



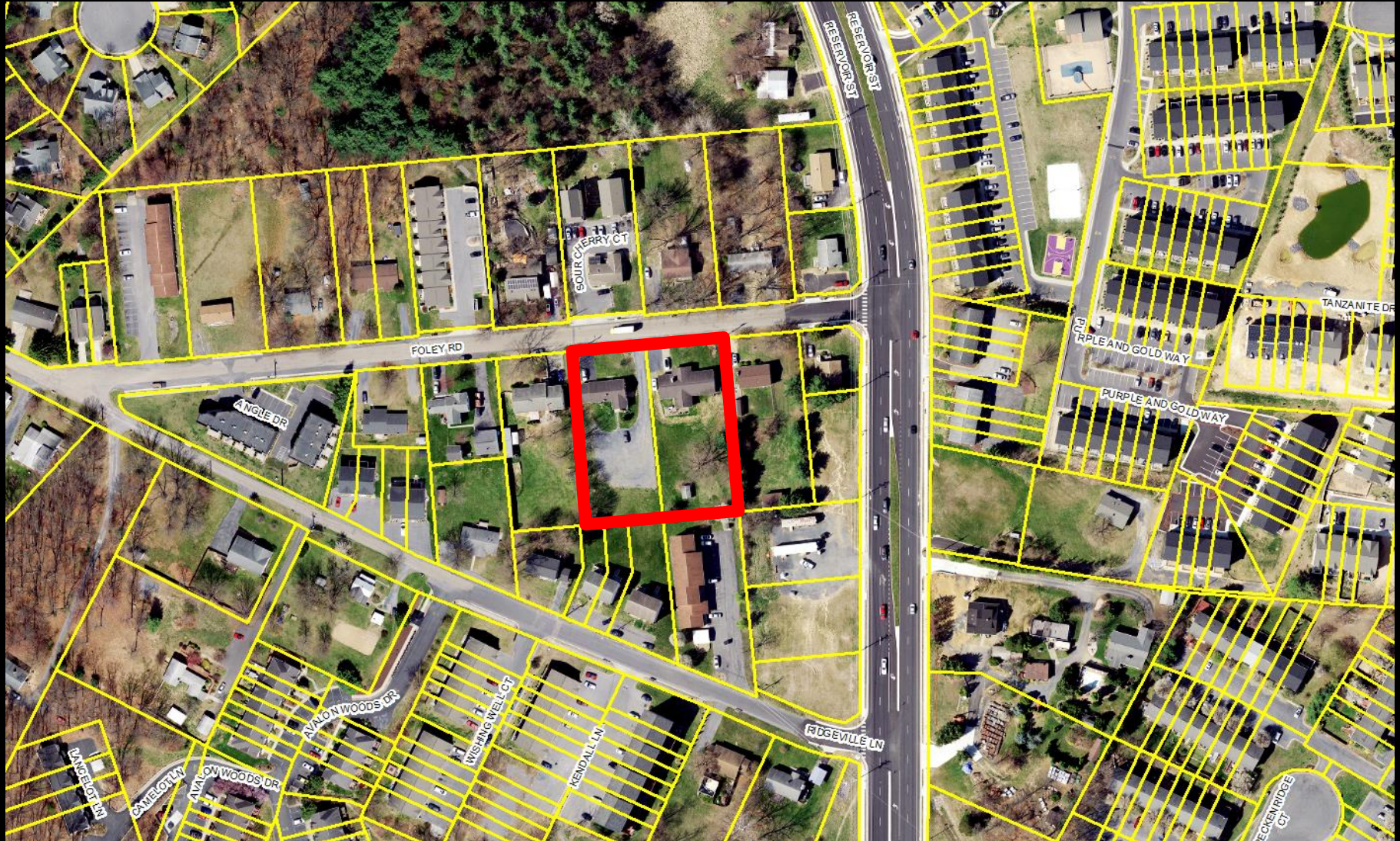
# Special Use Permit – To Allow Reducing Required Parking at 716 & 722 Foley Road



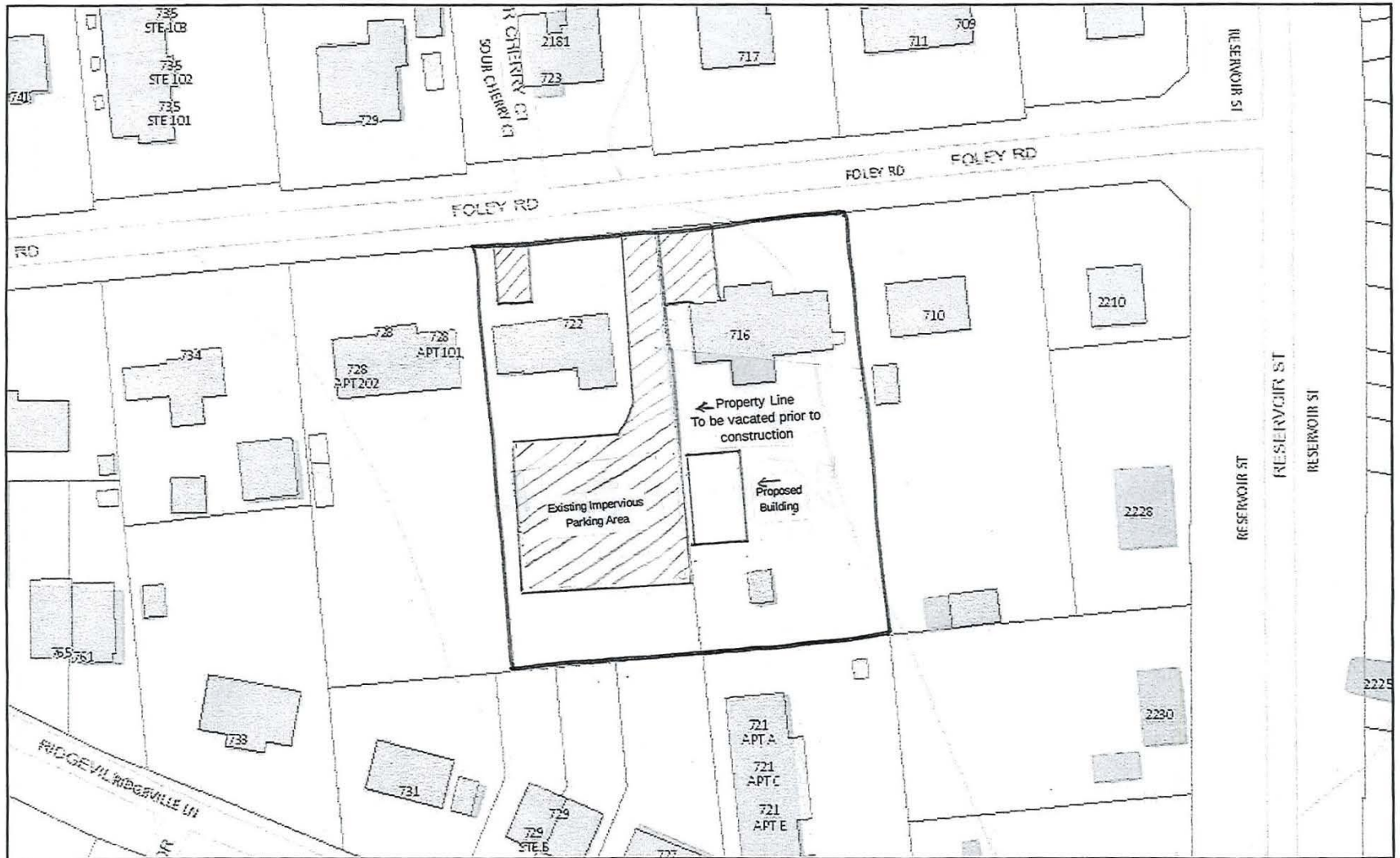
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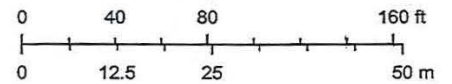


# 716 & 722 Foley Rd



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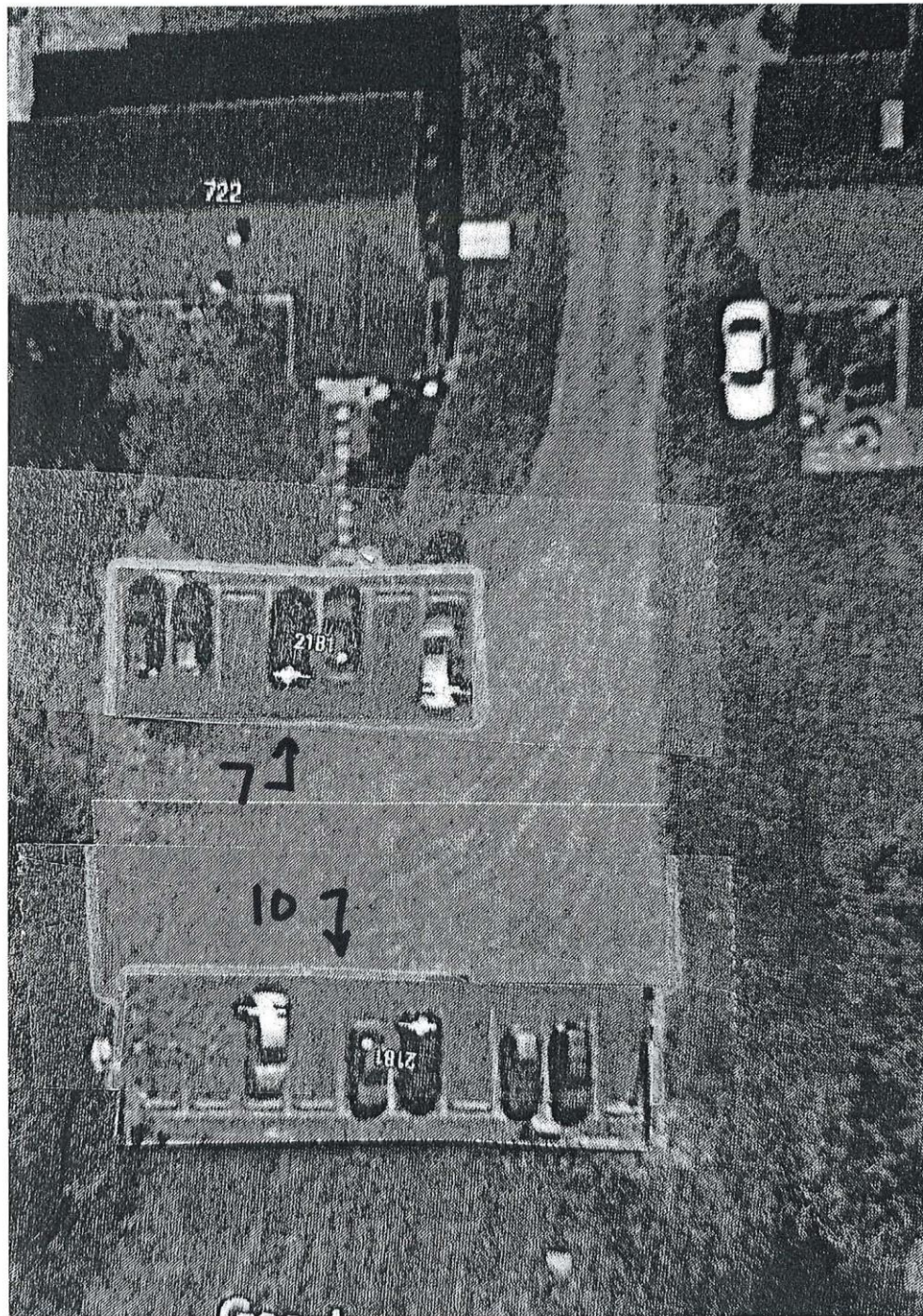
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VITA, West Virginia GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA,

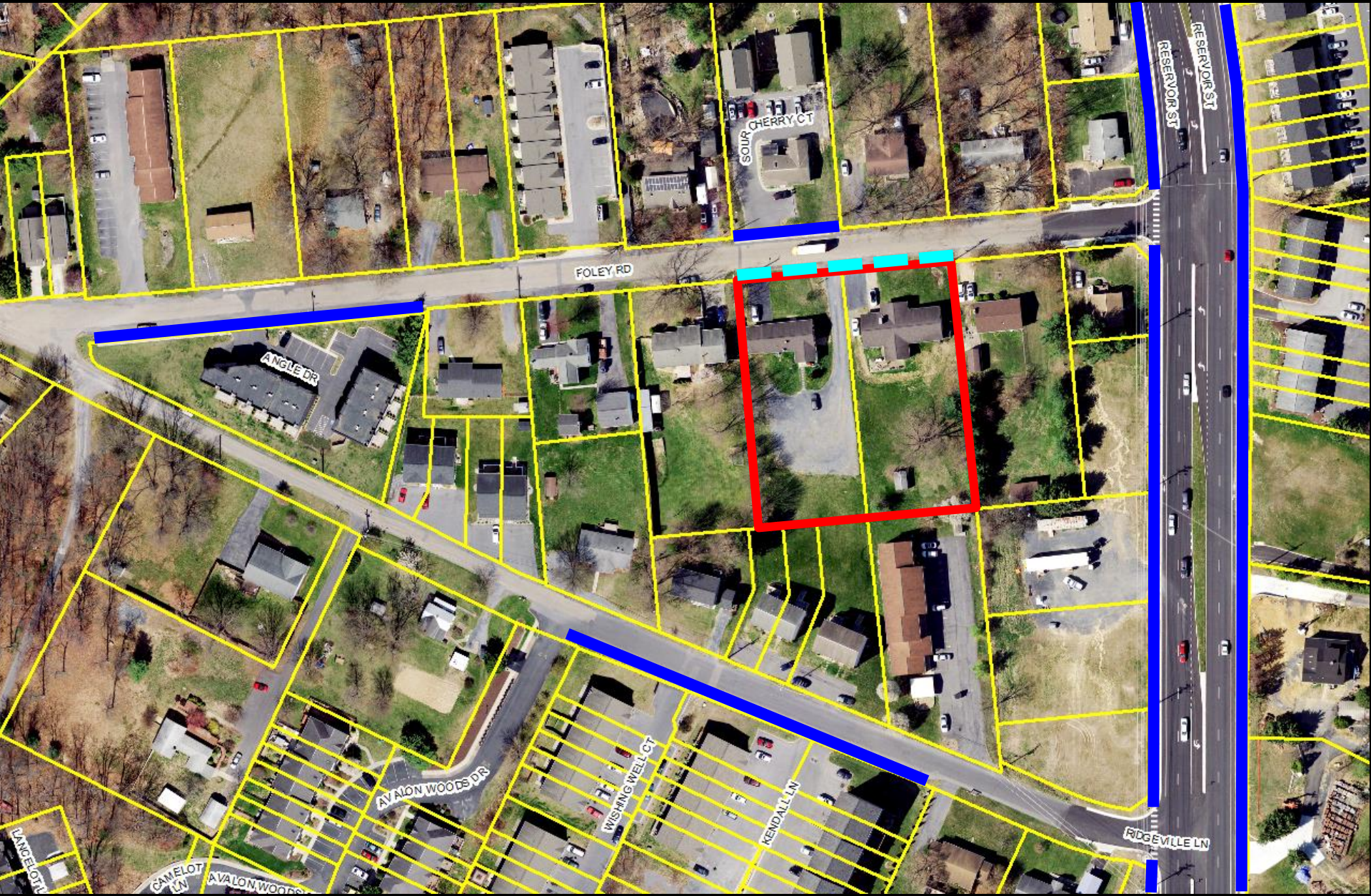
City of Harrisonburg

VITA, West Virginia GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |



## 2021-approved SUP, which gave approval to allow the multi-family units, included the following conditions:

1. All newly constructed multiple-family units shall be efficiency, or one- or two-bedroom units.
2. Prior to issuance of any certificate of occupancy for multiple-family dwellings, the property owner shall dedicate necessary public street right-of-way to encompass curb and gutter plus 0.5-ft., and deed a public sidewalk easement to include the remainder of the two foot wide grass strip, a five foot wide sidewalk, and 0.5-ft behind the sidewalk. The future curb and gutter location shall be equidistant from the street centerline similar to what exists across the street.
3. The entrance at Foley Road to serve multiple-family building(s) on the site shall be no greater than 30 feet wide.
4. The special use shall be established, or any construction authorized shall be commenced and diligently pursued within five years from the approval date of the special use permit.



CHERRY CT

FOLEY RD

ANGLE DR

AVAON WOODS DR

WISHING WELL CT

KENDALL LN

RIDGEVILLE LN

RESERVOIR ST

CAMELOT LN

AVAON WOODS



# Suggested Conditions

1. Reduction in required parking shall only be permitted for efficiency or one-bedroom multi-family units up to a total of 11 such units, where one parking space per unit may be provided.
2. Prior to issuance of any certificate of occupancy for multiple-family dwellings, the property owner shall **construct** a five-foot wide public **sidewalk** along the entire length of the property frontage. The sidewalk may be located within dedicated public street **right-of-way** or within a **dede**d public sidewalk easement so long as 0.5 feet of right-of-way or easement area is provided beyond the width of the sidewalk infrastructure. Furthermore, the property owner shall be responsible for engineering design to ensure that the sidewalk is constructed at the appropriate grade and location for future construction of curb and gutter and any other street widening by the City.
3. The special use shall be established, or any construction authorized shall be commenced and diligently pursued within three years from the approval date of the special use permit.

## Recommendation

Staff recommended approval of the SUP with suggested conditions.

PC (6-0) recommended approval with amended conditions.