



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

1710 Country Club Road 72A12 .58 acres or sq.ft.
Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: M1

Special Use being requested: 10-3-97(1)

Restaurant, M1

PROPERTY OWNER INFORMATION

Ignacio Arastegui 540 435 9297
Property Owner Name Telephone
786 Vine Street Arastegui28@gmail.com
Street Address E-Mail
Harrisonburg VA 22802
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Christian Kevin Arastegui 540 435 7236
Owner's Representative Telephone
786 Vine Street kevinarastegui@gmail.com
Street Address E-Mail
Harrisonburg VA 22802
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] 06/20/2025
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

6/20/25 455 Paid
Date Application and Fee Received Total Fees Due: \$
[Signature] Application Fee: \$425.00 + \$30.00 per acre
Received By



■ Feed Truck

■ Seating

To whom it may concern:

Special Use Permit at 1710 Country Club Road Harrisonburg, VA 22802

At this location called, "KC Auto Sales & Repair, we are selling and repairing cars to help the community. Inside the shop we would always make Cuban Coffee for our customers over the years. Many customers often come to sit, chat, and drink Cuban coffee. No car repairs or sales, just coffee and a good conversation. At this location, a father and son run a business to try and give back to the community. While repairing cars and giving back, we have invested in the idea to introduce Cuban food at this same location. Introducing the diverse Cuban flavor to the Harrisonburg community has had the Cuban population very thrilled and excited.

My dad, Ignacio, was born in Cuba. During his time here in the states, he's always wanted to start something with food. This idea came to us from a customer who had tried our food we made from home. This gave us the spark to create something different in the valley. This food truck sits at our location with no issues. Having the food truck has brought us more joy while serving the valley in different ways. We've had people from West Virginia come try out food.

I believe that having a food truck next to a car garage is the best duo you could possibly have. Imagine you have only an hour for your lunch break and need to get that oil changed as well. The food truck can attract customers who might not otherwise visit the repair shop, and vice versa. This can lead to increased foot traffic and visibility for both businesses. Customers getting their cars serviced often need to wait for a period of time. Having a food truck on-site provides a convenient place to grab a meal or snack while they wait, making the repair shop more appealing. There are other food options right down the street from us.

Thank you for your time and effort.

Sincerely,

Christian Kevin Arostegui
Ignacio Arostegui



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:	Ignacio Arostegui			
Telephone:	540-435-7236			
E-mail:	kevinArostegui@gmailcom			
Project Information				
Project Name:				
Project Address:	1710 Country Club Road			
TM #:	72-A-12			
Existing Land Use(s):	Auto sale/repair			
Proposed Land Use(s): (if applicable)	Auto sale/repair and one food truck			
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)	The applicant would like to operate a food truck on this site with the existing auto repair business			
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 ☒

Comments:

Accepted by: Zenitha Mason

Date: 07/10/2025

Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Automobile Care Center	942	Service Bays	2	3	4
2	Proposed #2	Food Truck	933	Employees	3	8	15
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					11	19
8	Existing #1	Automobile Care Center	942	Service Bays	2	3	4
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					3	4
15	Final Total (Total New – Total Existing)					8	15

Instructions

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

- 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.
- Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- 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.
- Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- 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.