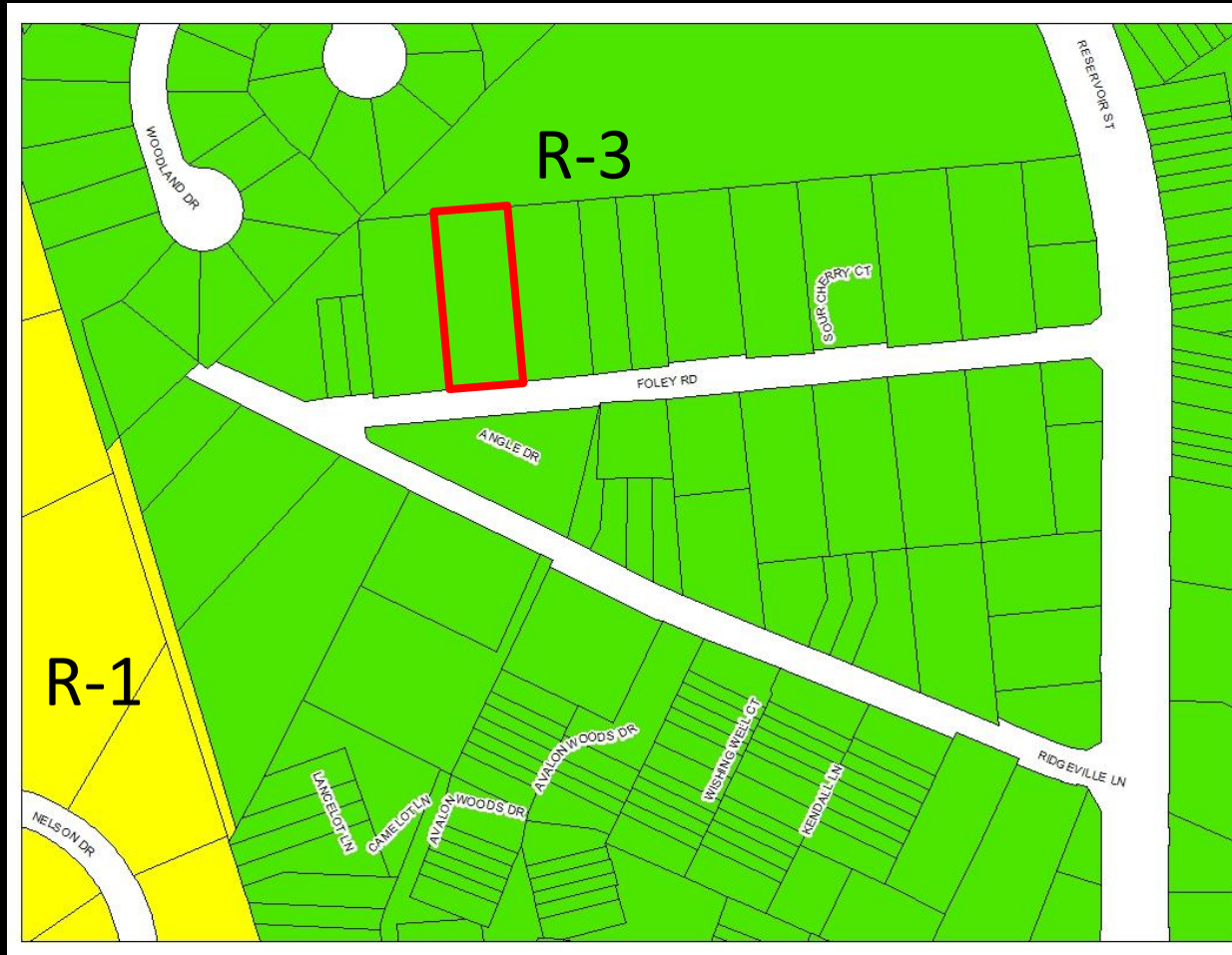
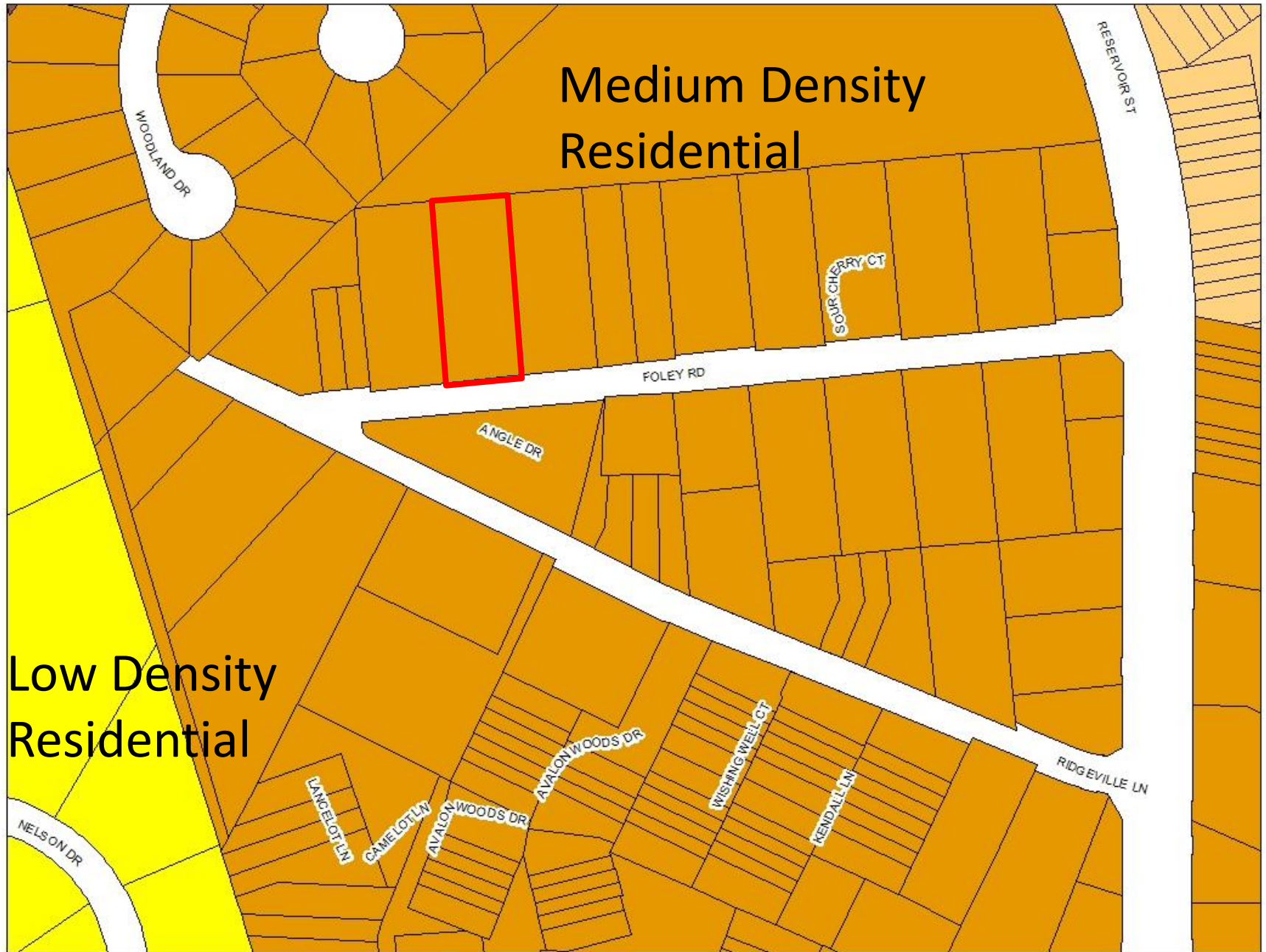


Special Use Permit – 753 Foley Road (To Allow Multiple Family up to 12 units)



Medium Density Residential

Low Density Residential

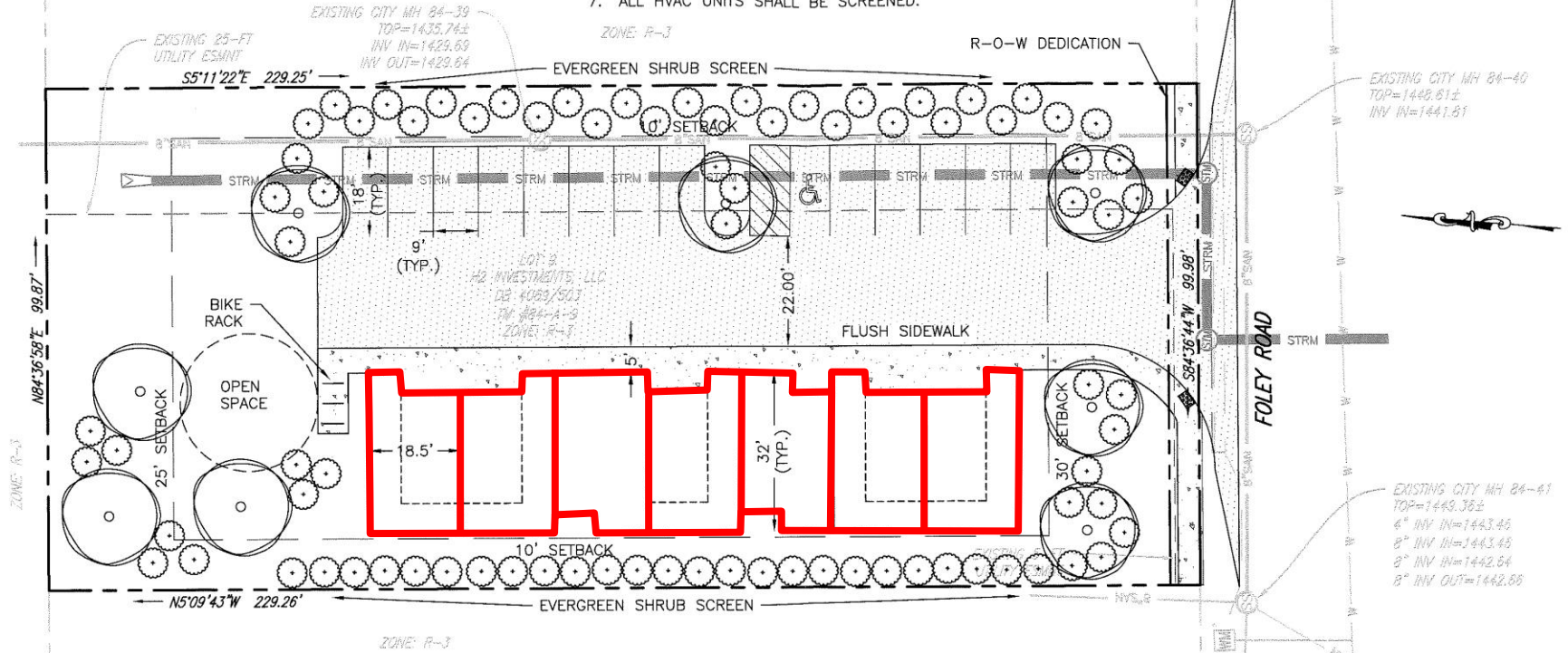








- NOTES:
- 0.526 ACRES
 - 7 APARTMENT UNITS (2 OR 3 BEDROOM), 3 STORIES.
 - DENSITY = 13.3 UNITS PER ACRE
 - 18 PARKING SPACES REQUIRED.
 - POSSIBLE GARAGE SPACES.
 - OPEN SPACE FOR BENCH, TABLE, TOT LOT, ETC.
 - ALL HVAC UNITS SHALL BE SCREENED.



DATE: 05-04-2018
 SCALE: 1" = 20'
 JOB NO: 44160004
 DRAWN BY: TKP
 SHEET 1 OF 1

753 FOLEY ROAD
 CONCEPT SITE PLAN
 CITY OF HARRISONBURG, VIRGINIA

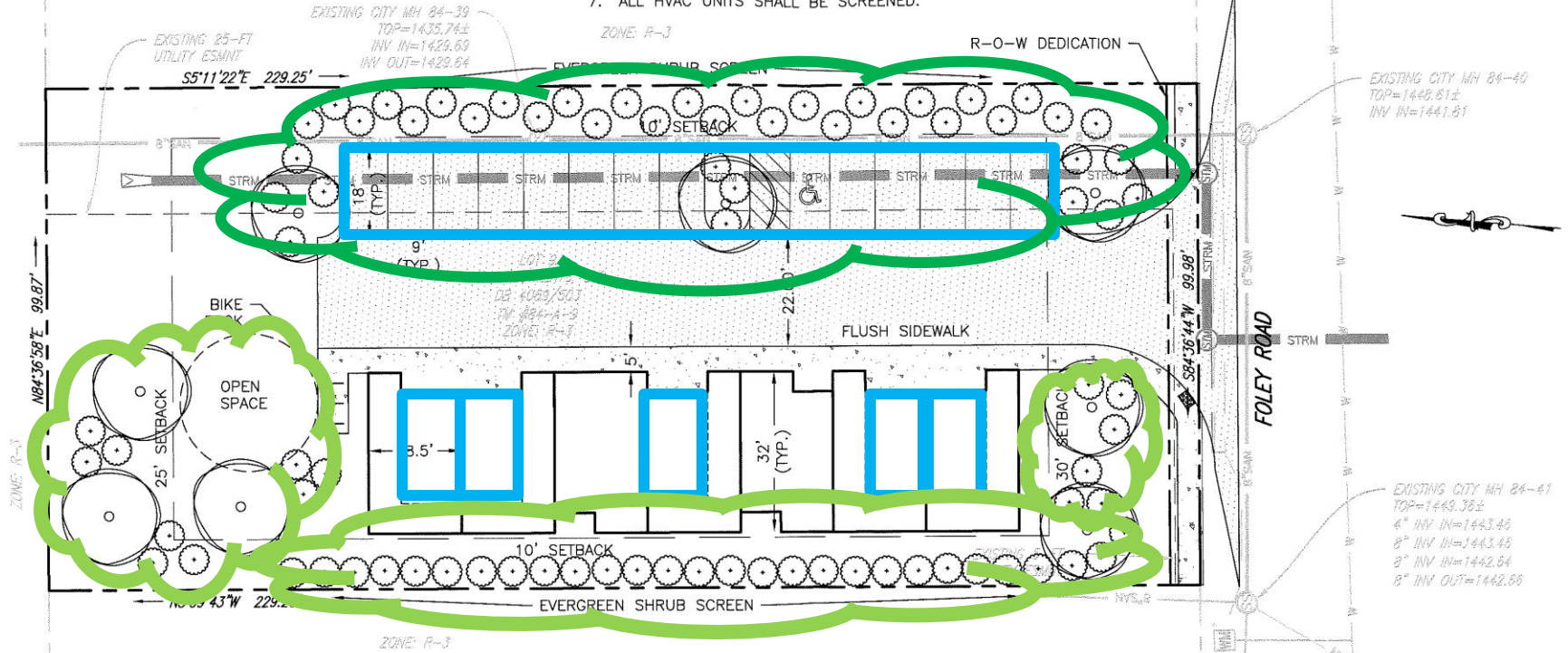
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 128 West Market Street Suite 103 Harrisonburg, VA 22801 (540)433-1908



Section 10-3-48.6 (e)

1. Existing multiple-family development, or land planned for multiple-family development according to the Land Use Guide, is located adjacent to, across the street from or in close proximity to the proposed development;
2. The applicant has demonstrated that adequate vehicular, transit, pedestrian and bicycle facilities: currently serve the site; or are planned to serve the site according to a city or state plan with reasonable expectation of construction within the timeframe of the need created by the development; or will be provided by the applicant at the time of development; or are not needed because of the circumstances of the proposal.
3. The applicant has demonstrated that the proposed multiple-family development's design is compatible with adjacent existing and planned single-family, duplex and townhouse development. Compatibility may be achieved through architectural design, site planning, landscaping and/or other measures that ensure that views from adjacent single-family, duplex and townhouse development and public streets are not dominated by large buildings, mechanical/electrical and utility equipment, service/refuse functions and parking lots or garages.
4. The applicant has shown that the site is environmentally suitable for multiple-family development. There shall be adequate area within the site, or the development shall be designed, to accommodate buildings, roads and parking areas with minimal impact on steep slopes and floodplains.

- NOTES:
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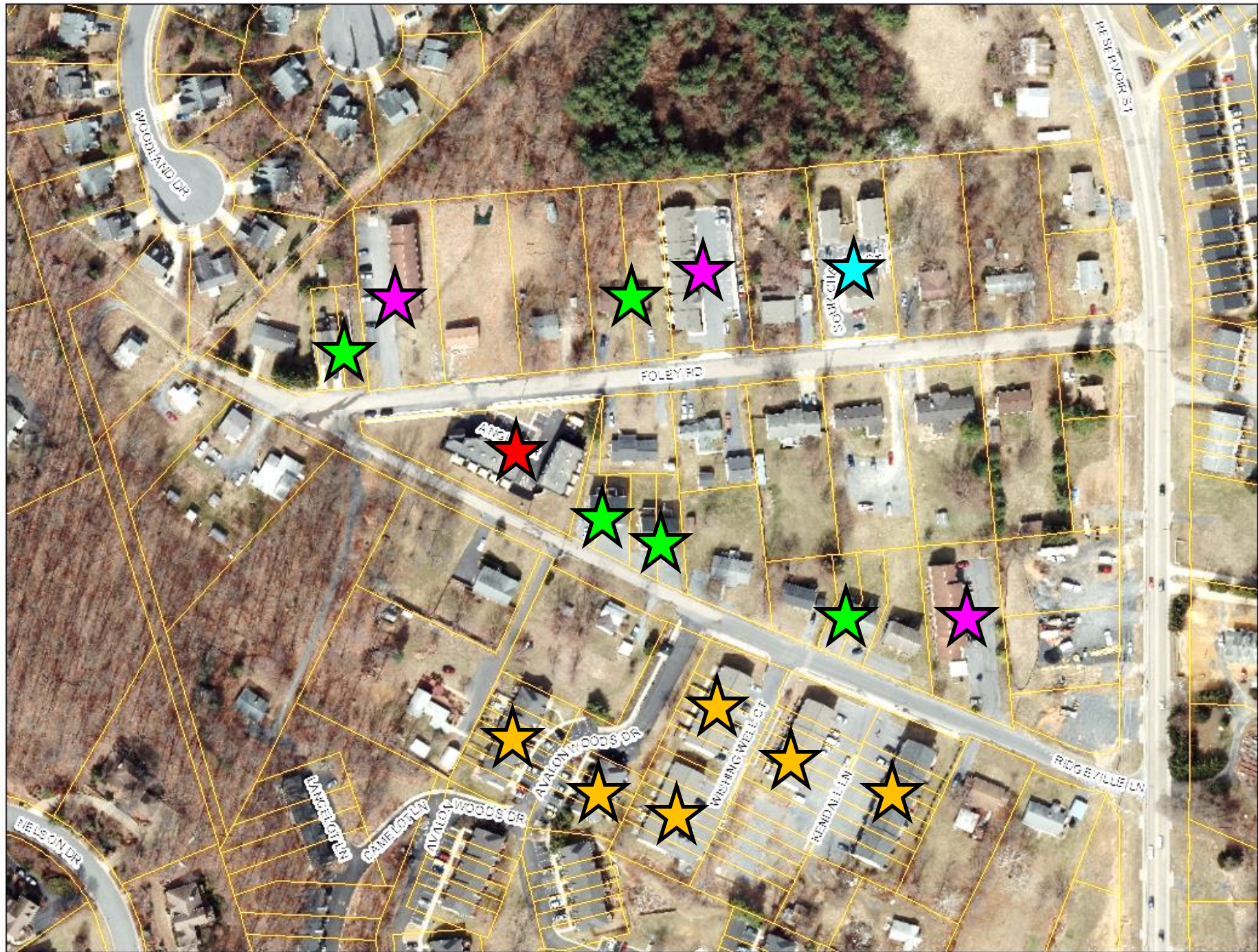


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Recommendation

Staff and Planning Commission (5-2) recommended to approve the special use permit as submitted by the applicant.