

Rezoning and Special Use Permits

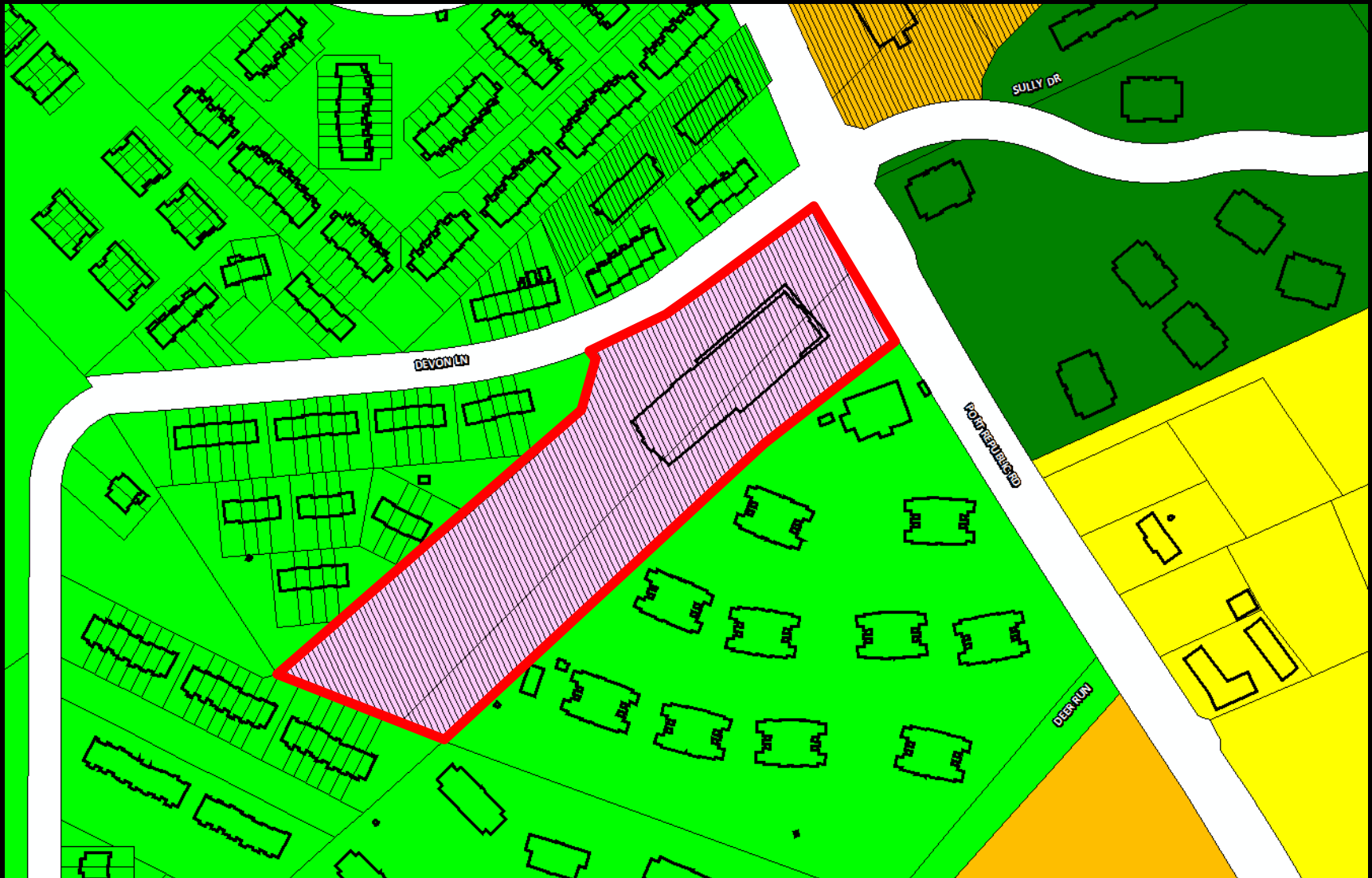
865 Port Republic Road



1. Rezoning R-5C to B-2C
2. Special Use Permit to allow multifamily dwellings and/or mixed use buildings
3. Special Use Permit to allow reduction in required side and/or rear yard setbacks (assumes approval of Zoning Ordinance Amendment requested)

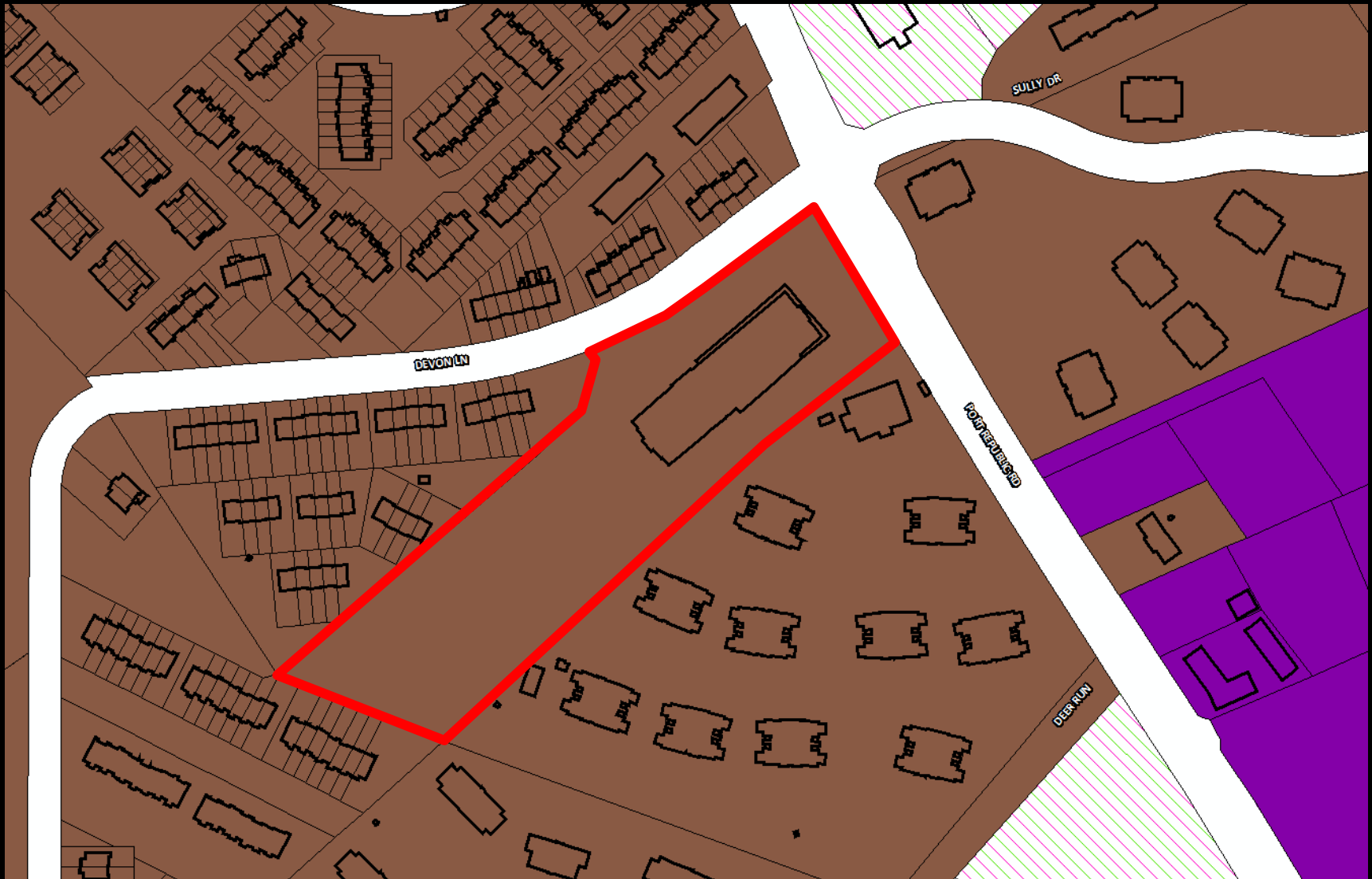
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865 Port Republic Road



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865

SUBWAY

GREEN YOGI

Corkans' Pintuck House

GENVA

WE CATER



PROPOSED SIDEWALK
EXISTING SIDEWALK
SEE PROFILE 76

ROW TO BE DEDICATED 0-5' BOUNDARY
PROPOSED AND EXISTING SIDEWALK
SEE PROFILE 78

EXISTING SIDEWALK
TO BE REMOVED
SEE PROFILE 7

PROPOSED B-2 SETBACK
FRONT 20'
SIDE 30' (PER SUP)
REAR 30' (PER SUP)

EXISTING PARKING RESERVE
FOR FUTURE DEVELOPMENT

PROPOSED SIDEWALK

EXISTING SIDEWALK

PROPOSED
150' X 185'
BUILDING FOOTPRINT

DEVON LANE 60' ROW

PROJECT CITY

GRAPHIC SCALE

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Existing Building

Addition



PROPOSED BUILDING CONFIGURATION
FROM NORTH EAST PROPERTY LINE



SUP Requires a Development Plan

- ZO requires SUPs for multifamily in B-2 to include Development Plans.
- Development Plans shall be used as a basis for subdivision and engineered comprehensive site plan approval.

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- EXISTING DRIVEWAY
- SEC. PROPERTY LINE
- PROPOSED B-3 SETBACK

CIVIL DESIGN
 ABS CONSULTING ENGINEERS
 4714 ED BLACKWELL DRIVE
 EAST MARKET STREET
 HARRISONBURG, VA 22801
 540-437-8000

OWNER & DEVELOPER
 865 EAST BLVD.
 865 FORT REPUBLIC RD
 HARRISONBURG, VA 22801
 540-437-8488

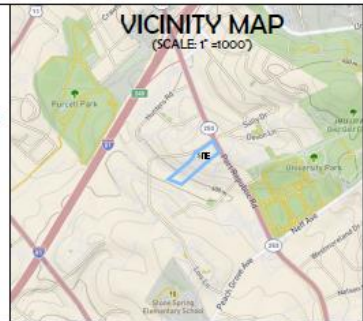
PROPERTY INFO
 100' x 7'
 865 FORT REPUBLIC ROAD
 CHANGING
 PROPOSED ZONING B-3
 EXISTING ZONING MULTI-FAMILY
 SCHEDULED
 JUNE 3, 2019
 FROM FLOOR ZONE: X



PROPOSED BUILDING CONFIGURATION FROM NORTH EAST PROPERTY LINE

DEVELOPER/OWNER STATE-IMPOSED CONDITIONS

1. THE DENSITY OF THE DEVELOPMENT AND LAYOUT OF IMPROVEMENTS WILL BE IN SUBSTANTIAL COMPLIANCE WITH THE PLAN OF DEVELOPMENT (PLAN) SUBMITTED IN CONNECTION WITH THE PERMIT BY AND CONSISTENT WITH THE REVENUE LAWS ATTRIBUTED TO THE CONTRACTOR. LAYOUT AND TOPOGRAPHICAL FEATURES, UTILITY INSTALLATION, AND OTHER CONSIDERATIONS SHALL REQUIRE APPROVAL BY THE ZONING ADMINISTRATOR, PARTNER, LANDSCAPER, AND OTHER AREA SHALL BE PROVIDED AS APPROPRIATE TO BE SHOWN ON THE PLAN.
2. THE BESTING BUILDING AND THE BUILDING ADDITION SHALL NOT BE OVER THE DIMENSIONS SHOWN ON THE DEVELOPMENT PLAN. THE MAXIMUM DIMENSIONS ARE BELIEVED TO BE THE EXISTING BUILDING, CONCRETE WALLS OR BONY AREAS INCLUDING NEIGHBORLY AREA INCLUDING DRIVEWAY.
3. THE BESTING BUILDING AND THE BUILDING ADDITION WILL CONTAIN ALL NECESSARY COLLECTION FACILITIES WITHIN THE BUILDING AS TO AVOID THE NEED FOR A SEPARATE STRUCTURE SUPPLIED BY THE COLLECTION STRUCTURE OR AREA.
4. THE BESTING BUILDING AND THE BUILDING ADDITION WILL CONTAIN SECURITY FEATURES TO CONTROL ACCESS TO THE RESIDENTIAL AREAS OF THE BUILDING.
5. A MAXIMUM OF TWO (2) YEARS OF DISCOUNT ON BATTERY TECHNOLOGY AT THE TIME OF CONSTRUCTION. ELECTRIC VEHICLE CHARGING STATIONS AT THE PROPERTY SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE ZONING ADMINISTRATOR AND THE OCCUPANCY OF ANY RESIDENTIAL UNIT IN THE BUILDING ADDITION, AND THEREAFTER MAINTAINED IN OPERATIVE CONDITION.



VICINITY MAP (SCALE 1"=1000')



ADJACENT PARCEL ZONINGS SCALE 1"=250'



LEGAL NOTICE OF PUBLIC HEARING FOR REVIEW OF THE PROPOSED DEVELOPMENT PLAN AND ZONING CHANGES

Date: 10-5-23
 Scale: AS NOTED
 Designed by: BHO
 Drawn by: BHW
 Checked by: BHO



Revision	Content
11-13-23	
12-1-23	
12-11-23	

DEVELOPMENT PLAN
 865 FORT REPUBLIC RD.
 HARRISONBURG, VA 22801
 HARRISONBURG, VA 22801

Drawing No.
1
 of 2 Sheets

Job No. 803015

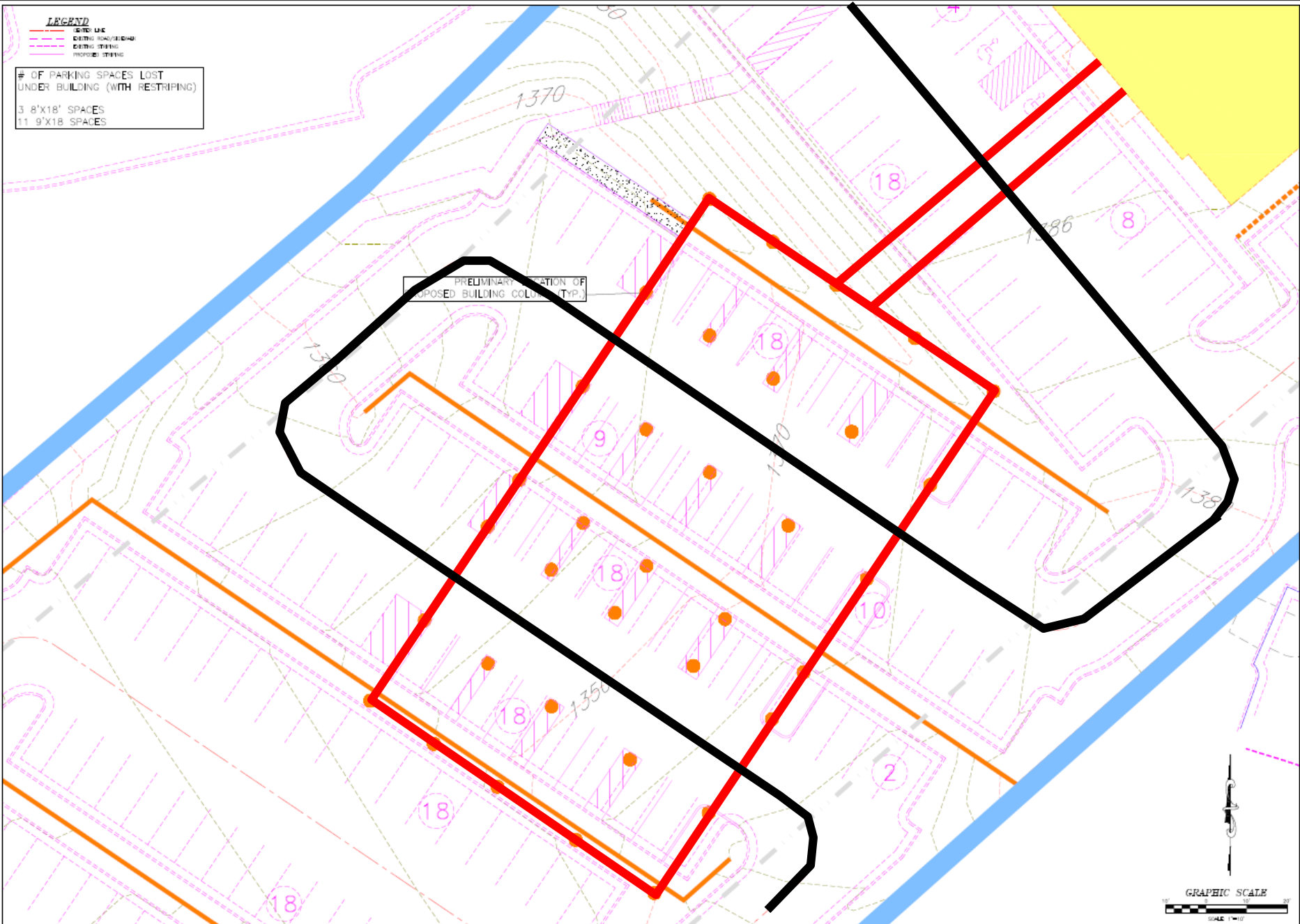
LEGEND

-  EXIST. L.C.
-  EXIST. ROAD/DRIVE
-  EXIST. STREETS
-  PROPOSED STREETS

OF PARKING SPACES LOST
UNDER BUILDING (WITH RESTRIPING)

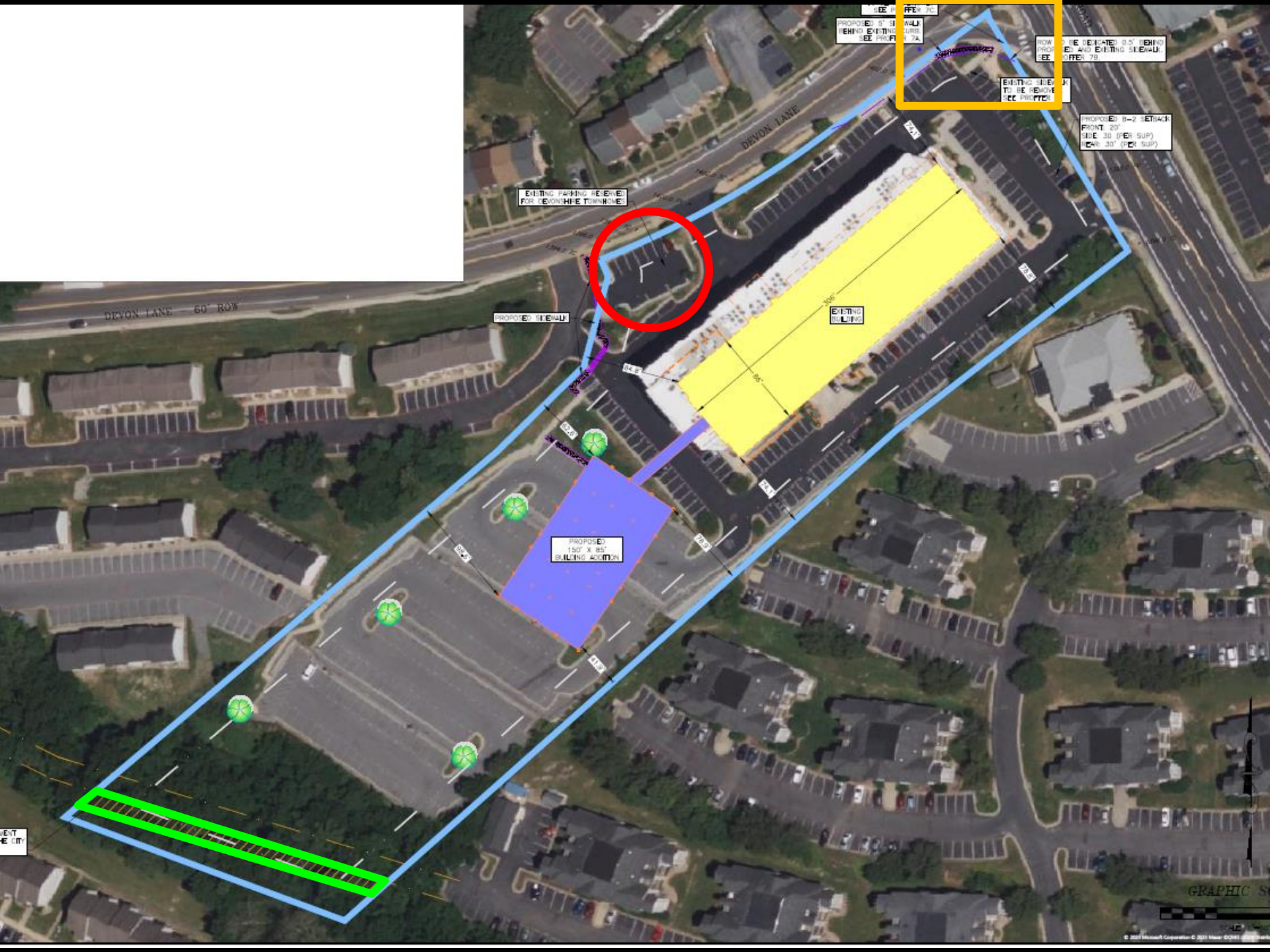
3' 8'X18' SPACES
11' 9'X18' SPACES

PRELIMINARY LOCATION OF
PROPOSED BUILDING COLUMN (TYP.)



Proffers Summarized

1. Only certain non-residential uses shall be permitted.
2. SUP shall be permitted as approved by City Council.
3. No more than 160 units containing a maximum of 470 bedrooms.
4. Non-residential uses may only be located on the first/ground floor of the Existing Building. The Addition shall have no commercial square footage.
5. Ten parking spaces reserved for the Devonshire Townhomes.
6. Addition shall contain an exterior finish similar to the existing building.
7. Infrastructure improvements.
8. Grant 20-foot access easement for shared use path.
9. Site lighting.
10. Maximum height of freestanding signs
11. Height of addition shall not exceed the elevation of the existing building as measured from Port Republic Road.



PROPOSED 150' X 185' BUILDING FOOTPRINT
EXISTING WALKWAY
EXISTING UTILITY TO BE REMOVED
SEE DWG 78

PROPOSED 8'-2" SETBACK
FRONT 20'
SIDE 30' (PER SUP)
REAR 30' (PER SUP)

EXISTING PARKING RESERVED FOR FUTURE DEVELOPMENT

PROPOSED STAIRWELL

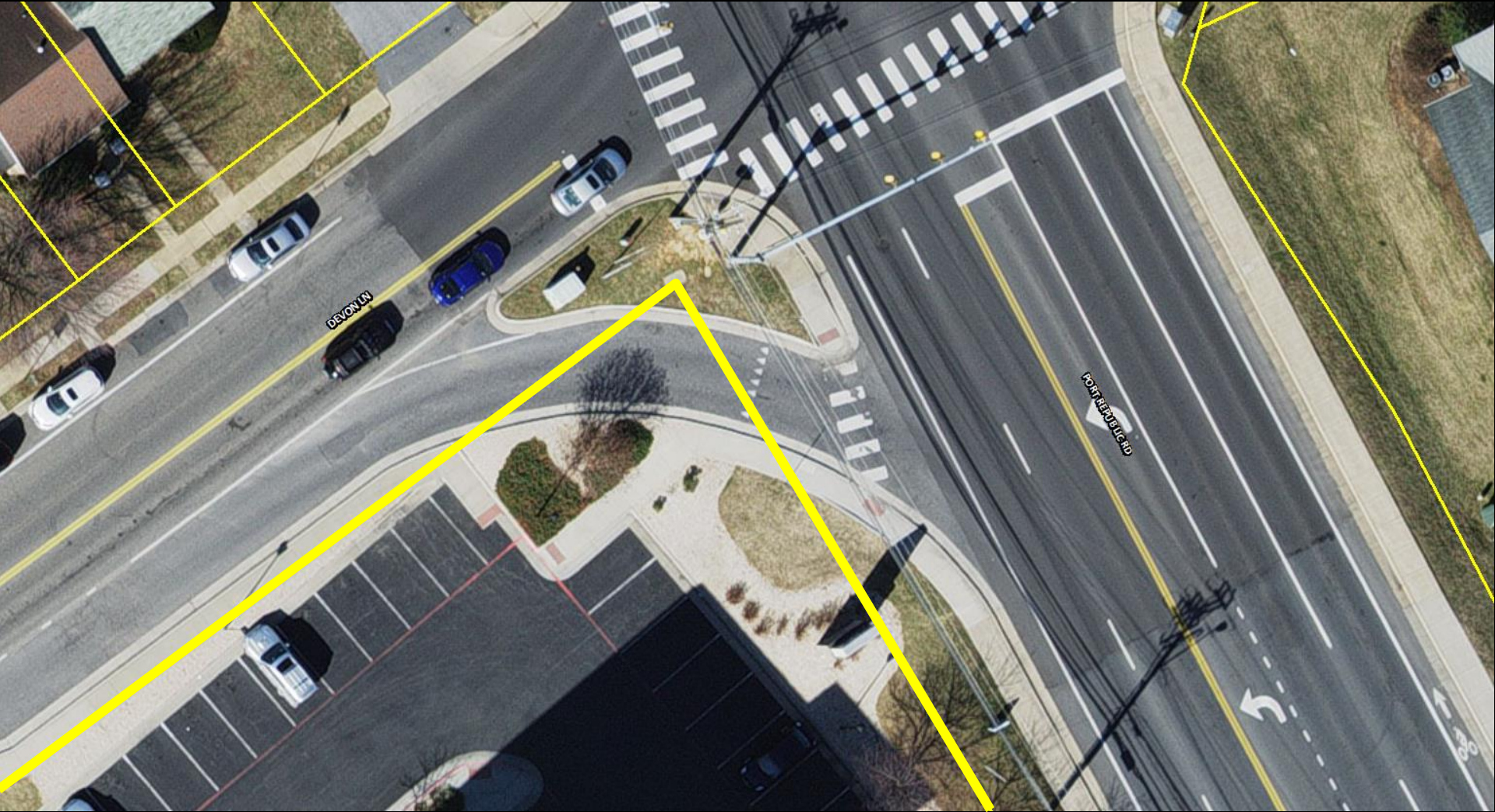
EXISTING WALKWAY

PROPOSED 150' X 185' BUILDING FOOTPRINT

DEVON LANE 60' ROW

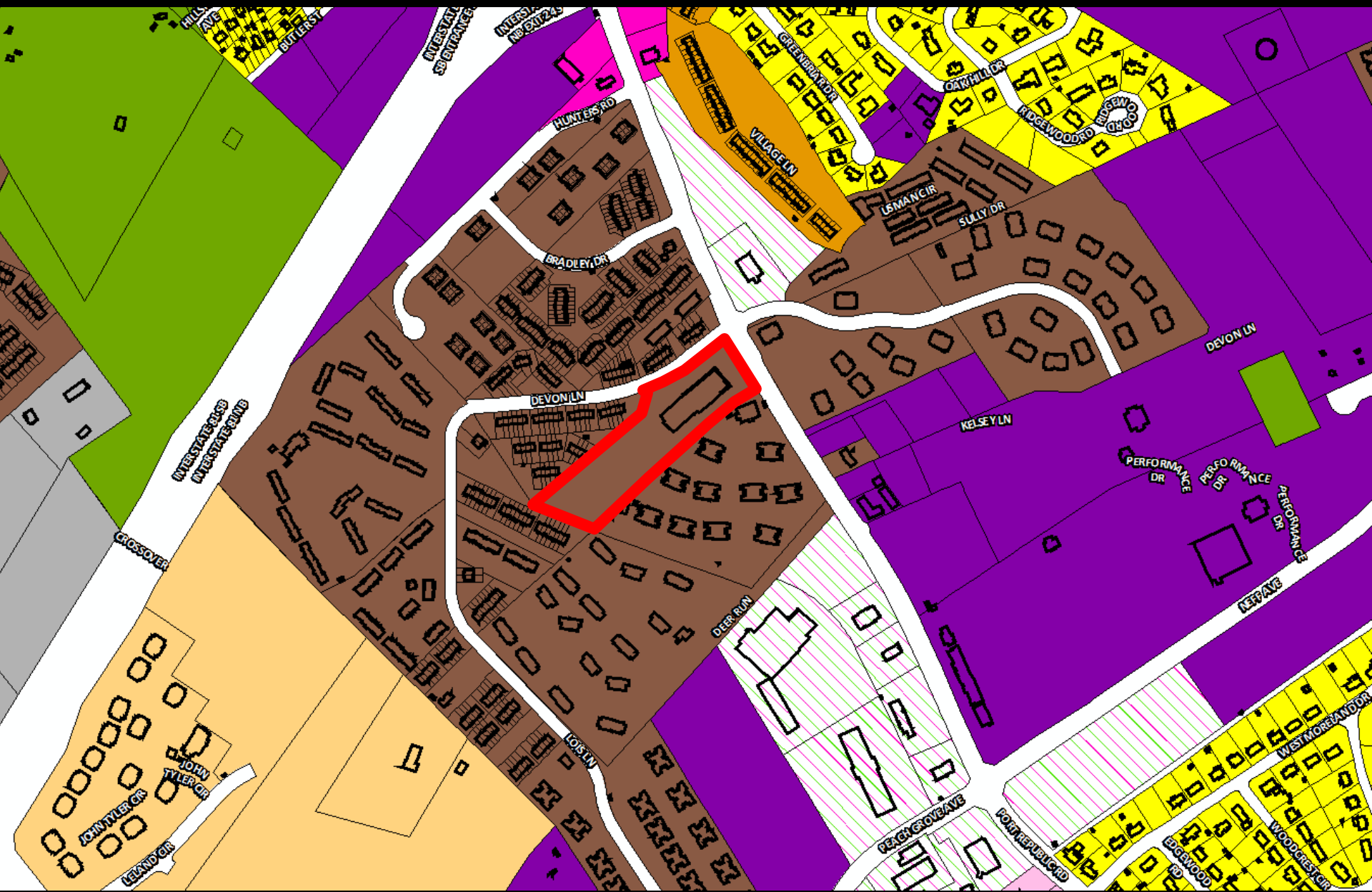
DEVON LANE

GRAPHIC SCALE



Applicant's SUP Conditions Summarized

1. The density and layout of improvements will be in substantial conformity with the Plan of Development. Minor alterations would be permitted.
2. The existing building and the building addition shall not exceed the dimensions shown on the Development Plan.
3. All refuse collection facilities will be within the building.
4. Security features will be provided to control access to the residential areas of the building.
5. A minimum of two (2) "Level 2" (equivalent or better technology at the time of construction) electric vehicle charging stations will be provided.



Recommendation

Staff recommends approval of the rezoning and two special use permits with conditions.

- For the SUP to allow for multifamily/mixed use:
The condition to follow the “Owner/Developer Self Imposed Conditions.”
- For the SUP to allow for the reduction in required side/rear yard setbacks:
The SUP shall be applicable only to the existing building and planned building addition in the location shown on the Development Plan with the ability to deviate up to 10-feet in any direction.