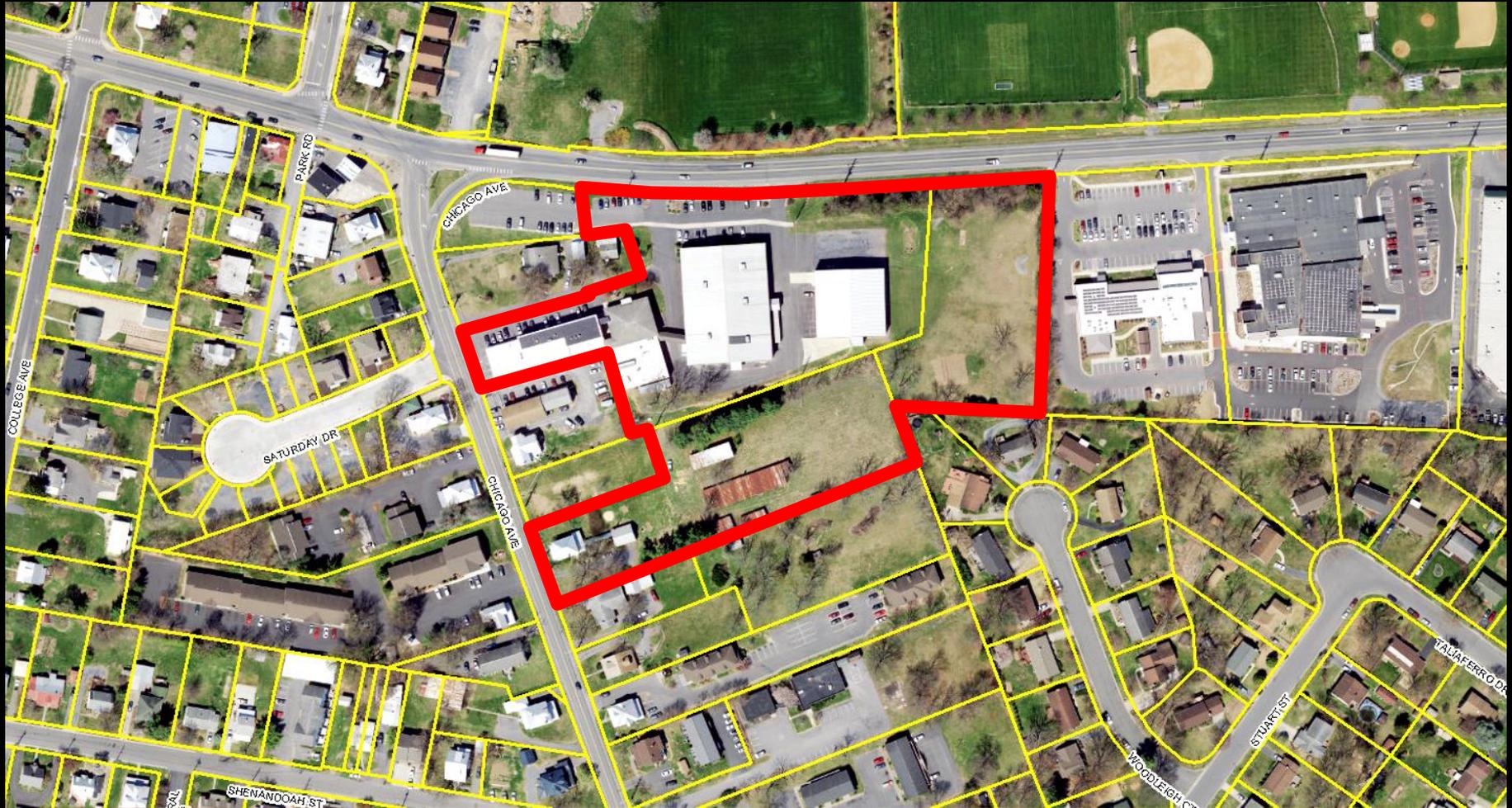


Special Use Permits – Mt. Clinton Pike & Chicago Ave (Manufacturing; Warehousing)



1. To allow manufacturing, processing, and assembly operations when not employing more than fifteen (15) persons on the premises in a single shift and provided that all storage and activities are conducted within the building.
2. To allow warehousing and other storage facilities

Special Use Permits – Mt. Clinton Pike & Chicago Ave (Manufacturing; Warehousing)





View from Mt. Clinton Pike



View from Chicago Avenue





Common Good
MARKETPLACE
Financial Literacy
COMMITTEE
Elevance
The Gathering Place
MCC
CITY & TERRY
HOUSERS
MCC
MCC

MERGE
CARE CENTER

Elevance
Drive-up & ATM
→

→





EASTERN MENNONITE COLLEGE INC
DB 0/0
TM 48-11-4
ZONE R-3 INSTITUTIONAL OVERLAY

EASTERN MENNONITE HIGH SCHOOL
DB 0/0
TM 47-N-7
ZONE R-3 INSTITUTIONAL OVERLAY

MT. CLINTON PIKE

MT. CLINTON PIKE
FUNCTIONAL CLASSIFICATION: MAJOR ARTERIAL

CHICAGO AVENUE

72

CHRISTIAN LIGHT PUBLICATIONS, INC
DB 2212/240
TM 47-1-19
ZONE B-2

SFD RESIDENCE
1070 CHICAGO AVE.

STORAGE SHED
1088 CHICAGO AVE.

CHRISTIAN LIGHT PUBLICATIONS INC
DB 2809/208
TM 47-1-19
ZONE B-2

PROPOSED ENCLOSED WALKWAY

Added in 2014

HARRISONBURG GIFT & THRIFT SHOP, INC.
DB 3388/381
TM 47-1-2
ZONE B-2

CHRISTIAN LIGHT PUBLICATIONS INC
DB 4167/85
TM 47-1-1
ZONE B-2

500 SF BOOKSTORE
8,800 SF OFFICES
1084 CHICAGO AVE.

8,700 SF OFFICES
1088 CHICAGO AVE.

800 SF OFFICE
4-EMPLOYEE APARTMENTS
1058 CHICAGO AVE.

CHRISTIAN LIGHT PUBLICATIONS INC
DB 0/0
TM 47-1-11
ZONE B-2

STORAGE SHED

Proposed 24,000 sq. ft. warehouse

SFD RESIDENCE
1048 CHICAGO AVE.

MERNA B SHANK TRUSTEE
DB 1282/890
TM 47-1-7
ZONE R-1

USE: VACANT
1040 CHICAGO AVE.

CHRISTIAN LIGHT PUBLICATIONS INC
DB 1490/833
TM 47-1-10
ZONE B-2

RONALD D BRUCE
DB 0/0
TM 47-1-8
ZONE R-1

CHRISTIAN LIGHT PUBLICATIONS, INC
DB 0489/803
TM 47-1-9
ZONE B-2

SFD RESIDENCE
1032 CHICAGO AVE.

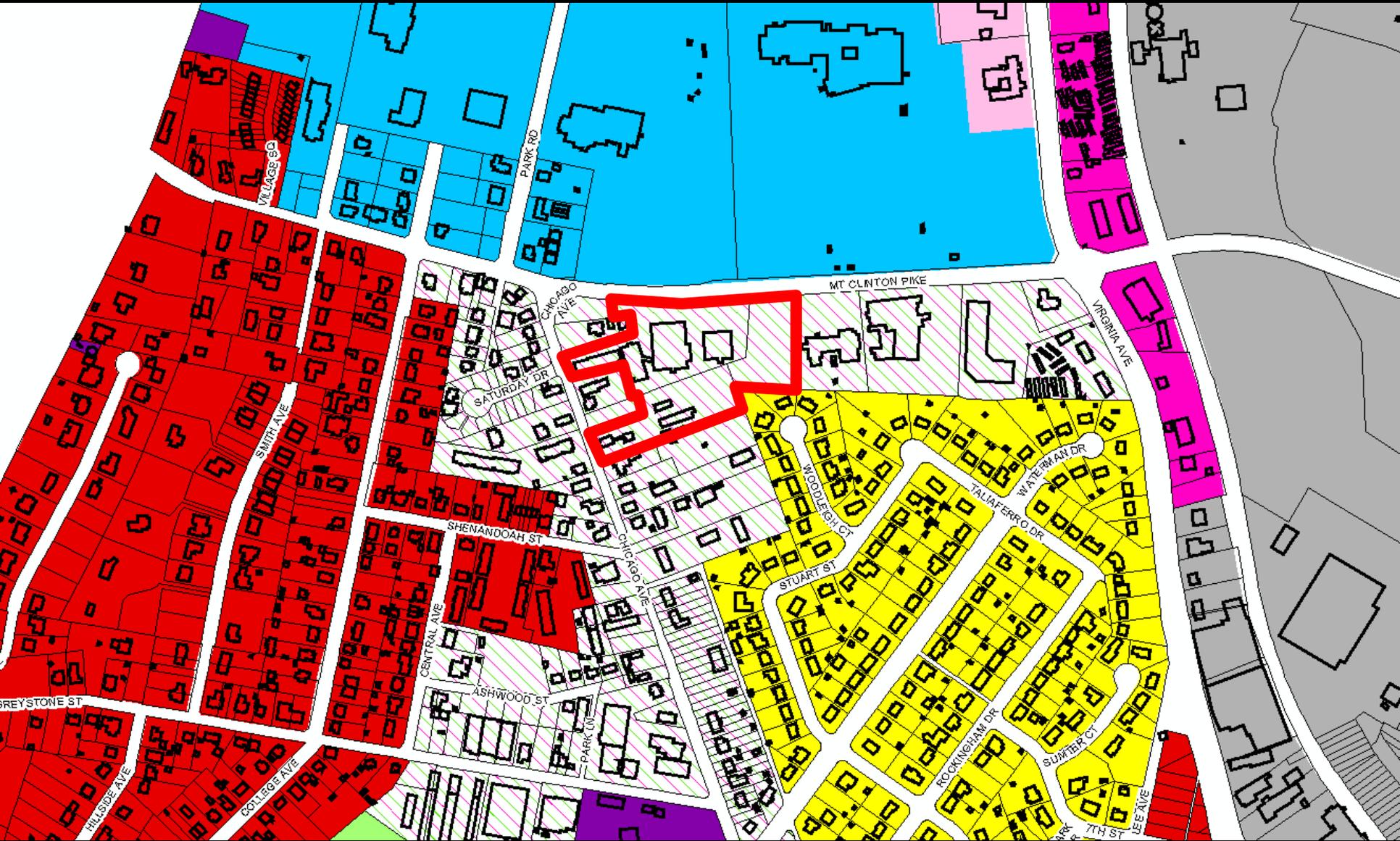
WALNUT LANE LLC
DB 2883/843
TM 47-1-8A
ZONE R-3

WALNUT LANE LLC
DB 2883/843
TM 47-1-8
ZONE R-3

Presently on site:
23,000 sq. ft. of warehousing
7,000 sq. ft. of manufacturing



SCALE: 1"=40'



Suggested Conditions for



Suggested Conditions for Warehousing SUP

1. Up to 60,000 square feet of warehousing and storage is permitted on the site.
2. All warehousing and storage and activities are conducted within buildings.
3. Self-storage facilities are prohibited.

Suggested Conditions for Warehousing SUP (con't)

4. An evergreen or deciduous tree buffer shall be created parallel to and within 20-feet from the property boundary with tax map parcels 47-J-6 and 7, where such trees shall be planted at no more than 20-ft. on center and no less than 6-feet in height at the time of planting. Existing trees-parallel to and within 20-feet from the property boundary with tax map parcels 47-J-6 and 7 may be used to meet this requirement. The intent is to provide a vegetative buffer to reduce the visual impact of the subject site from the adjacent residential uses.
5. Along the Mt. Clinton Pike frontages of tax map parcels 47-P-14 and 47-M-1, there shall be no more than two entrances and no entrances shall be placed within 65-feet from where the property line of tax map parcel 47-P-14 and 16 meet.
6. If in the opinion of Planning Commission or City Council, the use becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

Recommendation

Staff and Planning Commission (6-0) recommends approval of both SUPs with the suggested conditions for both requests.