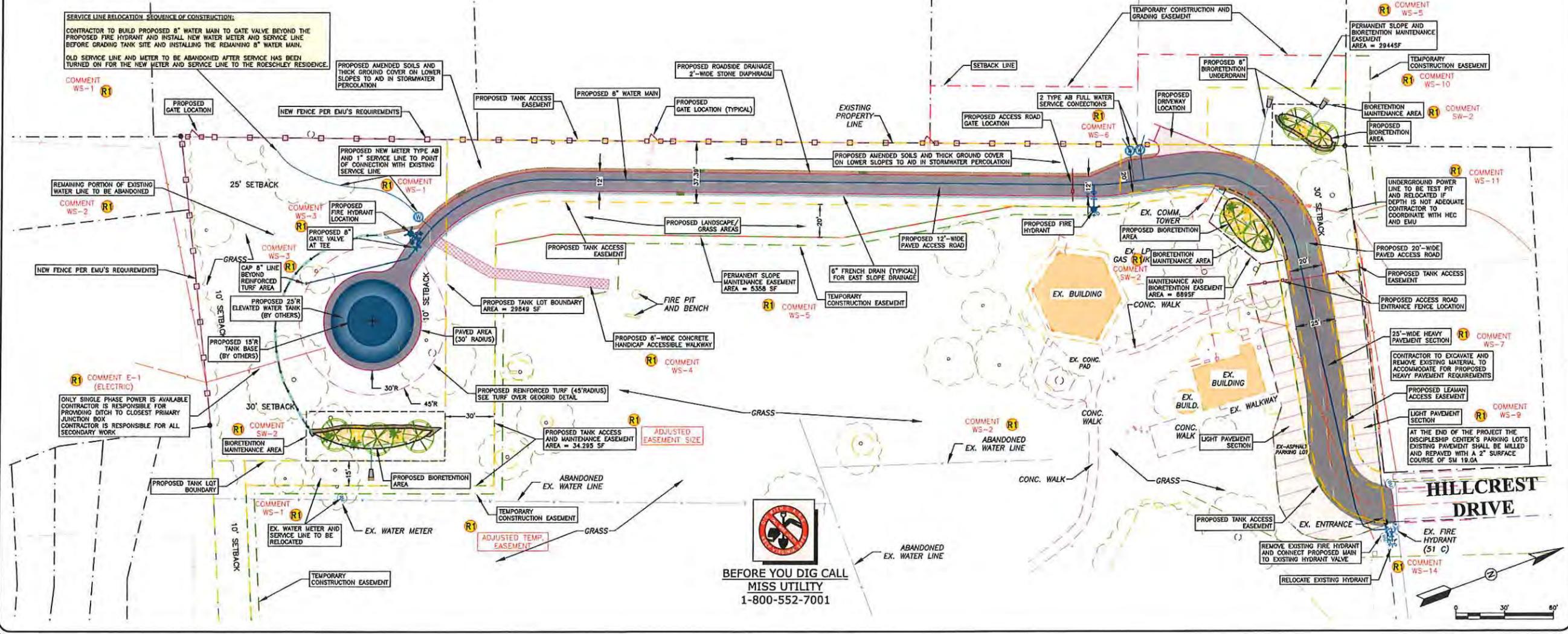
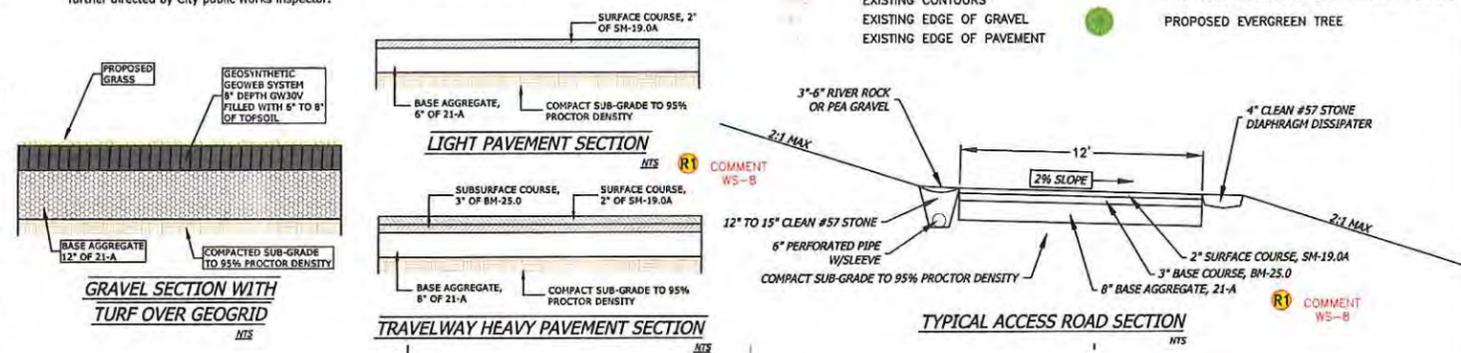
**COLMAN ENGINEERING, P.L.C.**  
 PROFESSIONAL ENGINEER  
 GIL COLMAN, P.E.  
 P.O. BOX 1764 | Harrisonburg, VA 22803 | Ph: (540) 246 3712  
 E-mail: colman@colmaneng.com | www.colmaneng.com



**SITE LAYOUT**  
 PARKVIEW WATER TANK & ACCESS ROAD  
 1171 Hillcrest Drive  
 1181 Smith Avenue  
 Harrisonburg, Virginia 22802

Project No.  
 CE-201526

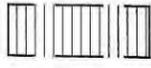
Drawing No.  
**C2**  
 of 6 Sheets



**BEFORE YOU DIG CALL MISS UTILITY 1-800-552-7001**

SCALE: 1"=100'

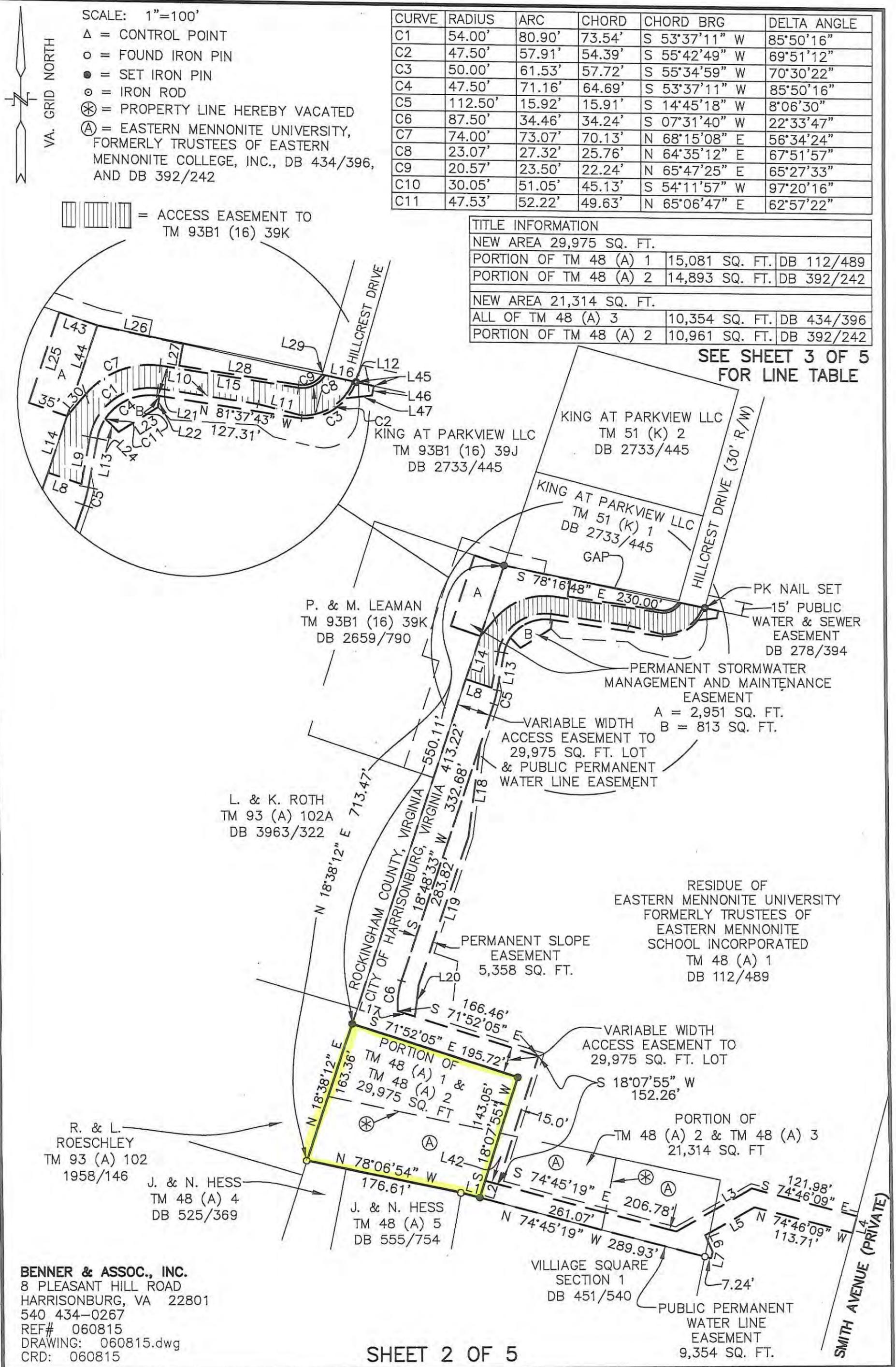
- △ = CONTROL POINT
- = FOUND IRON PIN
- = SET IRON PIN
- ⊙ = IRON ROD
- ⊗ = PROPERTY LINE HEREBY VACATED
- Ⓐ = EASTERN MENNONITE UNIVERSITY, FORMERLY TRUSTEES OF EASTERN MENNONITE COLLEGE, INC., DB 434/396, AND DB 392/242

 = ACCESS EASEMENT TO TM 93B1 (16) 39K

CURVE	RADIUS	ARC	CHORD	CHORD BRG	DELTA ANGLE
C1	54.00'	80.90'	73.54'	S 53°37'11" W	85°50'16"
C2	47.50'	57.91'	54.39'	S 55°42'49" W	69°51'12"
C3	50.00'	61.53'	57.72'	S 55°34'59" W	70°30'22"
C4	47.50'	71.16'	64.69'	S 53°37'11" W	85°50'16"
C5	112.50'	15.92'	15.91'	S 14°45'18" W	8°06'30"
C6	87.50'	34.46'	34.24'	S 07°31'40" W	22°33'47"
C7	74.00'	73.07'	70.13'	N 68°15'08" E	56°34'24"
C8	23.07'	27.32'	25.76'	N 64°35'12" E	67°51'57"
C9	20.57'	23.50'	22.24'	N 65°47'25" E	65°27'33"
C10	30.05'	51.05'	45.13'	S 54°11'57" W	97°20'16"
C11	47.53'	52.22'	49.63'	N 65°06'47" E	62°57'22"

TITLE INFORMATION		
NEW AREA 29,975 SQ. FT.		
PORTION OF TM 48 (A) 1	15,081 SQ. FT.	DB 112/489
PORTION OF TM 48 (A) 2	14,893 SQ. FT.	DB 392/242
NEW AREA 21,314 SQ. FT.		
ALL OF TM 48 (A) 3	10,354 SQ. FT.	DB 434/396
PORTION OF TM 48 (A) 2	10,961 SQ. FT.	DB 392/242

SEE SHEET 3 OF 5 FOR LINE TABLE



**BENNER & ASSOC., INC.**  
 8 PLEASANT HILL ROAD  
 HARRISONBURG, VA 22801  
 540 434-0267  
 REF# 060815  
 DRAWING: 060815.dwg  
 CRD: 060815

SMITH AVENUE (PRIVATE)

## September 2016, Proactive Zoning Report

For the month of September 2016, the proactive zoning program inspected the **Southeast Industrial** section of the city. The violations related to inoperable vehicles, signs, junk, tall grass and weeds, and indoor furniture. The proactive zoning program for October 2016, will be directed toward the **Ramblewood & Greendale** section of the City.

MONTH	SECTOR	5 <sup>th</sup> CYCLE VIOLATIONS	CORRECTED	2 <sup>nd</sup> CYCLE	3 <sup>rd</sup> CYCLE	4 <sup>th</sup> CYCLE
March 2015	Wyndham Woods	0	0	0	4	2
March 2015	Northfield	19	19	6	19	13
April 2015	Purcell Park	6	6	6	5	8
April 2015	Parkview	11	11	7	16	5
May 2015	Technology Park	1	1	1	0	0
May 2015	Northeast	45	45	45	63	29
June 2015	South Main	11	11	0	1	1
July 2015	Fairway Hills	2	2	0	0	2
August 2015	Smithland	3	3	4	0	2
January 2016	North Main	38	36	4	4	10
January 2016	North Liberty	33	32	4	18	11
February 2016	Westover	42	31	8	17	13
February 2016	Garbers Church	3	3	2	1	9
March 2016	Spotswood Acres	4	4	4	1	8
March 2016	Jefferson	36	34	22	35	21
April 2016	Forest Hills & JMU	8	8	1	1	1
April 2016	Mosby & Kaylor	13	12	0	2	5
May 2016	Hillandale	18	16	5	17	11
June 2016	Maplehurst & JMU	1	1	5	2	0
July 2016	Hawkins	21	18	28	17	11
August 2016	Greystone	28	21	10	13	9
September 2016	Southeast Industrial	4		2	5	1
October 2016	Ramblewood & Greendale			8	1	11
November 2016	Stone Spring Village			10	0	2
December 2016	Sunset Heights			29	10	2
January 2017	Reherd Acres			12	9	10
February 2017	West Market			16	6	13
March 2017	Chicago			22	29	4
April 2017	Pleasant Hill			13	17	9
May 2017	Avalon Woods			26	11	36
June 2017	Waterman			61	18	15
July 2017	Keister			5	8	7
August 2017	City Hall			30	16	4
September 2017	Court Square			3	2	5
October 2017	Bluestone Hills & Valley Mall			33	31	27
November 2017	Preston Heights			3	1	7