

Lucy Drive Mixed Use Development

Applications for
Zoning Map Amendment & Special Use Permits



MADISON LUCY REALTY, LLC

**CITY COUNCIL
CITY OF HARRISONBURG, VA
OCTOBER 9, 2018**

Aerial View from the Northeast



Aerial View from the Southeast



Traveling Lucy Drive West to East



Experiencing the Ground Plane

bnim is building positive

View from the Western End



Experiencing the Ground Plane

bnim is building positive

View of the Rear of the Buildings from the East



Experiencing the Ground Plane

bnim is building positive

Existing Tree Buffer for Reference



R-3 Medium Density By Right Townhouse Plan



84 Townhomes
(realistically, 72-
78 w/SWM
considerations)

30' "front"
setback on Lucy

25' rear setback

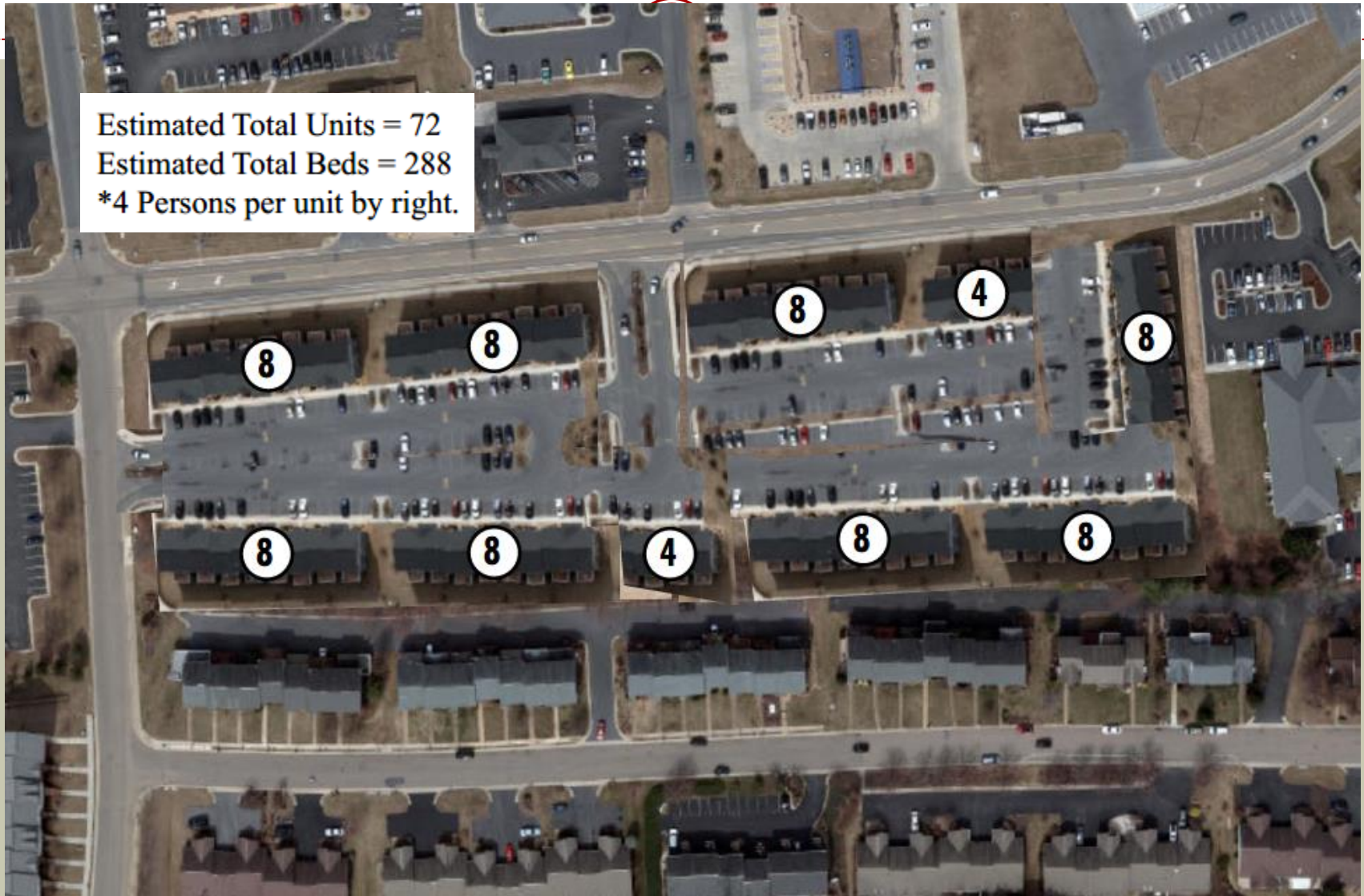
Decks within 5' of
boundary line

20' building
separation

100% 4-bedrooms



Estimated Total Units = 72
Estimated Total Beds = 288
*4 Persons per unit by right.



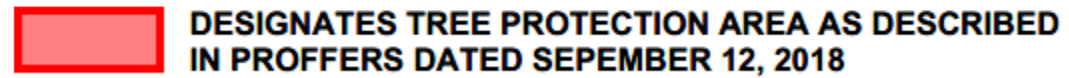
R-3 Townhome Design



Thank You



QUESTIONS?



Proffers to Enhance Community



1. No parking or drive lanes would be constructed between the buildings and Lucy Drive.
2. The development would have a minimum of 6,530 sf of non-residential on Lucy Drive.
3. No uses that would increase traffic impact without new traffic impact analysis.
4. No 4-Bedroom units
5. Building height limited to 47'
6. Number of units limited to 117 units
7. Retain/maintain vegetative buffer along southeastern boundary.
8. Opaque fence along rear / southern boundary line