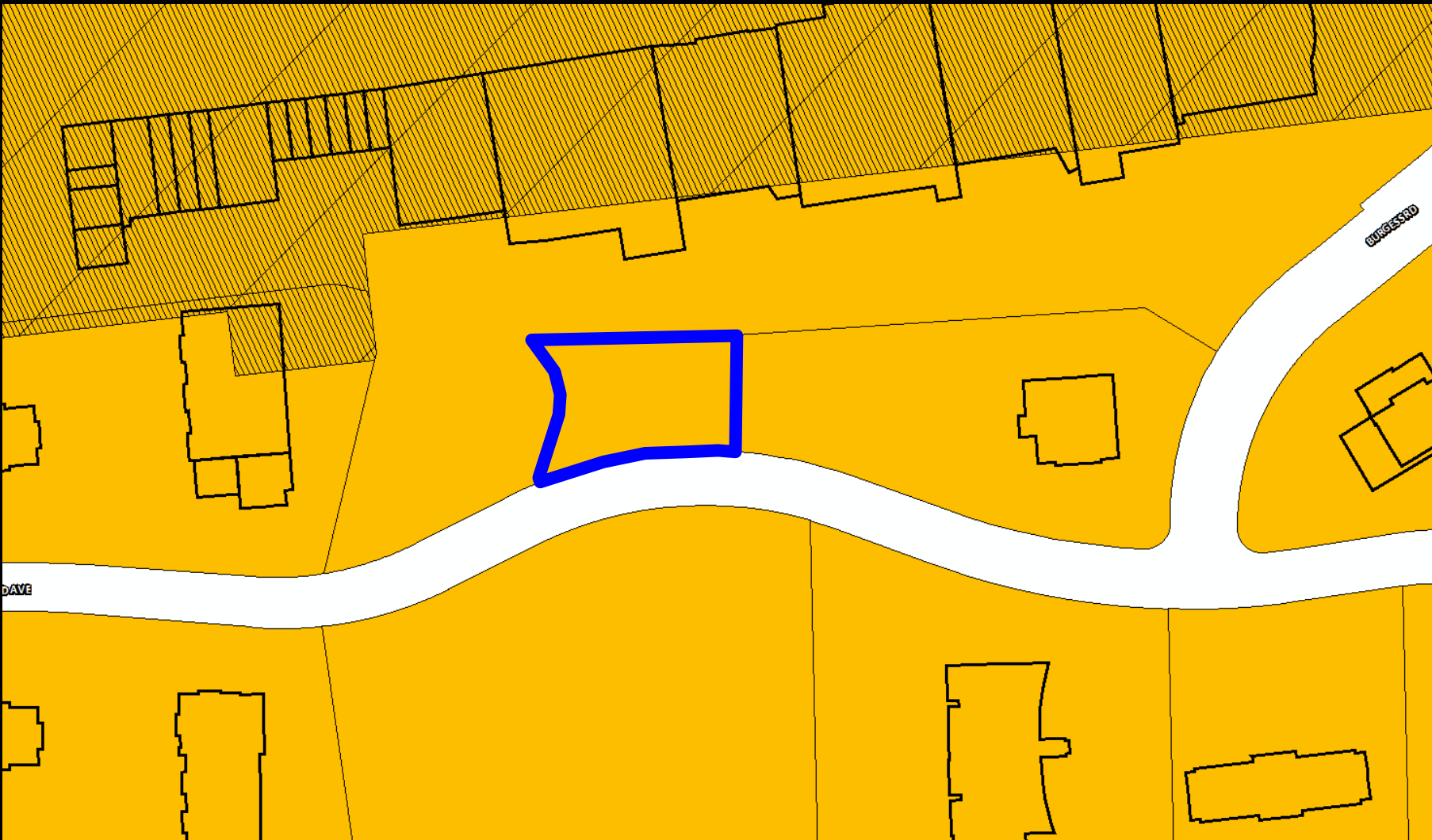


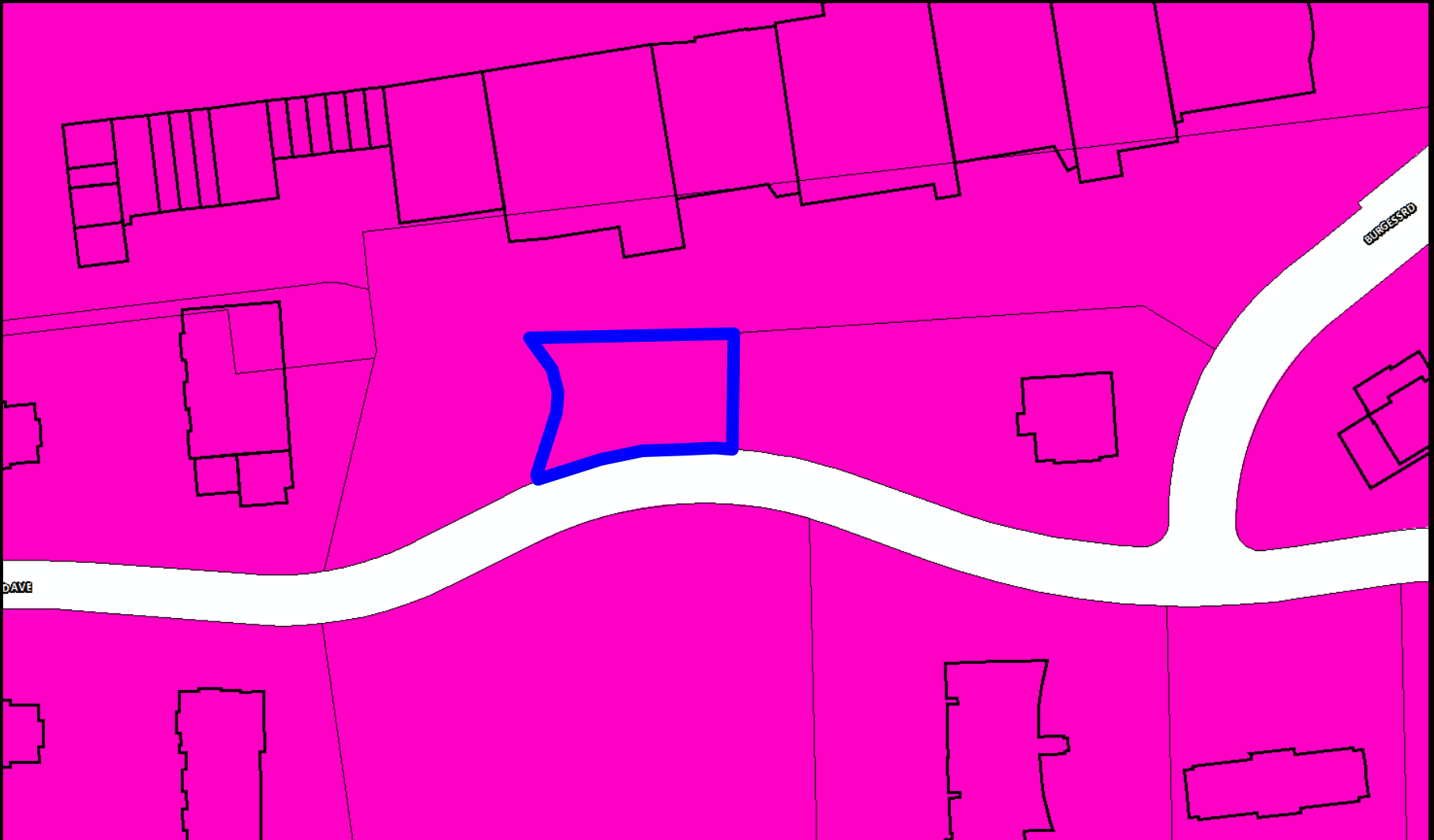
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Multi-family Dwellings in B-2

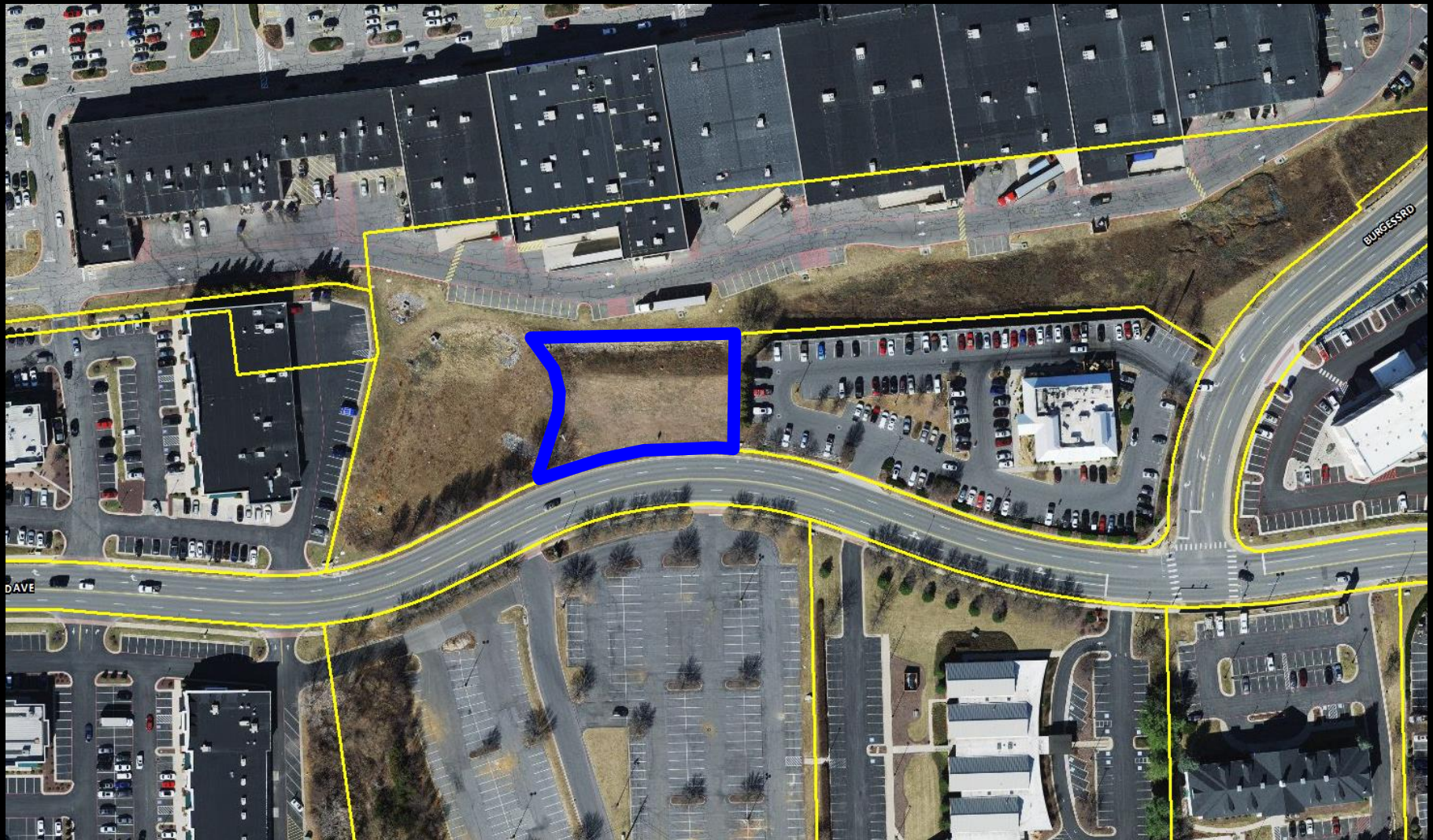


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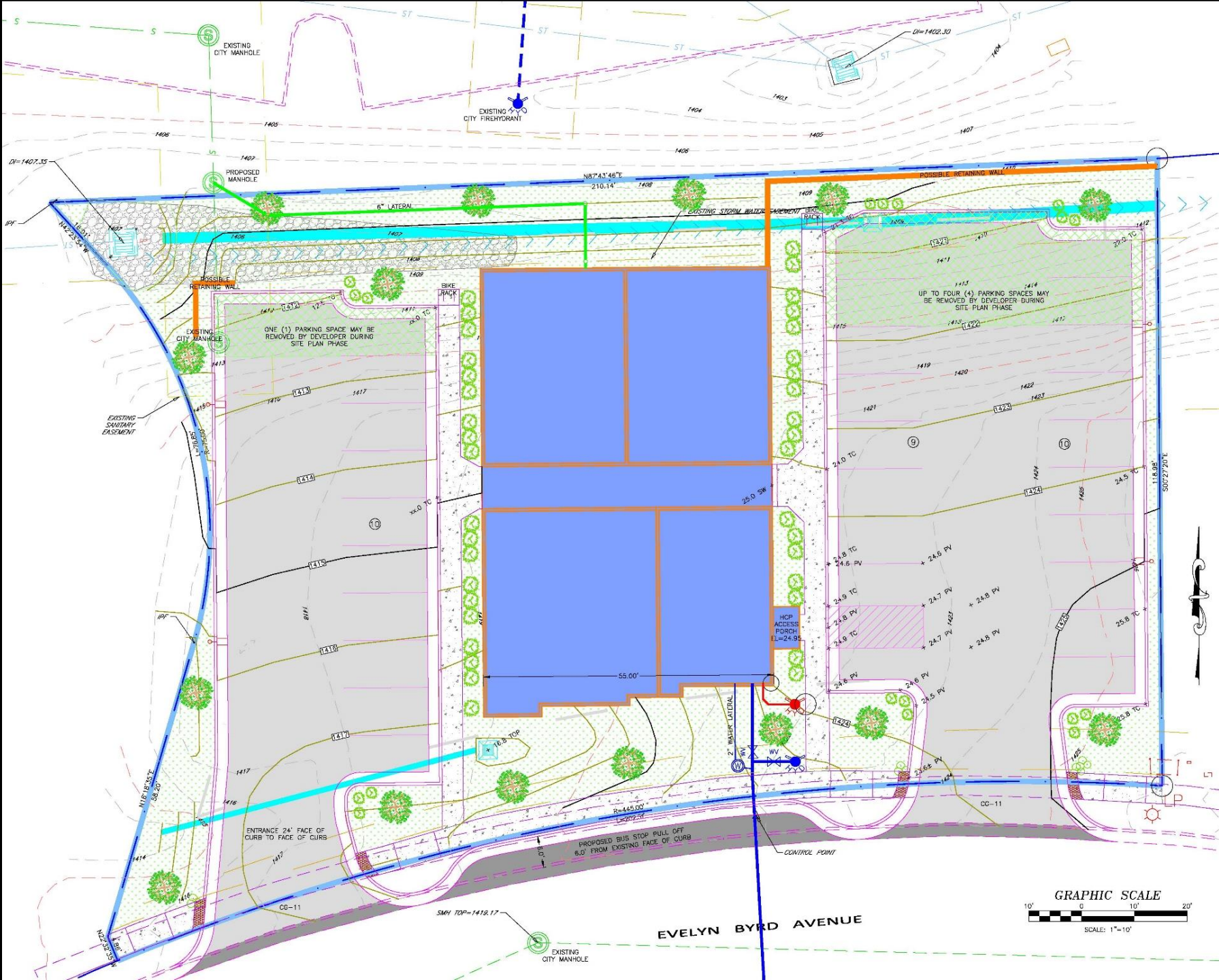
Multi-family Dwellings in B-2



Special Use Permit - 1846 Evelyn Byrd Multi-family Dwellings in B-2







GRAPHIC SCALE



SCALE: 1"=10'

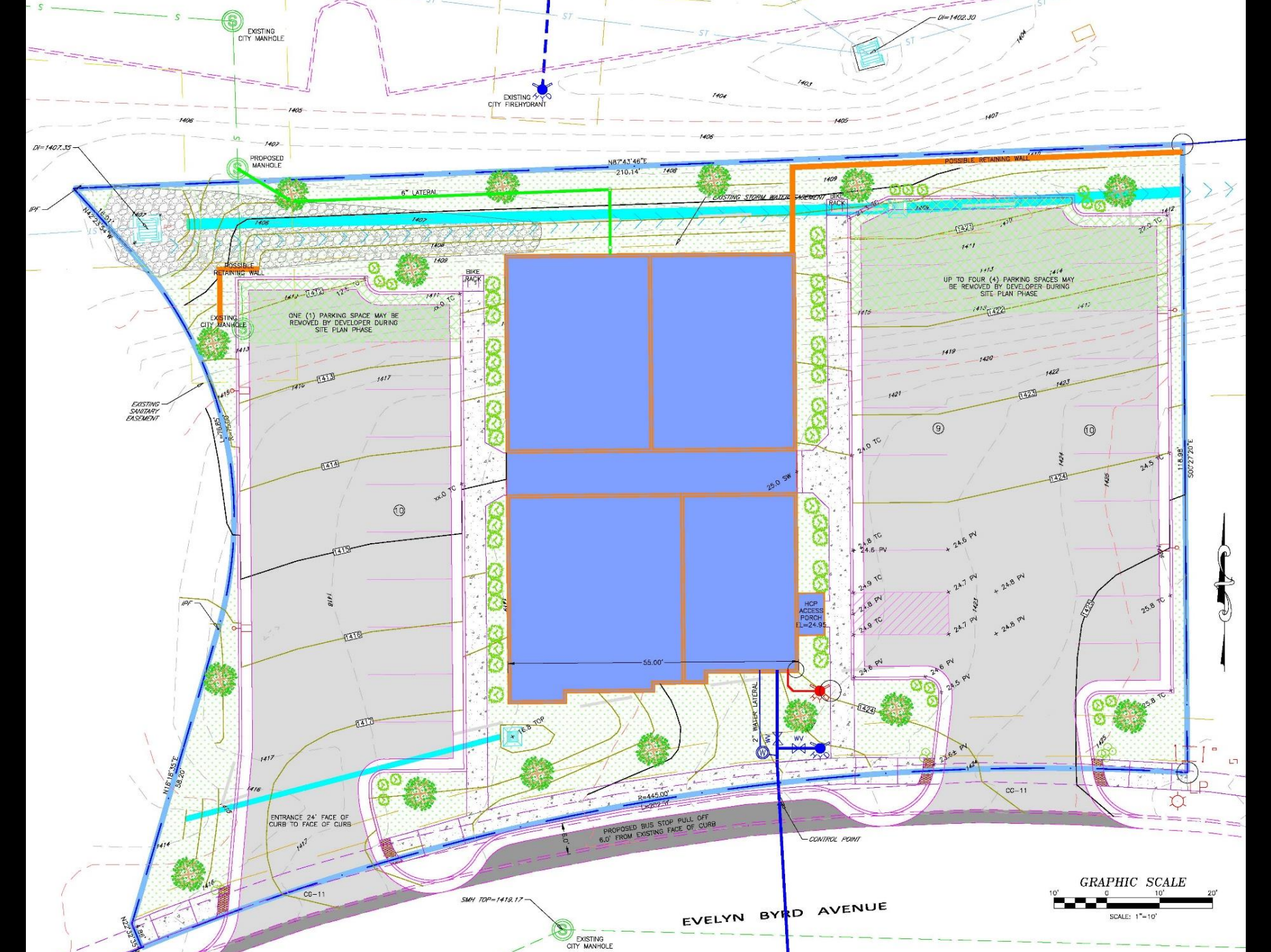
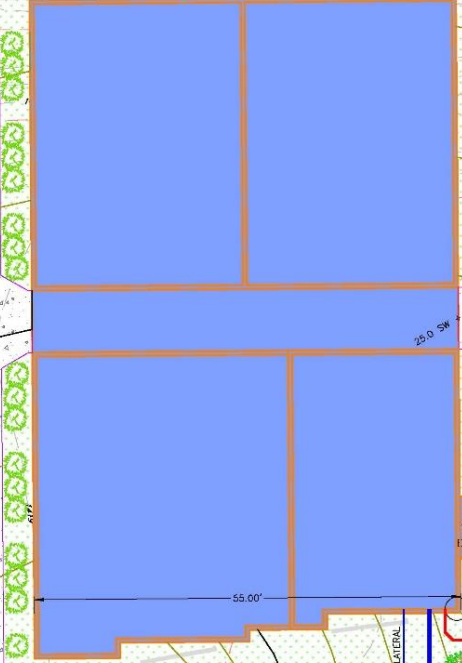
EVELYN BYRD AVENUE

ENTRANCE 24' FACE OF CURB TO FACE OF CURB
 PROPOSED BUS STOP PULL OFF 6.0' FROM EXISTING FACE OF CURB

ONE (1) PARKING SPACE MAY BE REMOVED BY DEVELOPER DURING SITE PLAN PHASE

UP TO FOUR (4) PARKING SPACES MAY BE REMOVED BY DEVELOPER DURING SITE PLAN PHASE

HCP ACCESS PORCH
 EL=24.95'



OWNER/DEVELOPER SELF IMPOSED CONDITIONS:

1. THE PROPERTY SHALL NOT CONTAIN DWELLING UNITS THAT HAVE MORE THAN THREE (3) BEDROOMS.
2. THE SITE SHALL CONTAIN NO MORE THAN 1.45 PARKING SPACES PER DWELLING UNIT.
3. ONE-BEDROOM DWELLING UNITS SHALL MAKE UP AT LEAST 10% OF THE TOTAL NUMBER OF UNITS.
4. ONE DWELLING UNIT WILL BE CONSTRUCTED TO BE FULLY HANDICAP ACCESSIBLE, TYPE A.
5. A BUS PULL-OFF, CONCRETE PAD, AND EASEMENT FOR A BUS SHELTER SHALL BE PROVIDED AT A LOCATION ACCEPTABLE TO HARRISONBURG DEPARTMENT OF PUBLIC TRANSPORTATION (HDPT). THE BUS PULL-OFF AND CONCRETE PAD SHALL BE CONSTRUCTED TO HDPT'S SPECIFICATIONS.
6. MAXIMUM OF 20 DWELLING UNITS TO BE CONSTRUCTED, UP TO FIVE STORIES ABOVE GRADE, EXCLUDING THE BASEMENT.

Recommendation

Staff and Planning Commission (5-0) recommends approval of the SUP with the conditions submitted by the applicant.