



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

OFFICE (540) 432-7700 • FAX (540) 432-7777

To: Planning Commission
From: Department of Community Development
Date: August 9, 2023 (Regular Meeting)
Re: Rezoning and Special Use Permit – 210, 280, and 290 West Mosby Road (R-2, R-2C and B-2C to R-5C) and (To Allow Multiple-Family Dwellings of More Than 12 Units Per Building and to Allow greater than four (4) stories and 52 feet in height in R-5)

Summary:

| | |
|-------------------------------|---|
| Project name | N/A |
| Address/Location | Portions of 210, 290, and 280 West Mosby Road |
| Tax Map Parcels | Portions of 7-C-2 and 3 |
| Total Land Area | +/- 12-acres |
| Property Owner | Daniel W. and Nancy R. Brubaker Trustees and Bluestone Land Company; D&N LLC |
| Owner's Representative | Beverly J. Searles Foundation, Inc. and Mark Slack, Kanawha Realty Advisors, LLC |
| Present Zoning | R-2, Residential District, R-2C, Residential District Conditional, and B-2C, General Business District Conditional |
| Proposed Zoning | R-5C, High Density Residential District Conditional |
| Special Use Permits Requested | To allow multiple-family dwellings of more than twelve (12) units per building per Section 10-3-55.4 (1), and To allow multiple-family buildings greater than four (4) stories and 52 feet in height per Section 10-3-55.4 (2) |
| Staff Recommendation | Approval |
| Planning Commission | August 9, 2023 (Public Hearing) |
| City Council | Anticipated September 12, 2023 (First Reading/Public Hearing) Anticipated September 26, 2023 (Second Reading) |

Background:

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

Site: Vacant land and single-family detached dwelling, zoned R-2, R-2C, and B-2C

North: Single-family detached dwellings, zoned R-1 and R-2C

East: Vacant land, zoned R-2 and R-2C

South: Across West Mosby Road, vacant land, townhomes, and multiple-family dwellings, zoned R-2, R-3, and R-3C
West: Across Pear Street, single-family detached dwellings and nonconforming vehicle repair, zoned R-1

In February 1999, City Council approved a rezoning of +/- 24.83 acres identified as tax map parcel 7-C-2. The request was to rezone +/- 21.62 acres from R-1, Single Family Residential District to R-2C, Residential District Conditional and rezone +/- 3.21 acres from R-1, Single Family Residential District to B-2C, General Business District Conditional.

The proffers for the R-2C zoned area included (written verbatim):

1. Any dwellings permitted by right in the R-1 Single-Family Residential District.
2. Single-family dwelling units with limitations as required by area and dimensional regulations set forth in R-2 regulations.
3. Accessory buildings and uses clearly incidental to above.

The proffers for the B-2C zoned section included (written verbatim):

1. Governmental, business and professional offices, and financial institutions.
2. Accessory buildings and uses customarily incidental to above listed uses.

The intent with the above proffers was to be able to construct a higher density detached single family home neighborhood utilizing the allowable smaller lot sizes of the R-2 district while permitting the noted nonresidential uses along a portion of the property's West Mosby Road frontage and at the intersection with Pear Street.

The current request is associated with a portion of the R-2C-zoned land, all of the B-2C-zoned area, and a portion of a separate parcel zoned R-2 with frontage along West Mosby Road.

Key Issues:

The applicant has submitted three separate applications. The first is a rezoning request for portions of two parcels totaling +/- 12-acres from R-2, R-2C, and B-2C, to R-5C. The second application for the same area is for a special use permit (SUP) to allow multiple-family dwellings of more than twelve (12) units per building per Section 10-3-55.4 (1) in the R-5 district. The third application for the same acreage is a SUP to allow multiple-family buildings to be greater than four (4) stories and 52 feet in height Per Section 10-3-55.4 (2) in the R-5 district. (Note: Constructing multi-family dwellings of up to 12 units per building is a by right ability in the R-5 district.) If the requests are approved, the applicant plans to construct an "affordable residential community serving seniors and potentially workforce and other citizens qualifying for affordable housing options." The project would not exceed 164 multi-family dwelling units.

Proffers

The applicant has offered the following proffers (written verbatim):

1. The number of dwelling units on the property shall not exceed 164 units.
2. The property shall not contain dwelling units that have more than three (3) bedrooms.
None of the dwelling units shall be rented on a "per bedroom" basis other than one-

bedroom units designed for that purpose. At least 25% of the total units will be one-bedrooms.

3. A minimum of 82 units will be age-restricted, in that at least one member of each household must be aged 55 or older and will comply with applicable laws and regulations relating to age restricted housing.
4. A minimum of 1.35 parking spaces per dwelling unit shall be provided. Occupancy shall be limited to a family or no more than three (3) unrelated persons per dwelling unit.
5. Solar panels shall be installed and maintained on a minimum of 10,000 sf of building roof area as measured from the outside perimeter of the solar installation area (and not panel surface area).
6. A minimum of two (2) "Level 2" (equivalent or better technology at the time of construction) electric vehicle charging stations at the property shall be installed prior to project completion and thereafter maintained in operating condition.
7. An easement shall be granted for a bus shelter at a location acceptable to Harrisonburg Department of Public Transportation (HDPT). A concrete pad will be constructed within the agreed easement location to HDPT's bus shelter design specifications. HDPT will install the bus shelter on the pad provided.
8. Amenities Proffer shall include a minimum of 1,500 sq feet of installed and maintained outdoor amenity area space, to potentially include community amenity and recreational areas such as a dog run, gazebo, koi pond, picnic pavilion. The location and specific amenity type may be changed or relocated relative to final site plan approval and resident mix. A community clubhouse will also be constructed containing a minimum of 2500 sq. ft. Both the clubhouse and outdoor amenity areas proffered shall be completed and opened no later than the issuance of the 100th Certificate of Occupancy for residential units on the property.
9. The north side of Mosby Road will be improved and widened for the length of the full property frontage as generally shown on the Concept Plan. These improvements shall contain the following mitigations subject to final site plan approval of the final engineered design:
 - A. The north travel lane of West Mosby Road will be widened to include an eighteen-foot (18') width of pavement from centerline exclusive of curb and gutter and turn lane.
 - B. Curb and gutter will be provided along the north travel lane of West Mosby Road along the entire property frontage.
 - C. A two-foot (2') green strip will be provided between the curb and gutter and sidewalk along the north side of the West Mosby Road frontage. Consideration by the City Public Works Department will be given during site planning to allow a sidewalk to be installed adjacent to curbing in sections where topographic hardship can be demonstrated.
 - D. A minimum five-foot (5') sidewalk will be provided along the north side of the West Mosby Road street frontage.

- E. Public Right-of-Way or a Pedestrian sidewalk easement will be dedicated or granted to a point six inches (0.5') behind the installed sidewalk along the north side of West Mosby Road.
- F. A one hundred foot (100') right turn lane with one hundred foot (100') taper will be provided serving the primary project entrance as shown on the Concept Plan.
- 10. A vegetated screen shall be provided and maintained along the common property line with Tax Parcel # 007-C-6 as generally depicted on the Concept Plan. The screen shall include a single row of evergreen trees planted approximately ten (10) feet apart. Trees shall be a minimum of six (6) feet tall at time of planting.
- 11. The Owner/Applicant shall participate in a Small Area Transportation Study in accordance with the Small Area Transportation Study Agreement submitted as part of the rezoning application.
- 12. A 10' wide minimum gated emergency only access will be provided from Pear Street into the development to provide a second means of egress. The access shall be installed to standards required to support full size fire engine weight. The final location of the emergency only access will be at a location acceptable to the Harrisonburg Fire Department.
- 13. The entrance to the Project from Mosby Road shall be installed at the location shown on the Concept Plan. The entrance dual roadway and roundabout shown on the Concept Plan shall be dedicated to the City for public use upon completion of full installation, final coat paving, inspection and acceptance by City Public Works for inclusion in the City's public street network.
- 14. The installed roundabout shall maintain a minimum of two hundred twenty-five feet (225') of entrance separation from Mosby Road (measured from the edge of the westbound travel lane on Mosby Road to the outer edge of the inscribed circle diameter (Yield Line) of the roundabout. The 225' entrance separation shall be maintained for access management purposes on any future public street connections to the roundabout.
- 15. The Owner/Applicant shall dedicate to the City upon request up to thirty feet (30') of right-of-way along the Pear Street Project (Phase I) frontage as measured from the centerline of the current Pear Street pavement for future right-of-way improvements.
- 16. No less than one (1) large deciduous tree shall be planted and maintained for every fifty (50) linear feet of parcel public street frontage where trees are not required by parking lot landscaping regulations (Section 10-3-30.1(1) of the Zoning Ordinance). Trees shall be planted within 10 feet of public street rights-of-way. At the time of planting, tree sizes shall meet the requirements as defined in Section 10-3-24 of the Zoning Ordinance.

Note that the concept plan is not proffered.

While most of the proffers are self-explanatory, staff offers additional information on Proffers #4 and #8. Proffer # 1 is addressed in the Land Use section, and Proffers 7, 9, 11, 13, and 15 is addressed in the Transportation and Traffic section.

Regarding Proffer #4, the R-5 district allows by right dwellings to be occupied by a family or not more than four unrelated persons. Proffer #4 reduces the allowable occupancy of dwelling units to either a

family or not more than three unrelated persons. Section 10-3-25 (7) of the ZO requires one off-street parking space to be provided for each dwelling unit when occupancy is restricted. Although the applicant could have been allowed the flexibility of providing only one parking space per unit, they have proffered to provide a minimum of 1.35 off-street parking spaces per unit.

Regarding Proffer #8, the applicant has proffered a minimum of 1,500 square feet of installed and maintained outdoor amenity area space and a community clubhouse containing a minimum of 2,500 square feet. Staff asked the applicant if they would consider increasing the size of the outdoor amenity area as well as the location specifics of the amenity spaces in relation to the building locations. The applicant explained they are still working on the scope, design, and financing for the project and did not want to overcommit.

Land Use

The Comprehensive Plan designates this site as Medium Density Mixed Residential and states:

These areas have been developed or are planned for small-lot single-family detached and single-family attached (duplexes and townhomes) neighborhoods, where commercial and service uses might be finely mixed within residential uses or located nearby along collector and arterial streets. Mixed-use buildings containing residential and non-residential uses and multi-family dwellings could be appropriate under special circumstances. Attractive green and open spaces are important for these areas and should be incorporated. Open space development (also known as cluster development) is encouraged, which provides for grouping of residential properties on a development site to use the extra land for open space or recreation. Like the Low Density Mixed Residential designation, the intent is to have innovative residential building types and allow creative subdivision designs that promote neighborhood cohesiveness, walkability, connected street grids, community green spaces, and the protection of environmental resources or sensitive areas (i.e. trees and floodplains). Residential building types such as zero lot-line development should be considered as well as other new single-family residential forms. The gross density of development in these areas could be around 20 dwelling units per acre. Commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way.

Proffer #1 restricts the maximum number of dwellings on the property to 164 units, which is about 13 dwelling units per acre and within the planned density for the Medium Density Mixed Residential designation of around 20 dwelling units per acre.

Transportation and Traffic

The Determination of Need for a Traffic Impact Analysis (TIA) form (“TIA determination form”) for the proposed rezoning is attached. The TIA determination form indicated that the proposed 164-unit project would not generate 100 or more new peak hour trips, which is the threshold for staff to require a Traffic Impact Analysis (TIA).

Know that when the applicant first initiated discussions about this project, they presented a plan that would have rezoned around 28-acres of property. (Reference the Rezoning Area Map included within

the application and supporting documents.) Rezoning all 28-acres would have exceeded the 100 new peak hour trips threshold and would have required a TIA study. A TIA study takes months to complete, and the applicant would likely have missed the early Spring 2024 low-income housing tax credits (LIHTC) tax credit application deadlines. Therefore, the subject request is only for 12 of the 28-acres ("Phase 1") so that the applicant can meet the LIHTC deadlines. Staff understands, however, that the applicant is planning to purchase all 28 acres even though they are only requesting to rezone 12 acres at this time. In knowing a much larger plan of development is anticipated, staff raised concerns about not completing a TIA for all 28-acres prior to any rezoning of this area as it would result in not identifying the overall, planned development's full impact on the City's transportation network. Not completing a TIA would not identify needed mitigations and would result in missed opportunities for the applicant to proffer street and transportation improvements, which could then place the burden of responsibility on the City.

In the past few years, there have been several rezonings for new housing developments in this area of the City and Rockingham County, such as Cobblers Valley and Zephyr Hill/s, and there are additional developments anticipated between South High Street and South Main Street that are adding to, and will add to, significant traffic to the existing street network. In believing the existing street network is inadequate to handle all the new development, staff would like to complete a Small Area Transportation Study that would consider the transportation network holistically by examining anticipated development and land use changes; examining the existing street network and determining general locations for new entrances and new public streets through currently vacant lands; and to understand improvements needed to existing streets, intersections, and traffic signalization. In Proffer #11, the applicant has proffered that they will participate in a Small Area Transportation Study in accordance with the Small Area Transportation Study Agreement submitted as part of the rezoning application. As part of the agreement, the applicant is committing to make a \$25,000 cash contribution to the City to defray the cost of the Small Area Transportation Study.

Regarding Proffer #7, a concrete pad will be constructed and an easement would be dedicated for a bus shelter at a location acceptable to the Harrisonburg Department of Public Transportation (HDPT). It is anticipated that the bus shelter will be located in the southbound direction of the new street between West Mosby Road and the roundabout illustrated in the Concept Plan. The exact location will be determined during the engineered comprehensive site plan phase of the project. HDPT will provide and install the bus shelter. During review of the applications, city staff asked the applicant if they would be willing to proffer constructing a bus pull off. The applicant responded that it is too hard to commit to a bus pull off at this time, but they would be willing to consider it during the engineered comprehensive site plan phase.

Regarding Proffer #9, the applicant has proffered a variety of infrastructure improvements along the north side of West Mosby Road to be completed with the project. In Proffer #13, the applicant has proffered the construction and dedication of a new public street between West Mosby Road and the roundabout as illustrated in the Concept Plan. City staff and the applicant envision that future streets or entrances will connect to this roundabout to serve future development in the surrounding area.

In Proffer #15, the applicant has proffered to dedicate, upon request from the City, up to 30 feet of public street right-of-way along the Pear Street frontage as measured from the centerline of the current

Pear Street. While staff is appreciative of this, staff suggested the applicant also consider proffering to construct sidewalk along the Pear Street frontage between West Mosby Road and Ruby Drive. This sidewalk would enhance the City's sidewalk network and serve the residents on the west side of Pear Street, including the manufactured/mobile home park off Ruby Drive and the developed and future phases of Cobblers Valley and Zephyr Hill. The applicant responded that they are wary of the extra expense and its impact to the housing project and highlighted the other infrastructure related proffers they have committed to already. While staff would like to promote the interconnectivity of the City's sidewalk network in this area, staff understands the applicant's hesitations and the fact that constructing sidewalk adds expense to the overall housing cost.

Public Water and Sanitary Sewer

City staff has advised the application that available downstream sanitary sewer capacity may be inadequate for the proposed use and must be evaluated during a Preliminary Engineering Report prior to the engineered comprehensive site plan submittal.

Housing Study

The City's Comprehensive Housing Assessment and Market Study (Housing Study) places the subject site within Market Type B, which has "neighborhoods [that] are characterized by high income earning households, large volumes of housing sales and lower population growth." The Housing Study further notes that houses in these markets are quick to sell and that "[p]riorities and policies that are appropriate to Market Type B areas include the preservation of existing affordable housing while at the same time working to increase access to amenities."

The developer intends to seek support from low-income housing tax credits (LIHTC). LIHTC rentals generally provide affordability for 30 years and typically target households at 60% AMI. In Harrisonburg, there are currently 410 units of LIHTC housing. Sixty units at Lineweaver Annex serve elderly and/or disabled households; this is the only LIHTC senior housing in the City. Bluestone Town Center is zoned for up to 450 multi-family LIHTC units, to be phased over several years, with some senior units planned though not proffered.

Public Schools

The student generation attributed to the proposed 164 new residential units is estimated to be 26 students. Based on the School Board's current adopted attendance boundaries, Bluestone Elementary School, Thomas Harrison Middle School, and Harrisonburg High School would serve the students residing in this development. Harrisonburg City Public Schools (HCPS) staff noted that schools are over capacity in many of the schools.

Recommendation

While staff had hoped for additional details regarding amenity space and for more consideration to provide sidewalk along or near Pear Street, staff believes the overall advantages of the proposed project could be beneficial for individuals and families that want to reside in the City. The project's density fits within the range planned for this area and the proposed multi-family would be consistent with existing townhomes and multi-family units located along West Mosby Road and along Mosby Court. Staff recommends approval of the rezoning and both special use permits as submitted.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Recommend approval of the rezoning and SUP requests as submitted;
- (b) Recommend approval of the rezoning and SUP requests with conditions;
- (c) Recommend approval of the rezoning request and denial one of the SUP requests; or
- (d) Recommend denial of the rezoning and SUP requests.

Community Engagement:

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

Rezoning – 210, 280, and 290 West Mosby Road (R-2, R-2C and B-2C to R-5C)

Public hearing to consider a request from Daniel W. and Nancy R. Brubaker Trustees and Bluestone Land Company; D&N LLC to rezone a +/- 12-acre site from R-2, Residential District; R-2C, Residential District Conditional; and B-2C, General Business Conditional to R-5C, High Density Residential District Conditional. The request includes portions of properties addressed as 210, 290, and 280 West Mosby Road, which are identified as tax map parcel numbers 7-C-2 and 3.

Special Use Permit – 210, 280, and 290 West Mosby Road (To Allow Multiple-Family Dwellings of More Than 12 Units Per Building in R-5)

Public hearing to consider a request from Daniel W. and Nancy R. Brubaker Trustees and Bluestone Land Company; D&N LLC for a special use permit per Section 10-3-55.4 (1) to allow multiple-family dwellings of no more than twelve (12) units per building in the R-5, High Density Residential District. The request includes portions of properties addressed as 210, 290, and 280 West Mosby Road, which are identified as tax map parcel numbers 7-C-2 and 3 and total 12-acres.

Special Use Permit – 210, 280, and 290 West Mosby Road (To Allow Multiple-Family Buildings Greater Than 4 Stories and/or 52 Feet in Height in R-5)

Public hearing to consider a request from Daniel W. and Nancy R. Brubaker Trustees and Bluestone Land Company; D&N LLC for a special use permit per Section 10-3-55.4 (2) to multiple-family buildings greater than four (4) stories in height and/or fifty-two (52) feet in height in the R-5, High Density Residential District. The request includes portions of properties addressed as 210, 290, and 280 West Mosby Road, which are identified as tax map parcel numbers 7-C-2 and 3 and total 12-acres.

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 recommends alternative (a) approval of the rezoning and special use permits as submitted.

Attachments:

1. Site maps
2. Application and supporting documents

Review:

N/A



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

Change of Zoning District
(Rezoning) Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

150 & 210 W. Mosby Road 007 C 2 & 007 C 3 12 acres acres or sq.ft.
Property Address Tax Map Parcel/ID Total Land Area (circle)

Existing Zoning District: R2C & R2 Proposed Zoning District: R-5C

Existing Comprehensive Plan Designation: Medium Density Mixed Residential

PROPERTY OWNER INFORMATION

Blue Stone Land Company, Inc. et al (540) 271-2178
Property Owner Name Telephone

150 W. Mosby Road JohnBowman@odrva.com
Street Address E-Mail

Harrisonburg VA 22801
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

J. Mark Slack (804) 370-6384
Owner's Representative Telephone

175 Tabbs Choice Rd JMarkSlack@KanawhaRA.com
Street Address E-Mail

White Stone VA 22578
City State Zip

CERTIFICATION

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.


 July 7, 2023
PROPERTY OWNER DATE

REQUIRED ATTACHMENTS

- ☒ Letter explaining proposed use & reasons for seeking change in zoning.
- ☒ Statement on proffers, if applying for conditional rezoning.
- ☒ Survey of property or site map.
- ☒ Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

7/7/23 Total Fees Due: \$ 910 paid
Date Application and Fee Received Application Fee: \$550.00 + \$30.00 per acre

Received By 



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

150 & 210 W. Mosby Road 007 C 2 & 007 C 3 12 acres acres or sq.ft.
Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: R2C & R2 Existing - R5C Requested

Special Use being requested: 10-3-55.4 Multiple-family buildings greater than four (4) stories and/or fifty-two (52) feet in height

PROPERTY OWNER INFORMATION

Blue Stone Land Company Inc. et al (540) 271-2178
Property Owner Name Telephone
150 W. Mosby Road JohnBowman@odrva.com
Street Address E-Mail
Harrisonburg VA 22801
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

J. Mark Slack (804) 370-6384
Owner's Representative Telephone
175 Tabbs Choice Rd JMarkSlack@KanawhaRA.com
Street Address E-Mail
White Stone VA 22578
City State Zip

CERTIFICATION

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.

[Signature]
PROPERTY OWNER

July 7, 2023
DATE

REQUIRED ATTACHMENTS

- ☐ Site or Property Map
- ☐ Letter explaining proposed use & reasons for seeking a Special Use Permit.
- ☐ Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

7/7/23
Date Application and Fee Received
[Signature]
Received By

Total Fees Due: \$ paid 785
Application Fee: \$425.00 + \$30.00 per acre



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

150 & 210 W. Mosby Road 007 C 2 & 007 C 3 12 acres acres or sq.ft.
Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: R2C & R2 Existing - R5C Requested

Special Use being requested: 10-3-55.4 Multiple-family dwellings of more than twelve (12) units per building

PROPERTY OWNER INFORMATION

Blue Stone Land Company Inc. et al (540) 271-2178
Property Owner Name Telephone
150 W. Mosby Road JohnBowman@odrva.com
Street Address E-Mail
Harrisonburg VA 22801
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

J. Mark Slack (804) 370-6384
Owner's Representative Telephone
175 Tabbs Choice Rd JMarkSlack@KanawhaRA.com
Street Address E-Mail
White Stone VA 22578
City State Zip

CERTIFICATION

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.

[Signature] July 7, 2023
PROPERTY OWNER DATE

REQUIRED ATTACHMENTS

- ☐ Site or Property Map
- ☐ Letter explaining proposed use & reasons for seeking a Special Use Permit.
- ☐ Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

7/7/23 Total Fees Due: \$ 785 paid
Date Application and Fee Received Application Fee: \$425.00 + \$30.00 per acre
[Signature]
Received By

CLARK & BRADSHAW, P.C.

ATTORNEYS AND COUNSELORS AT LAW

TODD C. RHEA
MATTHEW C. SUNDERLIN
BRADLEY J. MOYERS
QUINTON B. CALLAHAN
KAREN L. ROWELL
KATHERINE M. MANN
KEVIN M. WHEELER

92 North Liberty Street
Harrisonburg, Virginia 22802
Post Office Box 71
Harrisonburg, Virginia 22803-0071
Telephone: (540) 433-2601 Facsimile: (540) 433-5528
Web Site: www.clark-bradshaw.com
Writer's Email: tcrhea@clark-bradshaw.com

MARK B. CALLAHAN
OF COUNSEL

AMY L. RUSH, C.P.A.
NOT AN ATTORNEY

August 1, 2023

Via Electronic Mail:

Adam Fletcher, Director
City of Harrisonburg Department of Community Development
409 S. Main Street
Harrisonburg, VA 22801
Adam.fletcher@harrisonburgva.gov

Re: Beverly J. Searles Foundation, Inc. – Application for an R-5C District Zoning Ordinance Amendment and Special Use Permits for a multifamily community not to exceed 164 units; located at 150 and 210 W. Mosby Road, Harrisonburg, VA 22801, Tax Map References: Portions of 007 C 2 & 007 C 3 (“Subject Property”)

Dear Mr. Fletcher:

I write on behalf of the applicant, Beverly J. Searles Foundation, which requests an R-5C High Density Residential District rezoning approval with two (2) Special Use Permit requests for the Subject Property. The Subject Property contains 12 acres and is a portion of City Tax Parcels 007 C 2 and 007 C 3. The Subject Property is designated as Medium Density Mixed Residential on the Future Land Use Guide Map contained in the 2018 City Comprehensive Plan. The proposed Rezoning and Special Use Permit requests would allow for the development of the vacant Subject Property into a diverse and affordable residential community serving seniors and potentially workforce and other citizens qualifying for affordable housing options. The approvals would directly address the existing need for additional housing stock, units of varied types and additional density as identified in the City of Harrisonburg Comprehensive Housing Assessment and Market Study. It is further noted that the project will address the critical affordable housing needs of seniors in a community designed specifically for senior housing. The location, unit mix and proffers dictate that the proposed housing units are not student housing, luxury, or short-term rentals.

The applicant, the Beverly J. Searles Foundation, desires to establish an apartment community not to exceed 164 units on the Subject Property. The number of units is fully compatible with target densities in the Medium Density Mixed Residential district of up to 20 units per acre. Proffered

amenities include a dog run, gazebo, koi pond, , picnic pavilion and sidewalks. The community would also benefit from full-time professional property management and maintenance personnel on site.

Beverly J. Searles Foundation, Inc. (“Searles Foundation”) is a not-for-profit 501(c)(3) corporation incorporated in Georgia on August 31, 2007. An independent Board of Directors governs Searles Foundation. IRS issued a determination letter dated February 12, 2008, confirming Searles Foundation is exempt from federal income taxation under Section 501(a) of the Internal Revenue Code of 1986, as amended (the “Code”), as an organization described in Section 501(c)(3) of the Code. The mission of the Searles Foundation is to transform communities by providing quality, affordable, and workforce housing for families and seniors. The Foundation focuses on excellent resident service, energy-efficient new housing, opportunities for community leaders, and a holistic approach to wellness and healthy lifestyles. Since 2007, Searles Foundation has been a developer and owner of affordable housing in Georgia. As of February 20, 2023, Searles Foundation holds member interests in eighteen (18) limited partnerships that own and operate Affordable Housing financed in part with Housing Tax Credits (often called “LIHTC” or “HTC”).

The Subject Property is located generally at the intersection of West Mosby Road and Pear Street. The surrounding properties include the Millwood Townhome and Condominium communities, the Mosby Heights Apartments, and single-family detached homes. Numerous retail facilities are located along South Main Street which intersects West Mosby Road about one-half mile east of the proposed entrance to the new apartment community. These amenities are easily accessible to pedestrian and bike trips with existing connecting sidewalks along the south side of West Mosby Road. This rezoning would facilitate the improvement and widening along the north side of West Mosby Road and the installation of pedestrian improvements on that frontage. The Subject Property is also located on an existing City bus transit line and a new transit stop is proffered to be installed on the Subject Property.

This development will address many of the housing concerns outlined in the Harrisonburg Housing Study dated January 2021 including:

1. *There is a “housing mismatch” in which thousands of households live in units that do not align with their income (page 6).*
2. *The City’s rental market is comparably tight (page 6).*
3. *More than 3,600 lower income renter households are cost-burdened and pay more than 30% of their income on housing costs (page 7).*
4. *There is strong demand for expanding the rental housing inventory at both ends of the income spectrum (page 8).*
5. *Recommendations from the report specify:*
 - a. *Large sites may be appropriate for substantial multifamily apartment...development (page 81).*
 - b. *In most cases, affordable housing projects should maximize allowable density to provide the City’s greatest number of affordable housing units (page 81).*

August 1, 2023

Page 3


The Subject Property is also located to provide additional senior, and potentially workforce and affordable housing options in the redeveloping South Main Street corridor of the City with convenient access to City shopping venues and other amenities.

The developer has committed to sustainable features within the community and has proffered the installation of solar panels to power its amenity areas and EV charging stations for resident use. Convenient bike and e-bike parking and storage will also be provided to allow residents to conveniently access bike trip options.

The applicant requests approval of the R-5C and two technical Special Use Permit applications for multifamily units within the Medium Density Mixed Residential planning district under the submitted applications, proffers, and supplemental documents. The applicant further requests that as a condition to approving the Special Use Permit requests, that these uses be established, or any construction authorized shall be commenced and diligently pursued within 48-months of the approval date of the Special Use Permits.

I appreciate your consideration of this proposal. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Todd C. Rhea', with a stylized flourish extending to the right.

Todd C. Rhea, Esq.

cc: Philip Searles
Beverly J. Searles Foundation, Inc.

BJSF Harrisonburg Phase I

RZ - _____
REZONING REQUEST PROFFER
(Conditions for this Rezoning Request)

Applicant:

The Beverly J. Searles Foundation, Inc.

Owners:

BRUBAKER DANIEL W. NANCY R. TRUSTEES

Tax Map No. 007 C 2

150 W. Mosby Road

AREA = 32.98 acres

ZONED: R2C

BLUESTONE LAND COMPANY INC.

Tax Map No. 007 C 3

210 W. Mosby Road

AREA = 3.3 acres

ZONED: R2

Dated: June 8, 2023 and Revised July 7, 2023 and August 1, 2023

**TO THE HONORABLE MAYOR AND MEMBERS OF
THE COUNCIL OF THE CITY OF HARRISONBURG**

Property Information

The Applicant and the Owners of the above-described parcels, containing 36.28 acres (+/-) of land (the "Property"), have petitioned the City of Harrisonburg, Virginia (the "Council") for a rezoning to allow for the development of a specific project, identified as the BJSF Harrisonburg Phase I (the "Project"), as specifically detailed in the Mosby Road Rezoning Area Map and Concept Plan (2 pages) ("Concept Plan") by Valley Engineering containing a total of 12.00 acres which represents the portion of the Property delineated in the rezoning application filed with the City.

The Applicant intends to develop up to 164 units of affordable multifamily rental housing on this 12 acres. 82 of the units will be in a single four-story building designed for occupancy by senior residents, ages 55 and older, containing one- and two-bedroom units. A minimum of 82 of the units will be in a separate four-story building for occupancy

by residents with families containing one-, two-, and three-bedroom units. Depending on funding, all units may be converted to 55 and older units in the project as rezoned.

Proffers

In furtherance of the Proposed Rezoning, the Applicant hereby proffers that in the event the Council shall approve the rezoning of the Property, from their varying current zoning districts to R-5C High Density Residential District, then the Project shall be done in conformity with the terms and conditions as set forth herein, except to the extent that such terms and conditions may be subsequently amended or revised by the Applicant and such be approved by the Council in accordance with Virginia law. In the event that such rezoning is not granted, then these Proffers shall be deemed withdrawn and have no effect whatsoever. These Proffers shall be binding upon the Applicant, the Owners, and their legal successors or assigns. Any and all terms and conditions, accepted or binding upon the Property and Project, as a condition of accepting these Proffers, shall become void and have no subsequent effect. The Applicant hereby agrees that the Proposed Rezoning itself gives rise to the need for these Proffers, that the Proffers have a reasonable relation to the Proposed Rezoning, and that all conditions are in conformity with the City's Comprehensive Plan.

The Applicant, who is acting on behalf of the Owners of the Property, hereby voluntarily proffers that, if the Council approves the rezoning, the Applicant and the Owners, or their successors and assigns, will provide the following during the Project:

1. The number of dwelling units on the property shall not exceed 164 units.
2. The property shall not contain dwelling units that have more than three (3) bedrooms. None of the dwelling units shall be rented on a "per bedroom" basis other than one-bedroom units designed for that purpose. At least 25% of the total units will be one-bedrooms.
3. A minimum of 82 units will be age-restricted, in that at least one member of each household must be aged 55 or older and will comply with applicable laws and regulations relating to age restricted housing.
4. A minimum of 1.35 parking spaces per dwelling unit shall be provided. Occupancy shall be limited to a family or no more than three (3) unrelated persons per dwelling unit.
5. Solar panels shall be installed and maintained on a minimum of 10,000 sf of building roof area as measured from the outside perimeter of the solar installation area (and not panel surface area).
6. A minimum of two (2) "Level 2" (equivalent or better technology at the time of construction) electric vehicle charging stations at the property shall be installed prior to project completion and thereafter maintained in operating condition.
7. An easement shall be granted for a bus shelter at a location acceptable to Harrisonburg Department of Public Transportation (HDPT). A concrete pad will be

constructed within the agreed easement location to HDPT's bus shelter design specifications. HDPT will install the bus shelter on the pad provided.

8. Amenities Proffer shall include a minimum of 1,500 sq feet of installed and maintained outdoor amenity area space, to potentially include community amenity and recreational areas such as a dog run, gazebo, koi pond, picnic pavilion. The location and specific amenity type may be changed or relocated relative to final site plan approval and resident mix. A community clubhouse will also be constructed containing a minimum of 2500 sq. ft. Both the clubhouse and outdoor amenity areas proffered shall be completed and opened no later than the issuance of the 100th Certificate of Occupancy for residential units on the property.
9. The north side of Mosby Road will be improved and widened for the length of the full property frontage as generally shown on the Concept Plan. These improvements shall contain the following mitigations subject to final site plan approval of the final engineered design:
 - A. The north travel lane of West Mosby Road will be widened to include an eighteen-foot (18') width of pavement from centerline exclusive of curb and gutter and turn lane.
 - B. Curb and gutter will be provided along the north travel lane of West Mosby Road along the entire property frontage.
 - C. A two-foot (2') green strip will be provided between the curb and gutter and sidewalk along the north side of the West Mosby Road frontage. Consideration by the City Public Works Department will be given during site planning to allow a sidewalk to be installed adjacent to curbing in sections where topographic hardship can be demonstrated.
 - D. A minimum five-foot (5') sidewalk will be provided along the north side of the West Mosby Road street frontage.
 - E. Public Right-of-Way or a Pedestrian sidewalk easement will be dedicated or granted to a point six inches (0.5') behind the installed sidewalk along the north side of West Mosby Road.
 - F. A one hundred foot (100') right turn lane with one hundred foot (100') taper will be provided serving the primary project entrance as shown on the Concept Plan.
10. A vegetated screen shall be provided and maintained along the common property line with Tax Parcel # 007-C-6 as generally depicted on the Concept Plan. The screen shall include a single row of evergreen trees planted approximately ten (10) feet apart. Trees shall be a minimum of six (6) feet tall at time of planting.
11. The Owner/Applicant shall participate in a Small Area Transportation Study in accordance with the Small Area Transportation Study Agreement submitted as part of the rezoning application.
12. A 10' wide minimum gated emergency only access will be provided from Pear Street into the development to provide a second means of egress. The access shall be installed to standards required to support full size fire engine weight. The

final location of the emergency only access will be at a location acceptable to the Harrisonburg Fire Department.

13. The entrance to the Project from Mosby Road shall be installed at the location shown on the Concept Plan. The entrance dual roadway and roundabout shown on the Concept Plan shall be dedicated to the City for public use upon completion of full installation, final coat paving, inspection and acceptance by City Public Works for inclusion in the City's public street network.
14. The installed roundabout shall maintain a minimum of two hundred twenty-five feet (225') of entrance separation from Mosby Road (measured from the edge of the westbound travel lane on Mosby Road to the outer edge of the inscribed circle diameter (Yield Line) of the roundabout. The 225' entrance separation shall be maintained for access management purposes on any future public street connections to the roundabout.
15. The Owner/Applicant shall dedicate to the City upon request up to thirty feet (30') of right-of-way along the Pear Street Project (Phase I) frontage as measured from the centerline of the current Pear Street pavement for future right-of-way improvements.
16. No less than one (1) large deciduous tree shall be planted and maintained for every fifty (50) linear feet of parcel public street frontage where trees are not required by parking lot landscaping regulations (Section 10-3-30.1(1) of the Zoning Ordinance). Trees shall be planted within 10 feet of public street rights-of-way. At the time of planting, tree sizes shall meet the requirements as defined in Section 10-3-24 of the Zoning Ordinance.

IN WITNESS WHEREOF, the parties have executed this Rezoning Request Proffer as follows:

APPLICANT:

BEVERLY J. SEARLES FOUNDATION, INC.

By: _____ (SEAL)
Philip E. Searles, President

STATE/Commonwealth of _____
City/County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2023,
by Philip E. Searles, President of the Beverly J. Searles Foundation, Inc., Applicant.

Notary Public

My commission expires: _____
Registration Number: _____

(Owner signature pages to follow)

OWNER:

DANIEL W. BRUBAKER,
Trustee of the Daniel W. Brubaker Revocable
Declaration of Trust, under Trust Agreement
dated June 10, 2003

_____ (SEAL)

COMMONWEALTH OF VIRGINIA
CITY OF HARRISONBURG

The foregoing instrument was acknowledged before me this ____ day of _____,
2023, by Daniel W. BRUBAKER, Trustee of the Daniel W. Brubaker Revocable
Declaration of Trust, under Trust Agreement dated June 10, 2003.

Notary Public

My commission expires: _____
Registration Number: _____

OWNER:

NANCY R. BRUBAKER,
Trustee of the Nancy R. Brubaker Revocable
Declaration of Trust, under Trust Agreement
Dated June 10, 2003

_____ (SEAL)

COMMONWEALTH OF VIRGINIA
CITY OF HARRISONBURG

The foregoing instrument was acknowledged before me this ____ day of _____,
2023, by Nancy R. Brubaker, Trustee of the Nancy R. Brubaker Revocable Declaration of
Trust, under Trust Agreement Dated June 10, 2003

Notary Public

My commission expires: _____

Registration Number: _____

OWNER:

BLUE STONE LAND COMPANY, INC.,
A Virginia stock corporation

By: _____ (SEAL)
Daniel W. Brubaker, President

COMMONWEALTH OF VIRGINIA
CITY OF HARRISONBURG

The foregoing instrument was acknowledged before me this ____ day of _____,
2023, by Daniel W. Brubaker, President of Blue Stone Land Company, Inc.

Notary Public

My commission expires: _____

Registration Number: _____

OWNER:

D & N, LLC,
A Virginia limited liability company

By: _____ (SEAL)
Daniel W. Brubaker, Manager

COMMONWEALTH OF VIRGINIA
CITY OF HARRISONBURG

The foregoing instrument was acknowledged before me this ____ day of _____,
2023, by Daniel W. Brubaker, Manager of D & N, LLC.

Notary Public

My commission expires: _____

Registration Number: _____

SMALL AREA TRANSPORTATION STUDY AGREEMENT

This Agreement is entered into on this ___ day of July 2023 by and between, THE BEVERLY J. SEARLES FOUNDATION, INC. (“Applicant”), BRUBAKER DANIEL W. NANCY R. TRUSTEES and BLUESTONE LAND COMPANY INC. (“Owner”) and the CITY OF HARRISONBURG (“City”). The Applicant, Owner and City agree to the following terms and conditions relating to the rezoning and development of all or portions of Harrisonburg City Tax Map Parcels 007-C-2 and 007-C-3 owned by the Owner/Developer (collectively “BJSF Harrisonburg”), which present and future development is anticipated to have a future traffic impact on the traffic area generally bounded by South Main street, Mosby Road/Pear Street, Erickson Avenue/Bypass, and South High Street (Project Vicinity”).

RECITALS

WHEREAS, the Applicant and Owner have filed a rezoning application with the City of Harrisonburg, VA designated as Rezoning _____ (“City Rezoning”).

WHEREAS, in lieu of Proffers the Applicant and Owner wish to agree on certain transportation related matters as set forth herein in the event the City Rezoning is approved by City Council.

WHEREAS, the rezoning and other entitlements requested in the City Rezoning do not trigger TIA requirements, however entitlements for the entire subject property and other adjacent property owned by Owner may trigger future TIA requirements and it is in the interest of the City to have a comprehensive Small Area Transportation Study (“SA Study”) performed to better plan for traffic and transportation needs in the Project Vicinity,

IT IS THEREFORE agreed between the parties as follows:

1. The Valley Engineering Concept Plans and Rezoning Plans (“Valley Plans”) filed with the City Rezoning are incorporated as an integral term of this Agreement.
2. Applicant will make a Twenty-Five Thousand and 00/100 dollar (\$25,000) cash contribution to the City in order to defray the cost of the SA Study covering the Project Vicinity. The cash payment will be made after City Council approval of the City Rezoning and within thirty (30) days of written request by the City Public Works Department once the SA Study is commissioned and approved by City Council.
3. Applicant or Owner shall not request any material rezoning changes to the approximately 16-acre portion of the subject property (shown on the Concept Plan in yellow and delineated as “Rezoning Restricted Area”) until the earlier of a) substantial completion of the SA Study, or b) the 3-year anniversary of the approval of the rezoning contained in the current application.
4. City agrees to solicit SA Study input from the Applicant during the scoping, drafting and completion of the SA Study.

5. This Agreement shall be binding upon Owner its successors and/or assigns and shall inure to the benefit of the City of Harrisonburg.
6. All recitals set forth above are hereby incorporated into this Agreement.

Signature pages to follow.

SIGNATURES

CITY OF HARRISONBURG, VIRGINIA

By: _____ (SEAL)
By: _____, City Manager

WITNESS:

Attest

Attest

APPLICANT:

BEVERLY J. SEARLES FOUNDATION, INC.

By: _____ (SEAL)
Philip E. Searles, President

WITNESS:

Attest

Attest

OWNER:

DANIEL W. BRUBAKER,
Trustee of the Daniel W. Brubaker Revocable
Declaration of Trust, under Trust Agreement
dated June 10, 2003

(SEAL)

OWNER:

NANCY R. BRUBAKER,
Trustee of the Nancy R. Brubaker Revocable
Declaration of Trust, under Trust Agreement
Dated June 10, 2003

_____ (SEAL)

OWNER:

BLUE STONE LAND COMPANY, INC.,
A Virginia stock corporation

By:_____ (SEAL)
Daniel W. Brubaker, President

OWNER:

D & N, LLC,
A Virginia limited liability company

By:_____ (SEAL)
Daniel W. Brubaker, Manager



**BJSF
HARRISONBURG
PHASE 1
REZONING**



4001 GROVE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841
(540) 434-6365
www.valleyeng.com

THIS DOCUMENT IS THE PROPERTY OF VALLEY ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM VALLEY ENGINEERING, INC.

REVISIONS:
6/29/22- PPR CITY COMMENTS

DATE: 06/09/2023
PROJECT No.: 19006-5
EXP./CLIENT No.: 9014-4

0 100' 200'
SCALE: 1" = 100'

**REZONING
AREA MAP**

SHEET NO.:
CP-1



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

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

| | | | | |
|--|----------------------------|-----------------------|----------|---------------------|
| Contact Information | | | | |
| Consultant Name: | | | | |
| Telephone: | | | | |
| E-mail: | | | | |
| Owner Name: | | | | |
| Telephone: | | | | |
| E-mail: | | | | |
| Project Information | | | | |
| Project Name: | | | | |
| Project Address: | | | | |
| TM #: | | | | |
| Existing Land Use(s): | | | | |
| Proposed Land Use(s): (if applicable) | | | | |
| Submission Type: | Comprehensive Site Plan | Special Use Permit | Rezoning | Preliminary Plat |
| Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc) | | | | |
| Peak Hour Trip Generation (from row 15 on the second page) | | | | |
| AM Peak Hour Trips: | | | | |
| PM Peak Hour Trips: | | | | |

(reserved for City staff)

TIA required? Yes _____ No TM

Comments:

Accepted by: Zenith Mason

Date: 6/9/2023

Peak Hour Trip Generation by Land Use

| Row | IVG'Nand Use | ITE Land Use Code | Unit | Quantity | AM Peak Hour of Adjacent Street Traffic | PM Peak Hour of Adjacent Street Traffic |
|-----|--|-------------------|------|----------|---|---|
| 1 | Proposed #1 | | | | | |
| 2 | Proposed #2 | | | | | |
| 3 | Proposed #3 | | | | | |
| 4 | Proposed #4 | | | | | |
| 5 | Proposed #5 | | | | | |
| 6 | Proposed #6 | | | | | |
| 7 | Total New Trips | | | | | |
| 8 | Existing #1 | | | | | |
| 9 | Existing #2 | | | | | |
| 10 | Existing #3 | | | | | |
| 11 | Existing #4 | | | | | |
| 12 | Existing #5 | | | | | |
| 13 | Existing #6 | | | | | |
| 14 | Total Existing Trips | | | | | |
| 15 | Final Total (Total New – Total Existing) | | | | | |

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.