

Rezoning & Special Use Permit – Commerce Village



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MASSIMO CUFFI
IMPORT CAR REPAIR
433-2102

Clematis
E. 8th Street

Proffers

1. Occupancy is restricted to a family or no more than two (2) individuals per dwelling unit.
2. A minimum of 0.75 parking spaces per dwelling unit shall be provided.
3. On tax map parcels 41-Q-4 and 41-Q-4A, no parking lot (including travel lanes and drive aisles) shall be located between any building and public streets (Commerce Drive and East Washington Street).
4. There shall be no entrances on East Washington Street.
5. Future development on tax map parcel(s) 41-Q-4 and 41-Q-4A shall share an entrance with 41-Q-6, as generally depicted on Exhibit A (concept plan).
6. Internal private sidewalk connections shall be provided to public sidewalks along East Washington Street and Commerce Drive at the time of development of tax map parcel(s) 41-Q-4 and 41-Q-4A.

SITE DATA

- TAX MAP #: 041-Q-6, 041-Q-4, 041-Q-4A
- PROPERTY OWNER: COMMERCE VILLAGE II, HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
- ADDRESS: 241 COMMERCE DR., 298 E. WASHINGTON ST., HARRISONBURG, VA 22802
- CURRENT ACREAGE: 2.07 AC (041-Q-6), 0.45 AC (041-Q-4), 0.04 AC (041-Q-4A) [2.56 AC TOTAL]
- PROPOSED ACREAGE WITH ADJUSTED PROPERTY LINE: 1.85 AC (041-Q-6), 0.71 AC (041-Q-4)
- CURRENT ZONING: R3, B2C
- PROPOSED ZONING: R5
- CURRENT USE (041-Q-6): MULTI-FAMILY
- CURRENT USE (041-Q-4, 4A): VACANT
- PROPOSED USE (041-Q-4): MULTI-FAMILY
- CURRENT DENSITY (041-Q-6): 14.5 UNITS/AC (30 UNITS/2.07 AC)
- NEW DENSITY FOR 041-Q-6 AFTER PROPERTY LINE ADJUSTMENT: 16.2 UNITS/AC (30 UNITS/1.85 AC)
- PROPOSED DENSITY FOR 041-Q-4: 22.5 UNITS/AC (16 UNITS/0.71 AC)
- PROPOSED BUILDING TYPE: 2-STORY APARTMENT
- PROPOSED PARKING: 12 SPACES WITH OPTION TO ADD 4 ADDITIONAL SPACES IN FUTURE IF NEEDED
- REQUIRED BUILDING SETBACKS: 10' FRONT AND SIDE, 25' REAR
- REQUIRED PARKING BUFFER: 10' ALONG PUBLIC STREET R.O.W. AND 10' ALONG ADJACENT PROPERTY LINES OR 3' MIN. HT. WALL OR FENCE.



E. WASHINGTON ST.

COMMERCE DR.



PARKING ENTRANCE CONNECTS TO EXISTING DRIVE

PROPOSED LOCATION OF PROPERTY LINE ADJUSTMENT (0.22 AC TRANSFERRED FROM 041-Q-6 TO 041-Q-4)

INTERNAL SIDEWALK CONNECTION TO EXISTING COMMERCE DR. SIDEWALK

INTERNAL SIDEWALK CONNECTION TO PROPOSED E. WASHINGTON ST. SIDEWALK

10' PARKING SETBACK

(4) 10' x 20' FUTURE PARKING SPACES TO BE CONSTRUCTED UPON NEED

3' MIN. FENCE, AS REQUIRED PER CITY CODE

25' BUILDING SETBACK

PROPOSED APARTMENTS (4 UNITS)

OFFICE & COMMUNITY ROOM

PROPOSED APARTMENTS (12 UNITS)

10' BUILDING SETBACK

BOUNDARY LINE TO BE VACATED

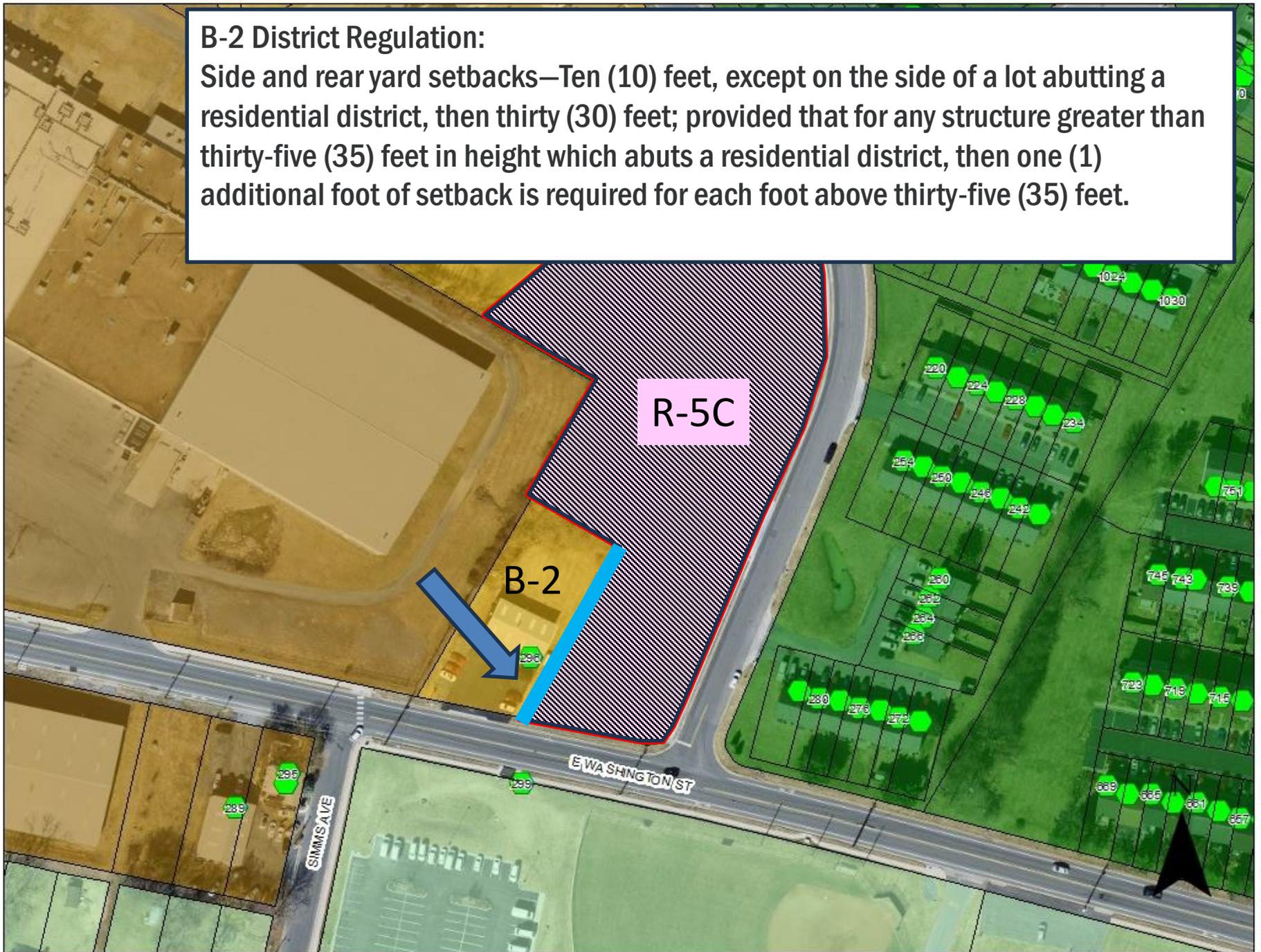
5' SIDEWALK ALONG E. WASHINGTON ST.

7' BUILDING SETBACK

PROPERTY LINE

B-2 District Regulation:

Side and rear yard setbacks—Ten (10) feet, except on the side of a lot abutting a residential district, then thirty (30) feet; provided that for any structure greater than thirty-five (35) feet in height which abuts a residential district, then one (1) additional foot of setback is required for each foot above thirty-five (35) feet.



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Recommendation

Staff and Planning Commission (6-0) recommends approval of both the rezoning and special use permit as submitted.