



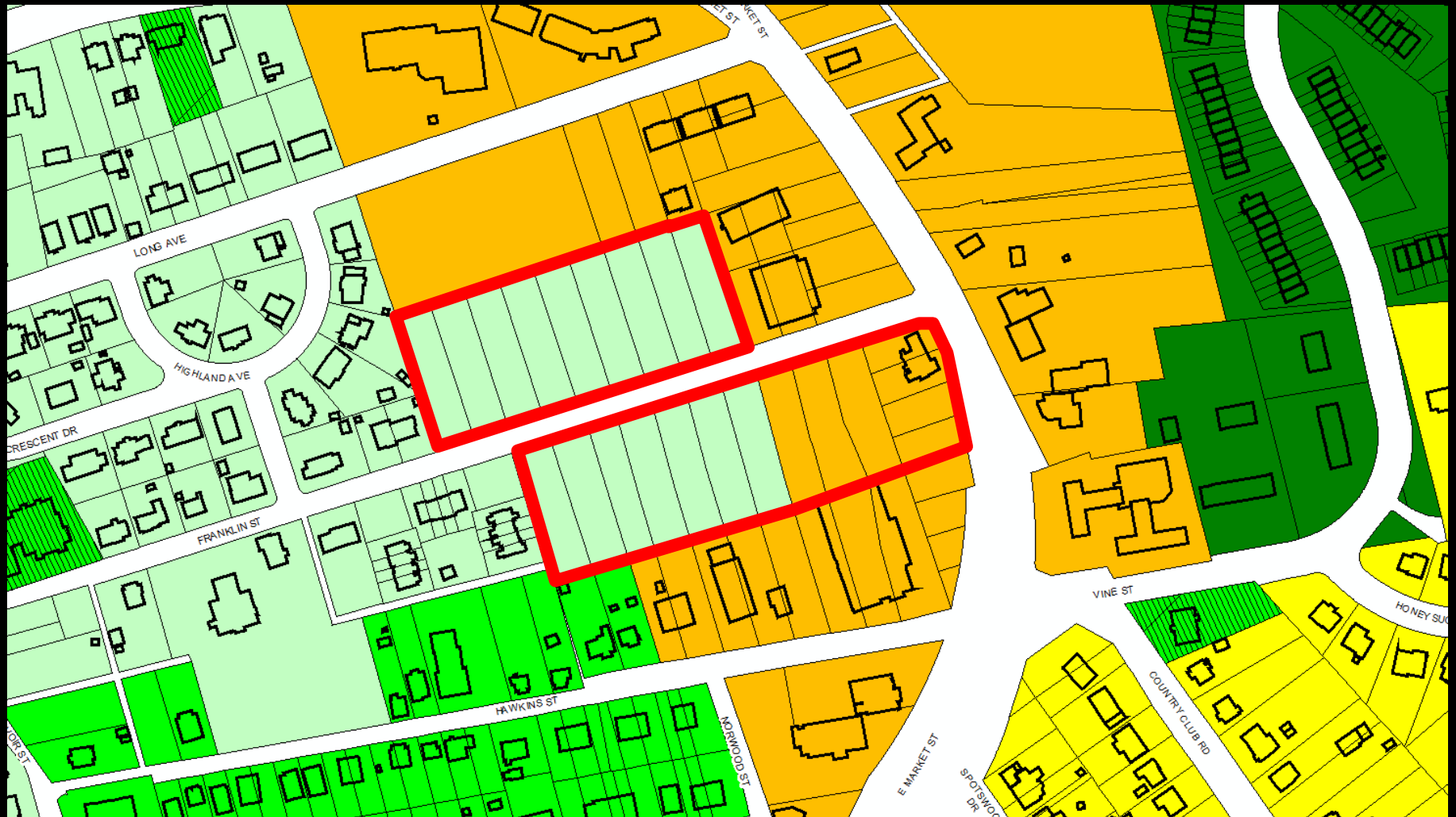
# Rezoning & Special Use Permit – Along East Market and Franklin Streets (The Edge)

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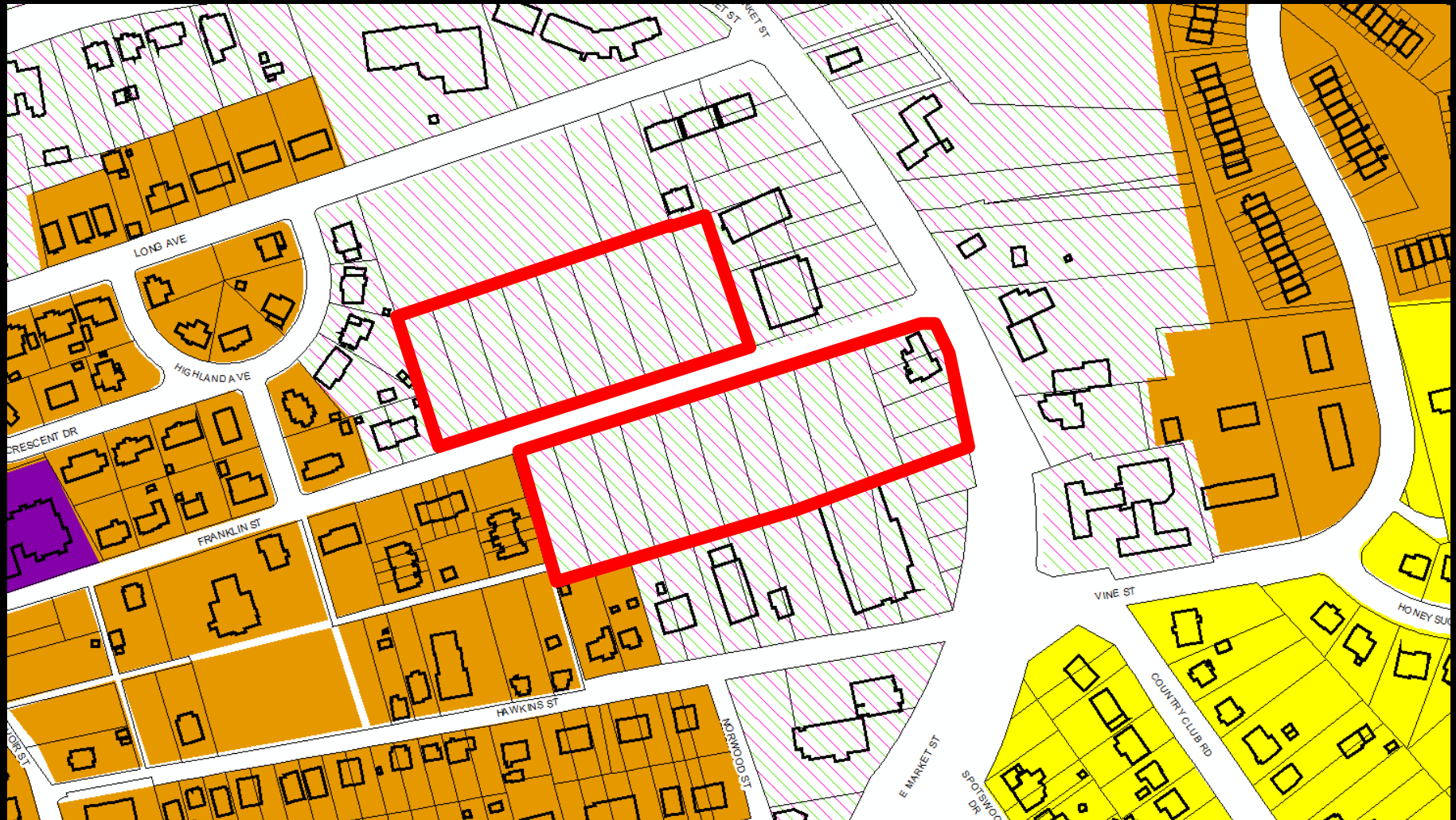


1. Rezone from B-2 and R-2 to R-5C
2. Special Use Permit to allow multi-family dwellings of more than 12 units per building

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This plan is conceptual in nature, intended to depict general building/parking locations and vehicular/pedestrian circulation routes. Improvements depicted on this plan are subject to modification.



DEVELOPMENT DATA	
NORTH PARCEL SITE AREA:	±122,588 SF (±2.81 AC)
NORTH AREA UNITS ALLOWED (1,800 SF PER UNIT)	68.1
NORTH AREA PROPOSED UNITS:	68
SOUTH PARCEL SITE AREA:	±159,680 SF (±3.67 AC)
SOUTH AREA UNITS ALLOWED (1,800 SF PER UNIT)	88.7
SOUTH AREA PROPOSED UNITS:	88
TOTAL SITE AREA:	±6.48 AC
TOTAL PROPOSED UNITS	156







# Proffers (Summarized)

1. Occupancy Restrictions and Parking
2. Road and Sidewalk Improvements
3. Parking Lot Placement
4. Density and Unit Mix
5. Affordable Housing



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# Affordable Housing Proffer

Summarized: For 15 years after the final certificate of occupancy is issued, 5% of the total number of units will be in the form of for-lease affordable dwelling units for households with incomes at or below 80% area median family income (AMI). (NOTE: Family size will not be considered for thresholds.)

FY 2021 US HUD reported

- Harrisonburg AMI = \$66,700
- Harrisonburg 80% AMI = \$54,700

156 dwellings units X 5% requires 8 dwelling units be reserved for households at or below 80% AMI.

Monthly rents will be market rate and would not be held to 30% of a household's income.



# Requested SUP Condition

“The special use shall be established, or any construction authorized shall be commenced and diligently pursued within 36 months from the approval date of the special use permit.”

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# Recommendation

Staff and Planning Commission (6-1) recommended approval of the rezoning and the SUP with the suggested condition.

- The special use shall be established or any construction authorized shall be commenced and diligently pursued within 36 months from the approval date of the special use permit.