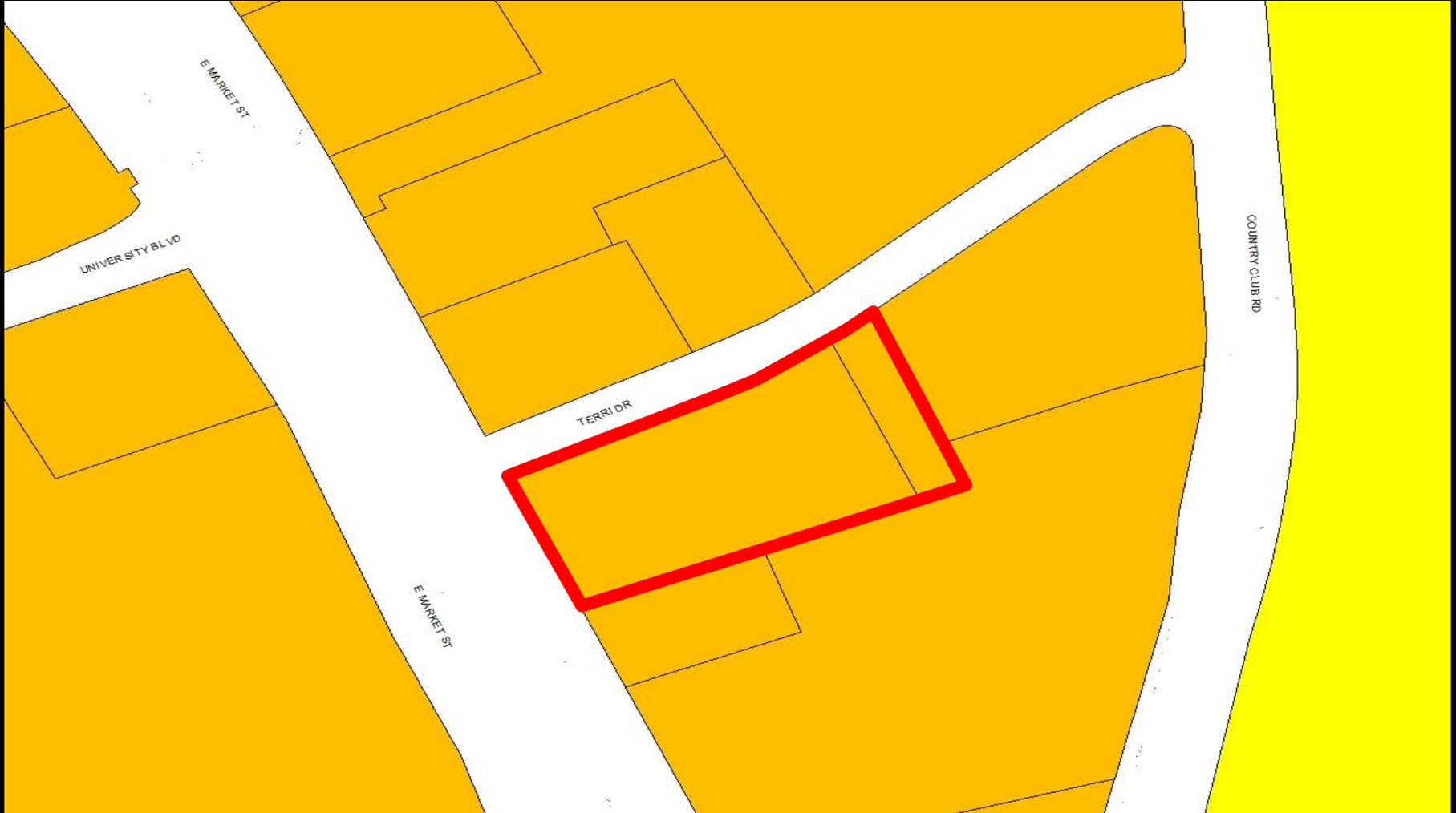
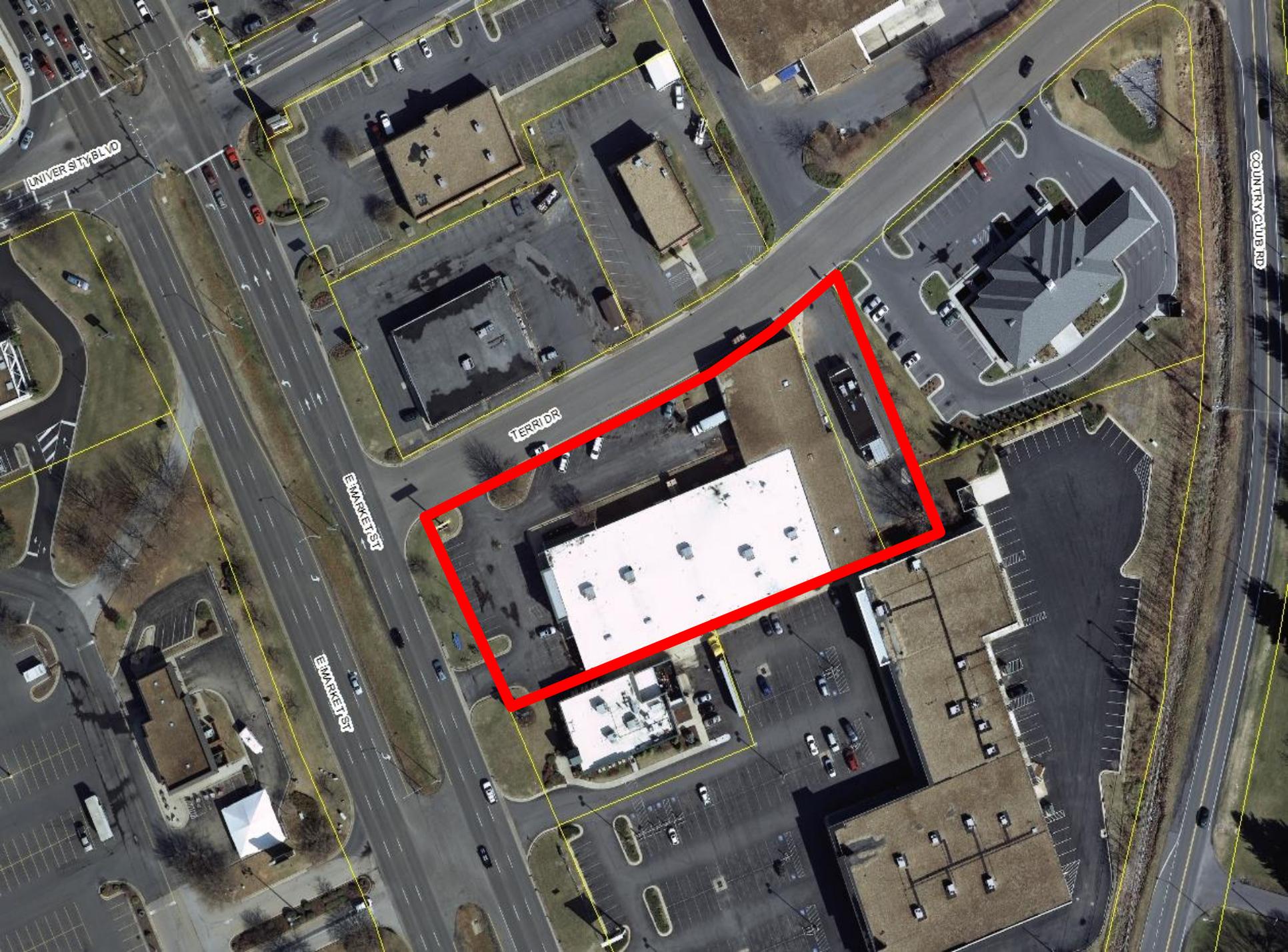


1854 East Market Street

SUP – Reduced Side Yard Setback to Zero Feet





UNIVERSITY BLVD

TERRIOR

EMARKET ST

EMARKET ST

COUNTRY CLUB RD



106



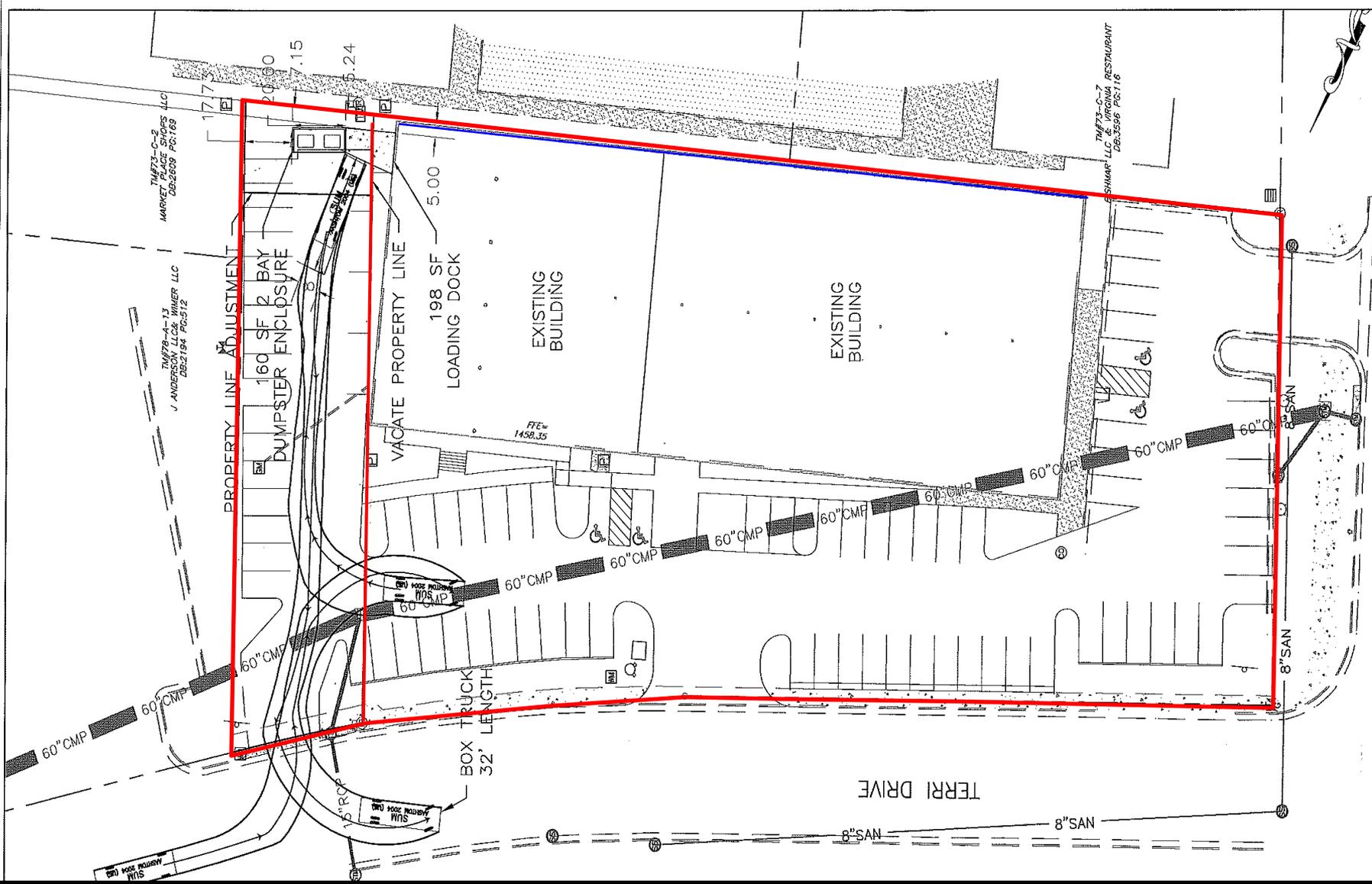



CommonWealth One
Federal Credit Union









TH#73-C-2
MARKET PLACE SHOPS LLC
DB#2608 P#1168

TH#78-A-13
J. ANDERSON LLC, TRADER LLC
DB#2194 P#312

TH#73-C-7
SHIMMART LLC RESTAURANT
DB#2608 P#1116

PROPERTY LINE ADJUSTMENT

160 SF 2 BAY
DUMPSTER ENCLOSURE

VACATE PROPERTY LINE

198 SF
LOADING DOCK

EXISTING
BUILDING

EXISTING
BUILDING

FEE =
1458.35

BOX TRUCK
32' LENGTH

TERRI DRIVE

EAST MARKET STREET
RT 33

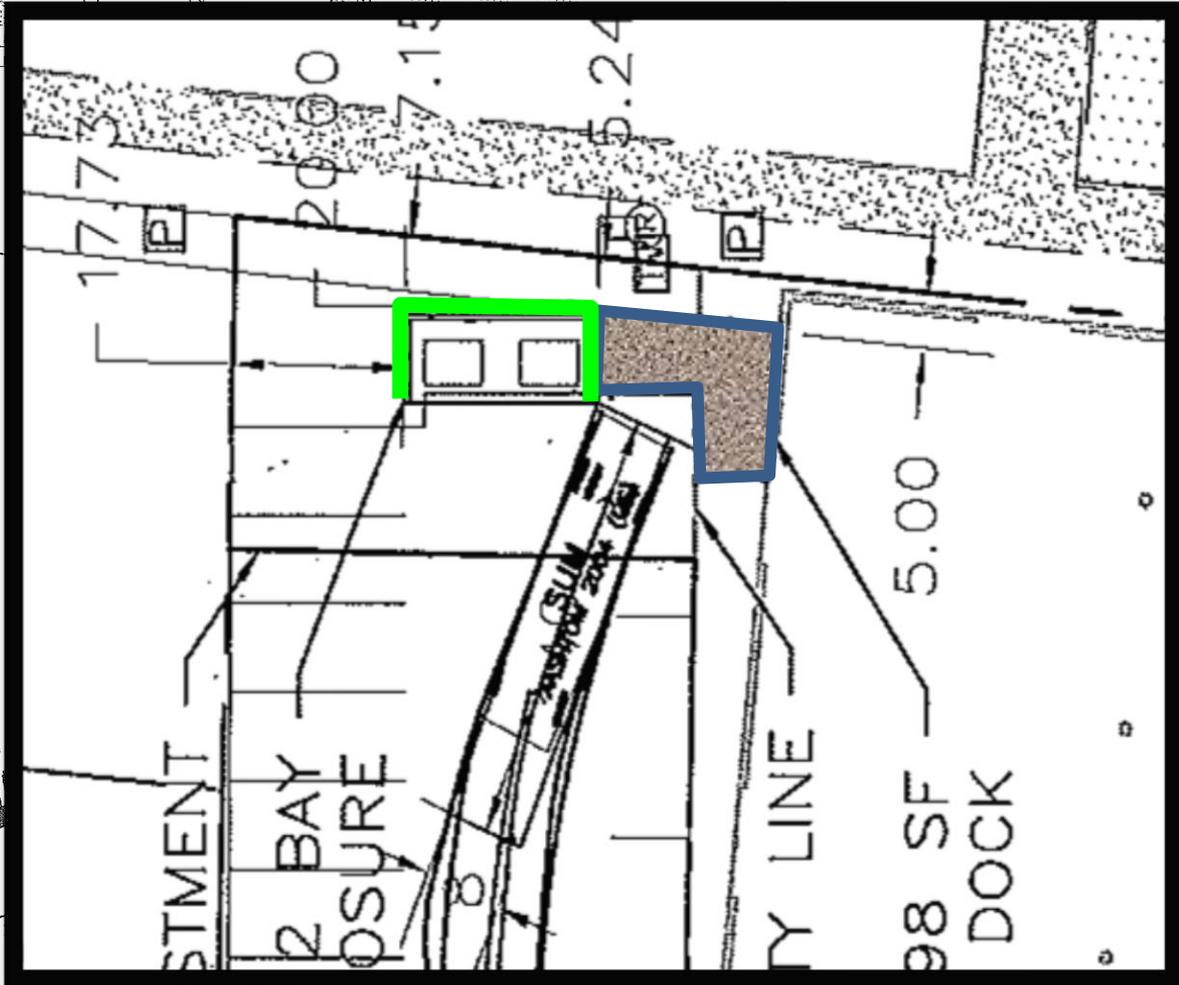




THFT3-C-2
MARKET PLACE SHOPS LLC
DB:2608 PO:168

THFT8-A-13
J. ANDERSON LLC, OWNER LLC
DB:2104 PO:312

SHIMAZU LLC, WIPONIA RESTAURANT
DB:2606 PO:116



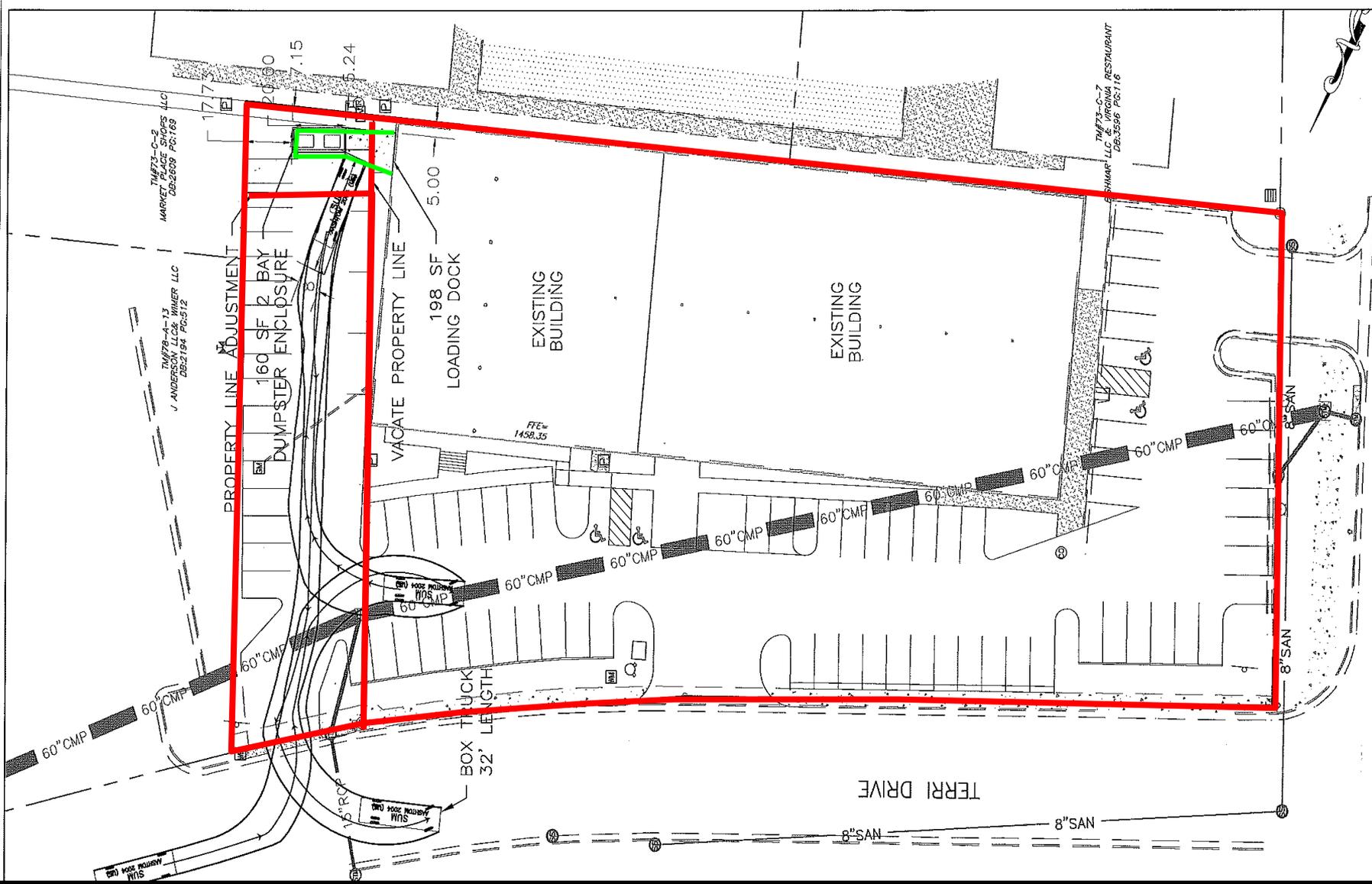
STMENT
2 BAY
OSURE

TY LINE

98 SF
DOCK

EAST MARKET STREET
RT 33





EAST MARKET STREET
RT 33

THM73-C-2
MARKET PLACE SHOPS LLC
DB:2608 P01:68

THM78-A-13
J. ANDERSON LLC, TRADER LLC
DB:2194 P03:12

THM73-C-7
SHIMMER LLC RESTAURANT
DB:2609 P01:16

PROPERTY LINE ADJUSTMENT

160 SF 2 BAY
DUMPSTER ENCLOSURE

VACATE PROPERTY LINE

198 SF
LOADING DOCK

EXISTING
BUILDING

EXISTING
BUILDING

FEE =
1458.35

BOX TRUCK
32' LENGTH

TERRI DRIVE

60" CMP

8" SAN

8" SAN

8" SAN

8" SAN

17.75
20.00
7.15
5.24



TM#73-C-2
MARKET PLACE SHOP
DB-2609 PG:163

TM#78-A-13
J ANDERSON LLC & WINER LLC
DB-2194 PG:512

PROPERTY LINE ADJUSTMENT

160 SF 2 BAY
DUMPSTER ENCLOSURE

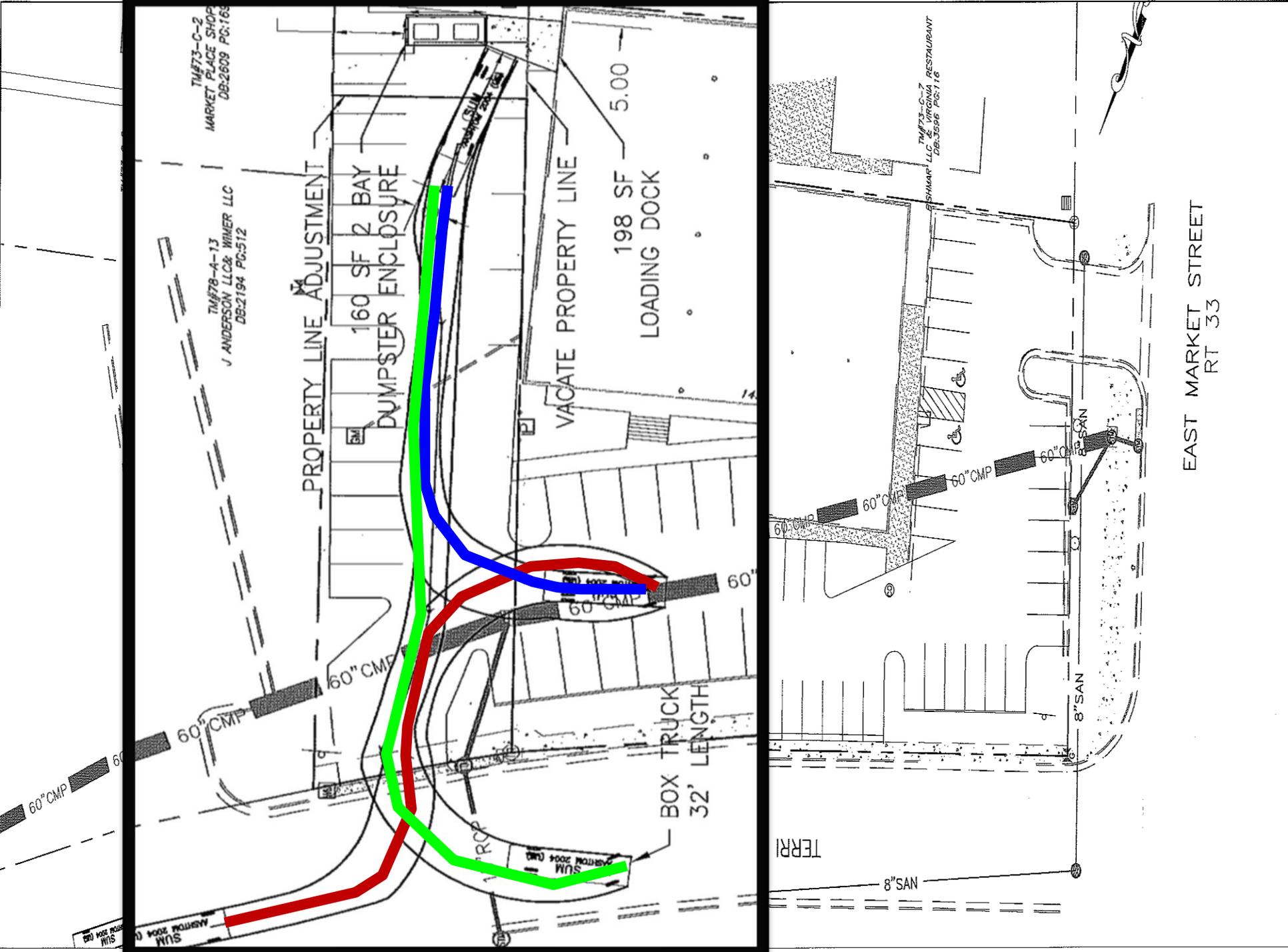
VACATE PROPERTY LINE

5.00
198 SF
LOADING DOCK

BOX TRUCK
32' LENGTH

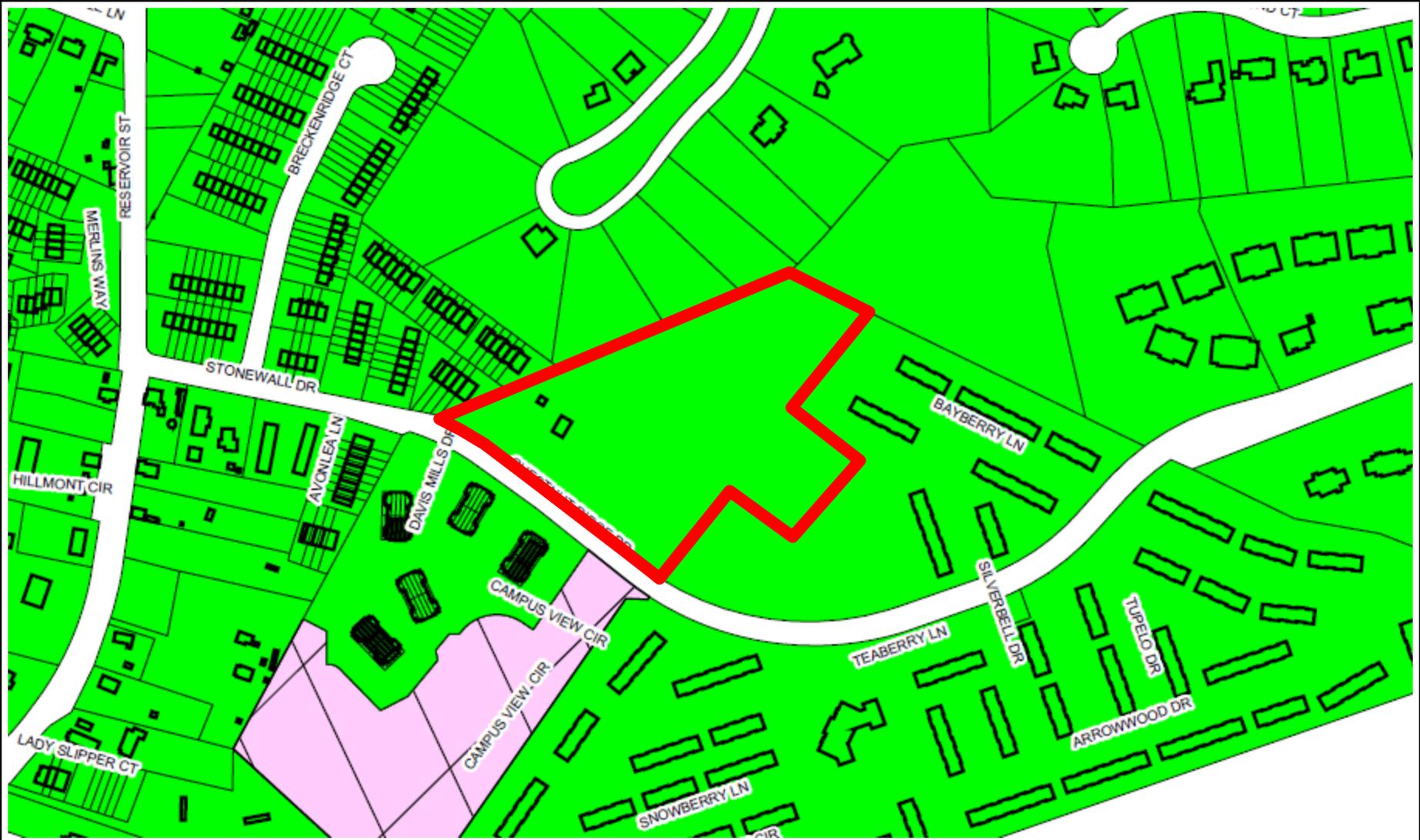
TM#73-C-7
SHIMAKI LLC & VIRGINIA RESTAURANT
DB-3596 PG:116

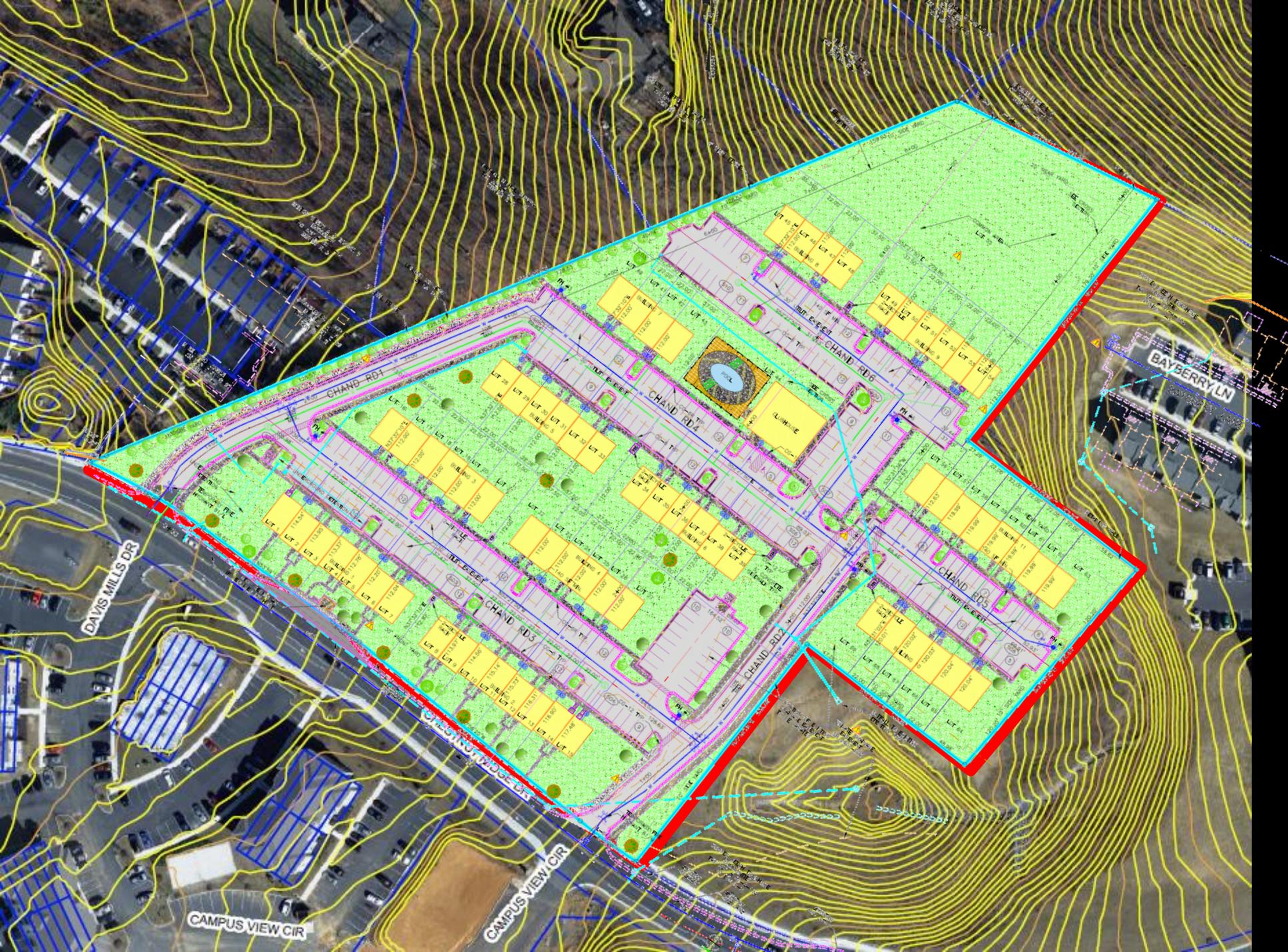
EAST MARKET STREET
RT 33



Chand Development

Preliminary Plat – Variance to Section 10-2-42 (c)





DAVIS MILLS DR

CAMPUS VIEW CIR

CAMPUS VIEW CIR

BAYBERRY LN

CHAND RD1

CHAND RD3

CHAND RD4

CHAND RD2

CHAND RD5

CHAND RD6











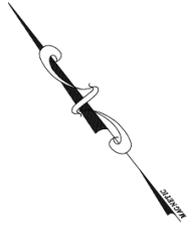












SHUTA SANJEV
TAX MAP # 80-E-10
ZONING R-3

COPPER BEECH TOWNHOME
COMMUNITIES
TAX MAP # 81-4-17A
ZONING R-3

WOLTER JEFFREY T KAREN P
TAX MAP # 80-E-11
ZONING R-3

KHKKHOL MIKHAIL OKSANA
TAX MAP # 80-E-12
ZONING R-3

BARTOS WENDY M & SANDRA V
MCDORMAN
TAX MAP # 80-E-13
ZONING R-3

RODRIGUEZ PEDRO E
DENISE F ALLEN
TAX MAP # 81-C-26
ZONING R-3

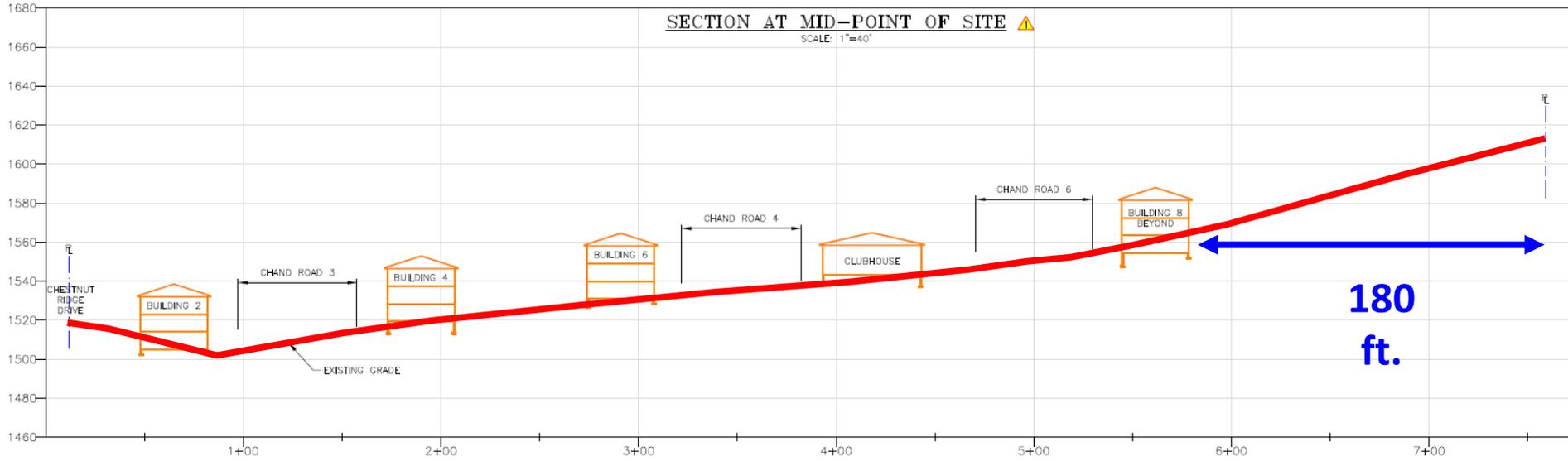
NESSERROOT ANGANETTE L
TAX MAP # 81-C-27
ZONING R-3

COPPER BEECH TOWNHOME
COMMUNITIES
TAX MAP # 81-4-17A
ZONING R-3

CHESTNUT RIDGE DRIVE

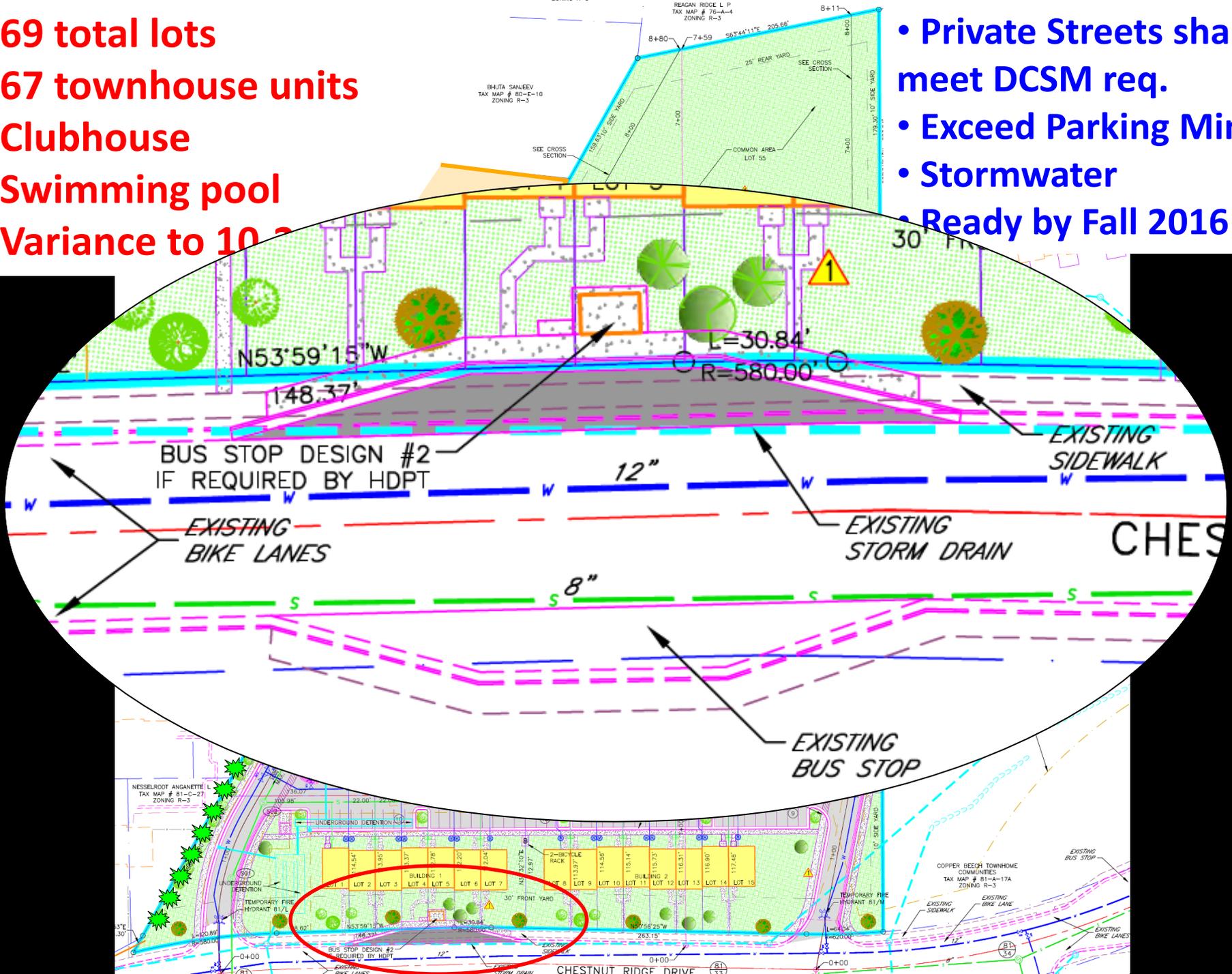


SECTION AT MID-POINT OF SITE ▲
SCALE: 1"=40'



- 69 total lots
- 67 townhouse units
- Clubhouse
- Swimming pool
- Variance to 10' ?

- Private Streets shall meet DCSM req.
- Exceed Parking Min.
- Stormwater
- Ready by Fall 2016



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

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

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

On Campus Housing Information Received From JMU

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

**Accommodate
19,446 students**

TABLE 2-4

Headcount: by Academic Level and Gender

Fall 2013 & Fall 2014

			Fall 2014		
			Men	Women	Total
On-Campus	Undergraduate	Freshman	1,879	2,868	4,747
		Sophomore	1,888	2,766	4,654
		Junior	1,942	2,567	4,509
		Senior	1,889	2,670	4,559
		Total	7,598	10,871	18,469
	Graduate	Graduate	293	782	1,075
		Advanced Graduate	66	124	190
		Total	359	906	1,265
	Non-degree Seeking	Non-degree-seeking Undergraduate	89	108	197
		Non-degree-seeking Graduate	17	38	55
		Certificate-seeking Graduate		4	4
		Total	106	150	256
	Total		8,063	11,927	19,990
	Off-Campus	Undergraduate	Freshman	3	10
Sophomore			13	24	37
Junior			38	65	103
Senior			21	54	75
Total			75	153	228
Graduate		Graduate	94	120	214
		Advanced Graduate	2	9	11
		Total	96	129	225
Non-degree Seeking		Non-degree-seeking Undergraduate	145	105	250
		Non-degree-seeking Graduate	40	99	139
		Certificate-seeking Undergraduate			
		Certificate-seeking Graduate	8	15	23
		Total	193	219	412
Total			364	501	865
Grand Total		8,427	12,428	20,855	



Staff recommends approving the preliminary plat with a variance to the Subdivision Ordinance Section 10-2-42 (c) with the following conditions:

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

