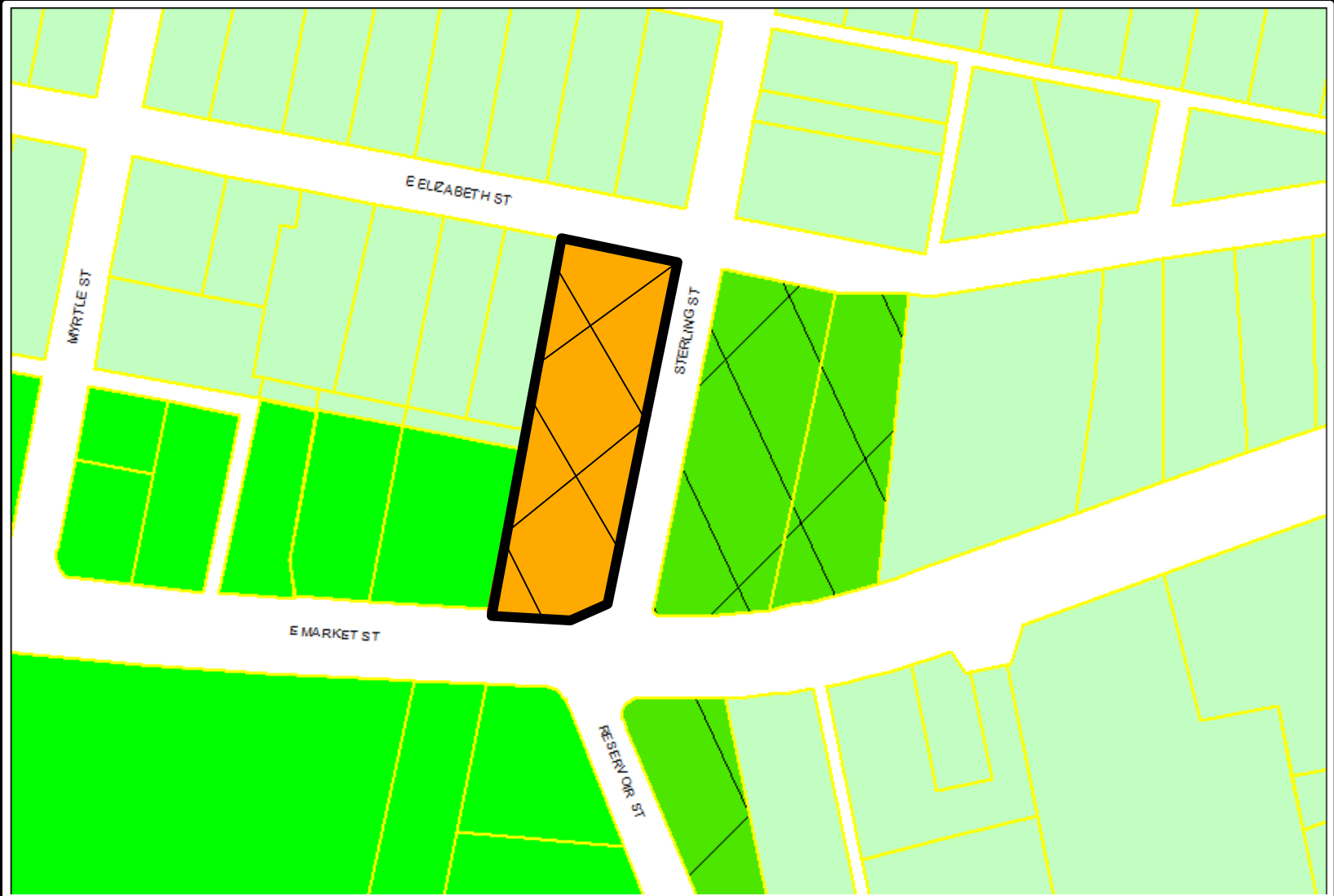


Rezoning & Special Use Permit

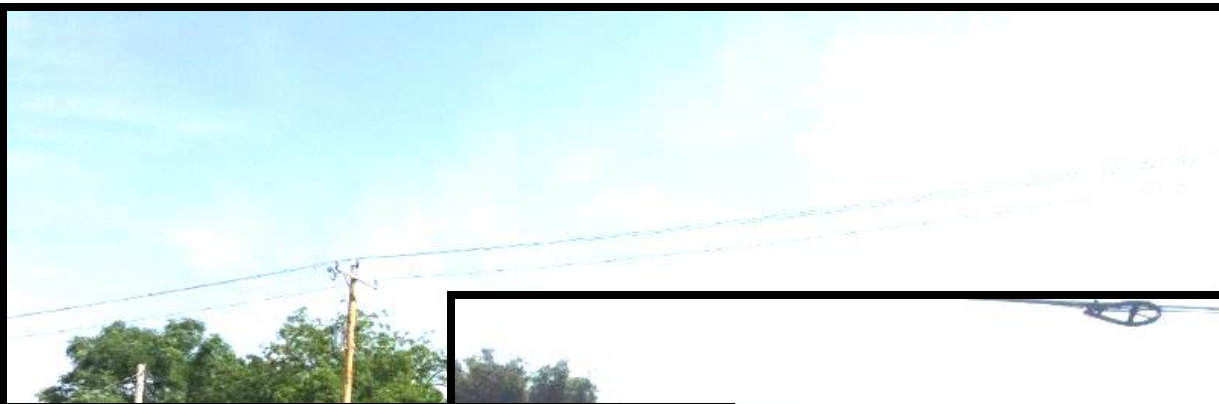
480 East Market Street





KAY'S REALTY
310-416-9044
COMMERCIAL REAL ESTATE





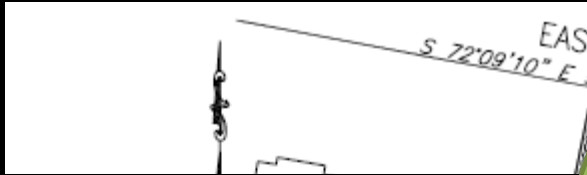


The applicant has proffered the following:

- The property shall be redeveloped by improving and maintaining the existing structure, which may include additions to the building, and where the following B-2 uses will be retained:
 - (1) Mercantile establishments which promote the show, sale and rental of goods, personal service establishments and other shops.
 - (2) Governmental, business and professional offices and financial institutions. **Restaurants, shopping centers, and convenience stores are prohibited**
 - (4) Theaters, community rooms, museums and galleries and other places of assembly for the purpose of entertainment or education. In addition, customary recreational and leisure-time activities with are compatible with surrounding uses are permitted.
 - (5) Religious, educational, charitable or benevolent institutional uses which do not provide housing facilities..
 - (15) Accessory buildings and uses customarily incidental to any of the above listed uses.
 - (18) Public uses.

proffers continued...

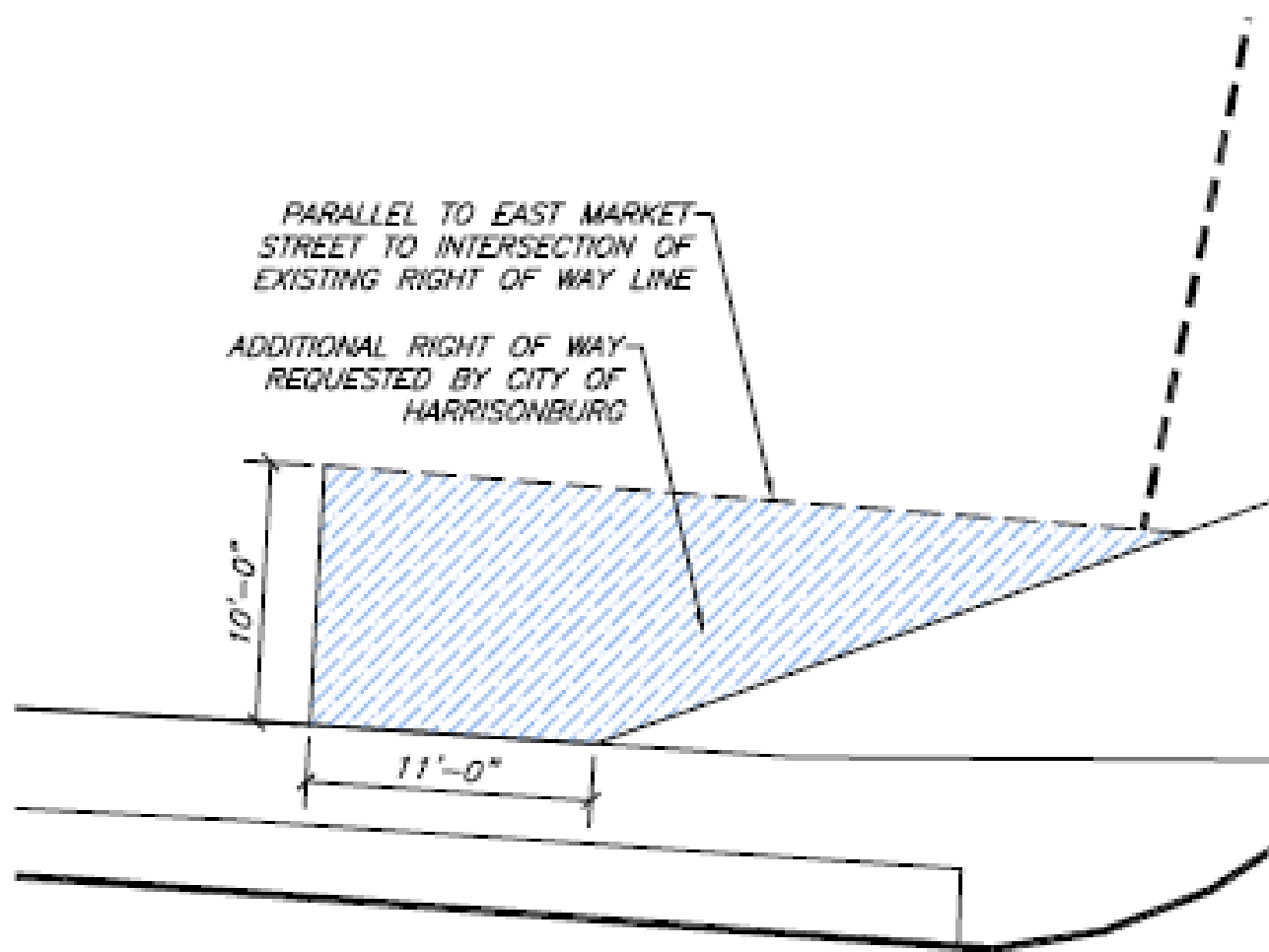
- **The applicant would retain the right to seek a special use permit for any uses allowed by such in B-2.**
- **A landscaping buffer shall be established along the western and northern property line. Existing vegetation may be maintained or new materials planted, which when planted, shall be 6-ft. in height at the time of planting and planted at a minimum of 5-ft. on center.**



proffers continued...

- **The applicant would retain the right to seek a special use permit for any uses allowed by such in B-2.**
- **A landscaping buffer shall be established along the western and northern property line. Existing vegetation may be maintained or new materials planted, which when planted, shall be 6-ft. in height at the time of planting and planted at a minimum of 5-ft. on center.**
- **Dedicate right-of-way as needed along East Market Street for the city's future traffic signal improvements at the intersection of East Market Street and Sterling Street / Reservoir Street.**

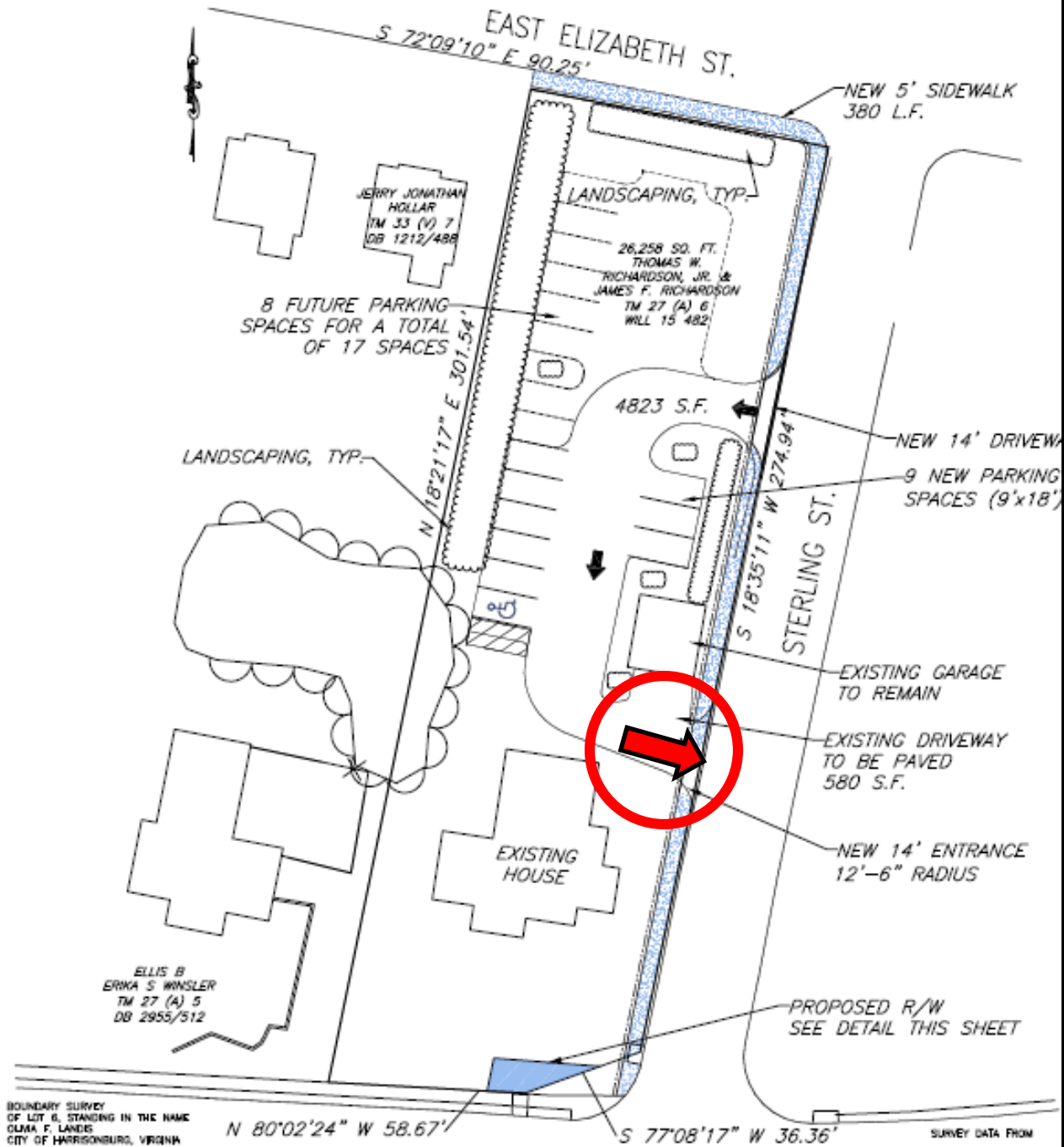
EAST ELIZABETH ST.
S 72°09'10" E 90.25'
NEW 5' SIDEWALK
380 L.F.



PROPOSED RIGHT OF WAY
SCALE: 1" = 10'

proffers continued...

- **The applicant would retain the right to seek a special use permit for any uses allowed by such in B-2.**
- **A landscaping buffer shall be established along the western and northern property line. Existing vegetation may be maintained or new materials planted, which when planted, shall be 6-ft. in height at the time of planting and planted at a minimum of 5-ft. on center.**
- **Dedicate right-of-way as needed along East Market Street for the city's future traffic signal improvements at the intersection of East Market Street and Sterling Street / Reservoir Street.**
- **The southern access to the property along Sterling Street shall be marked as exit only.**



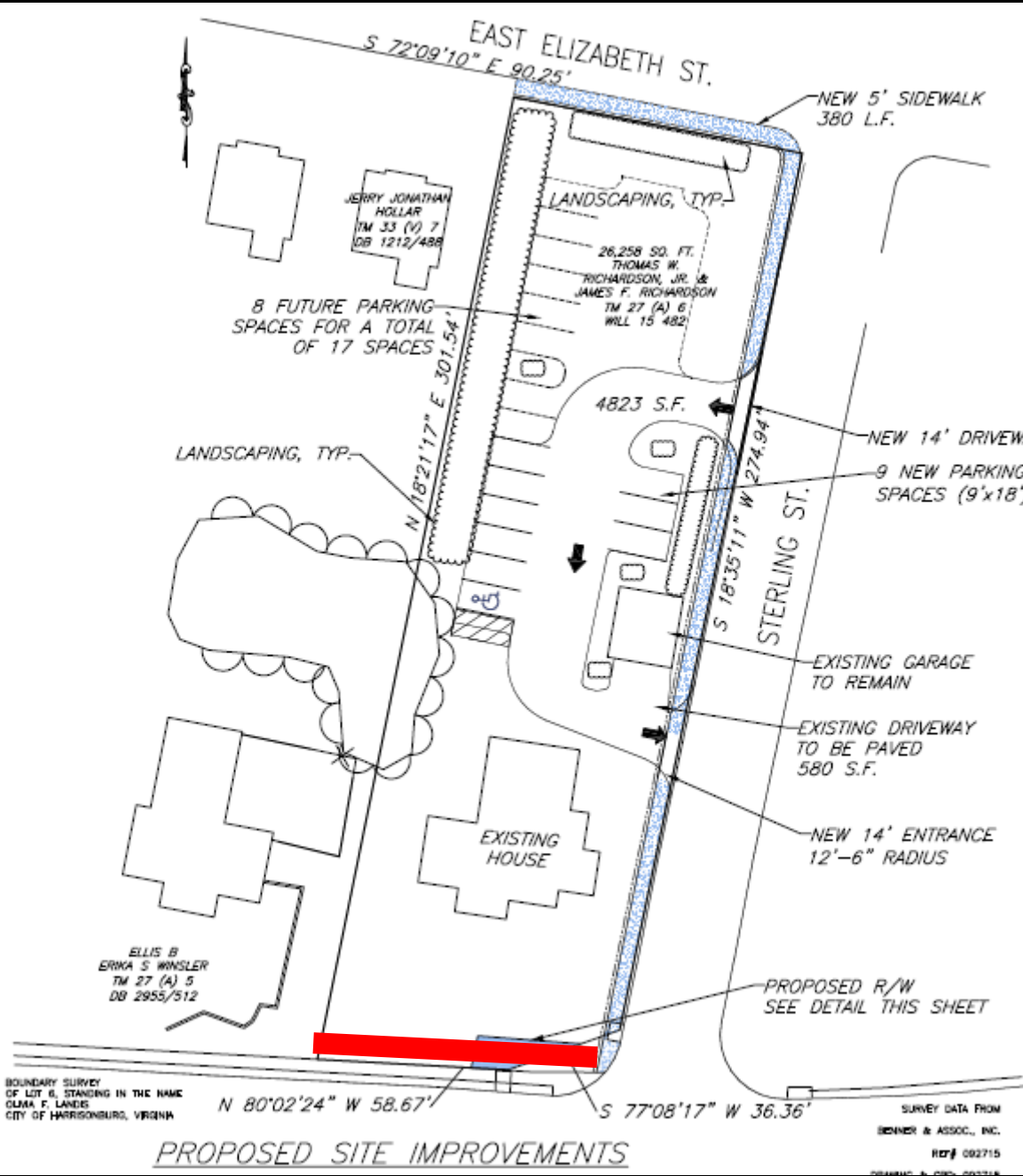
PROPOSED SITE IMPROVEMENTS

BOUNDARY SURVEY
 OF LOT 6, STANDING IN THE NAME
 OLGA F. LANDIS
 CITY OF HARRISONBURG, VIRGINIA

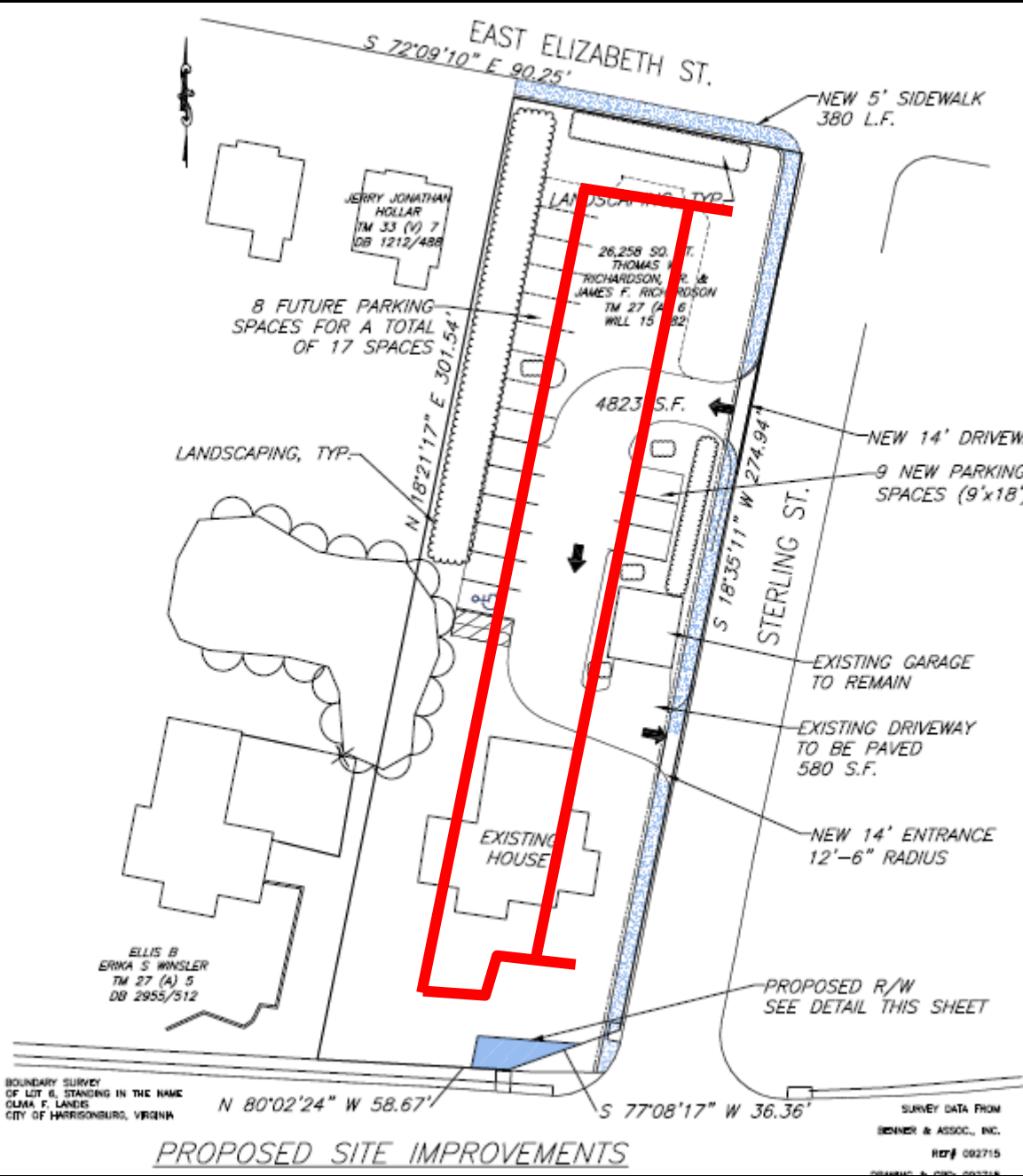
SURVEY DATA FROM
 BENDER & ASSOC., INC.
 REF# 002715
 DRAWING & CIP# 003718

proffers continued...

- **The applicant would retain the right to seek a special use permit for any uses allowed by such in B-2.**
- **A landscaping buffer shall be established along the western and northern property line. Existing vegetation may be maintained or new materials planted, which when planted, shall be 6 ft. in height at the time of planting and planted at a minimum of 5 ft. on center.**
- **Dedicate right-of-way as needed along East Market Street for the city's future traffic signal improvements at the intersection of East Market Street and Sterling Street / Reservoir Street.**
- **The southern access to the property along Sterling Street shall be marked as exit only.**
- **All freestanding signs shall be no taller than 10 ft. in height, and no freestanding sign shall exceed 50 square feet. There will be no LED, scrolling message board sign.**



PROPOSED SITE IMPROVEMENTS



BOUNDARY SURVEY
 OF LOT 6, STANDING IN THE NAME
 OLGA F. LANDE
 CITY OF HARRISONBURG, VIRGINIA

N 80°02'24" W 58.67'

S 77°08'17" W 36.36'

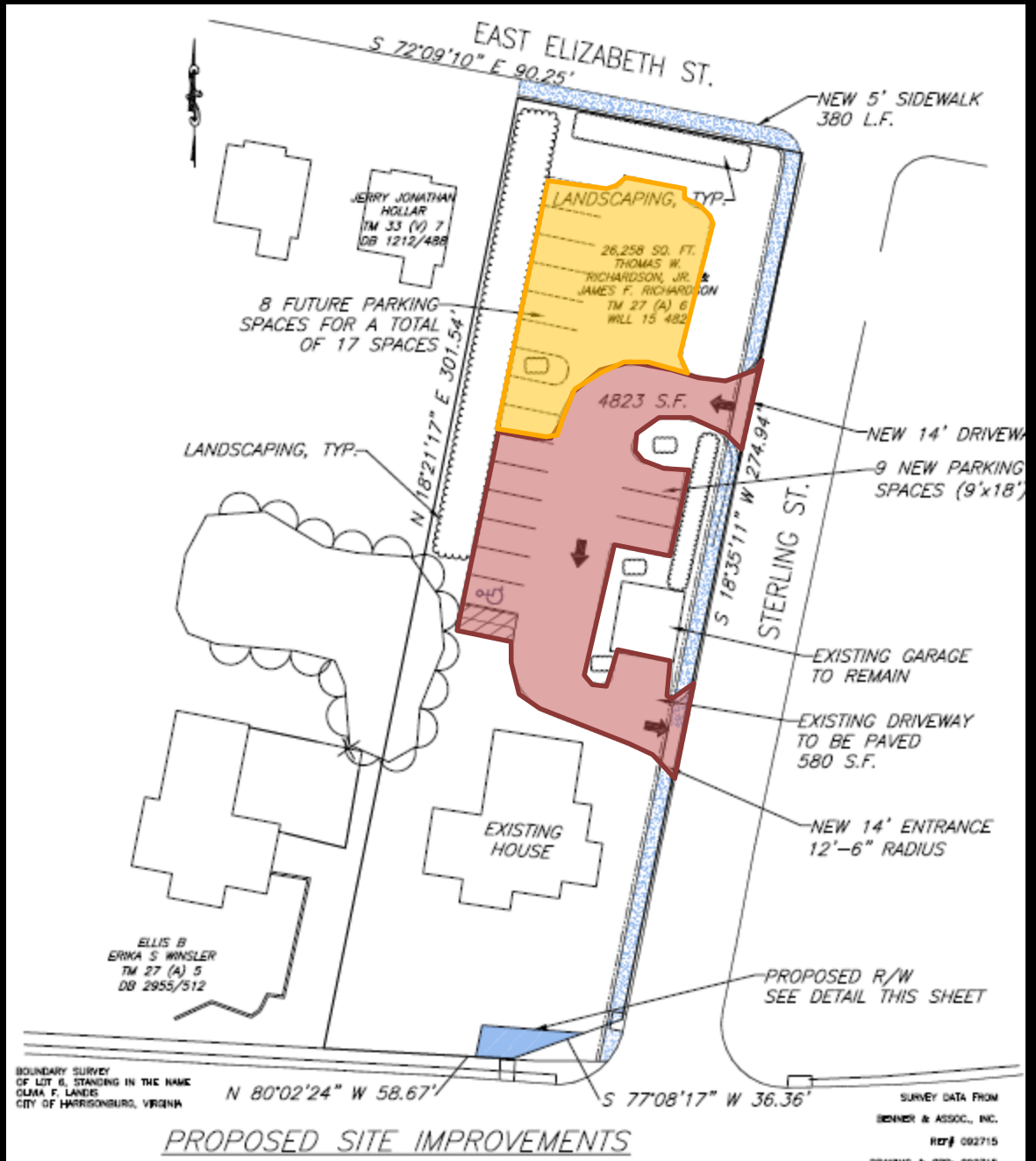
SURVEY DATA FROM
 BEYER & ASSOC., INC.
 REF# 092715

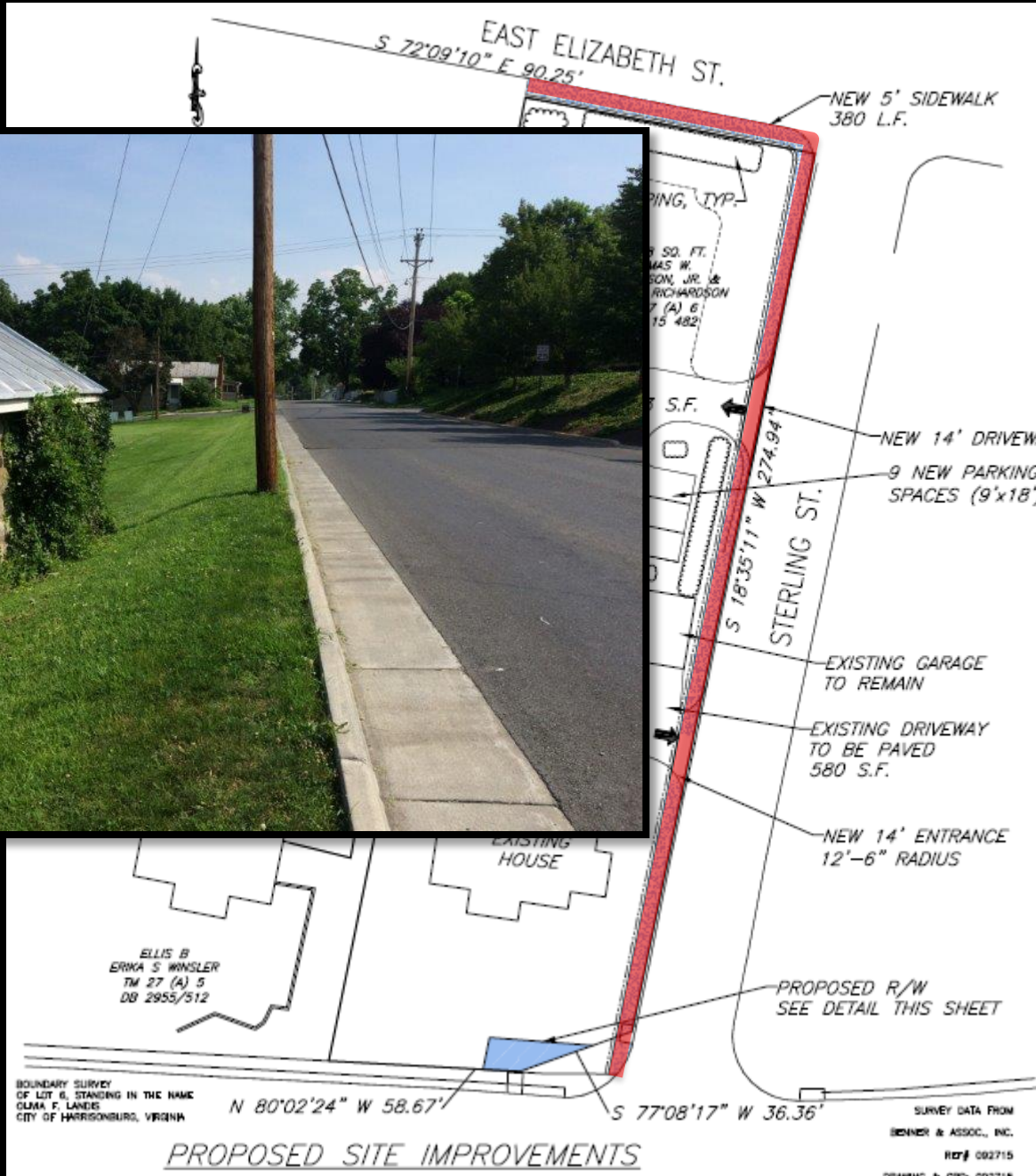
PROPOSED SITE IMPROVEMENTS

SUP Section 10-3-91 (8):

To allow for reduced parking areas.

The space that would have been used for parking, must remain as open space.





PROPOSED SITE IMPROVEMENTS

Recommendation

Rezoning:

Staff recommended approving the rezoning from R-2/R-3 to B-2C.

PC recommended approval 6-0.

Special Use Permit:

Staff recommended approval with the following condition:

If in the opinion of Planning Commission or City Council, parking becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or revocation of the permit.

PC recommended approval 6-0 with the above noted condition.