

South Main Street (Stone Suites)

Comp. Plan Amendment, Rezoning, and 2 SUPs



1. Comprehensive Plan Amendment

Change the Land Use Guide from Low Density Residential and Professional to Mixed Use Development Area

2. Rezoning

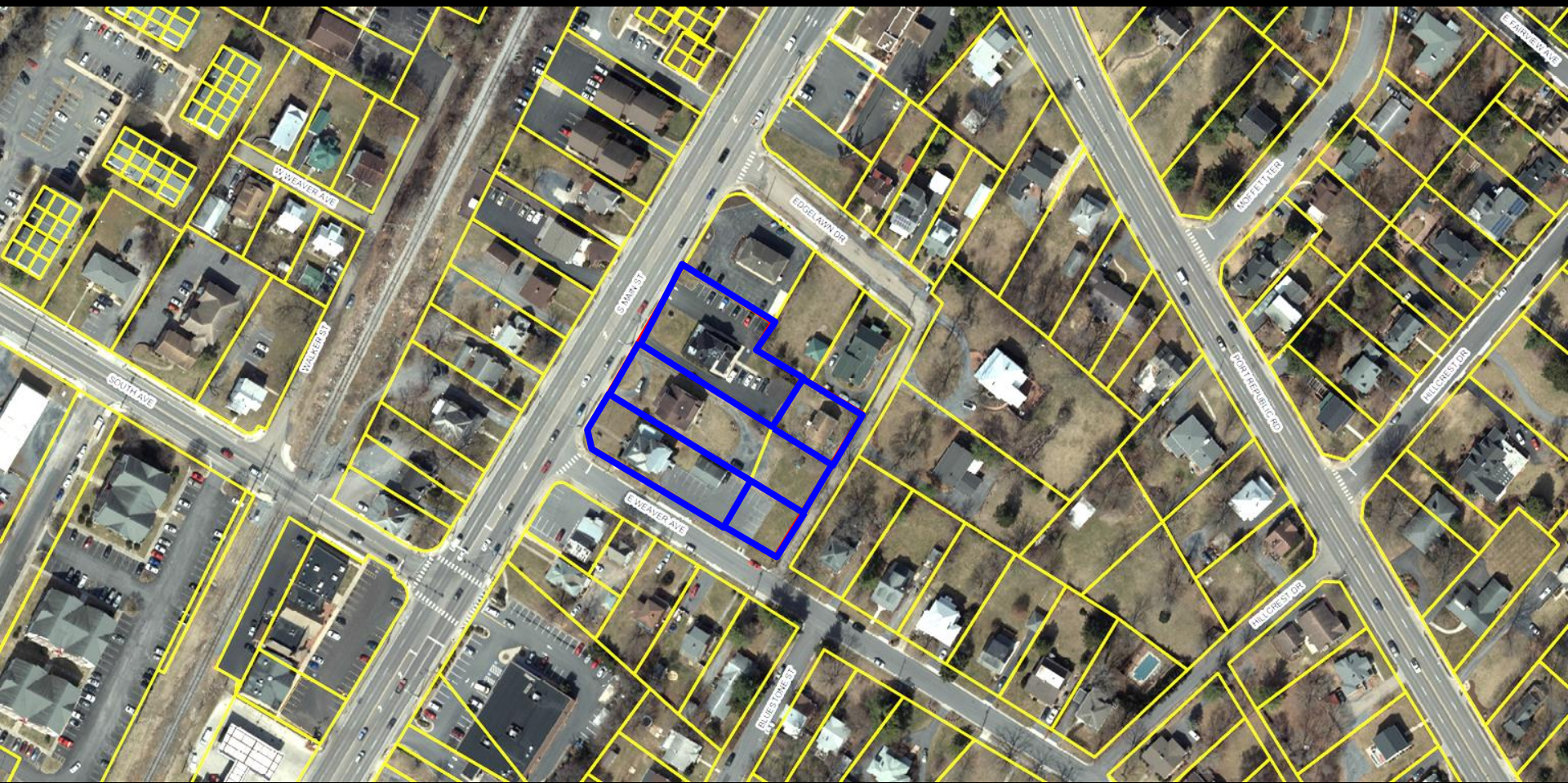
From R-1 and R-3 to R-5C

3. SUP

Section 10-3-55.4 (1) to allow more than 12 units within a building

4. SUP

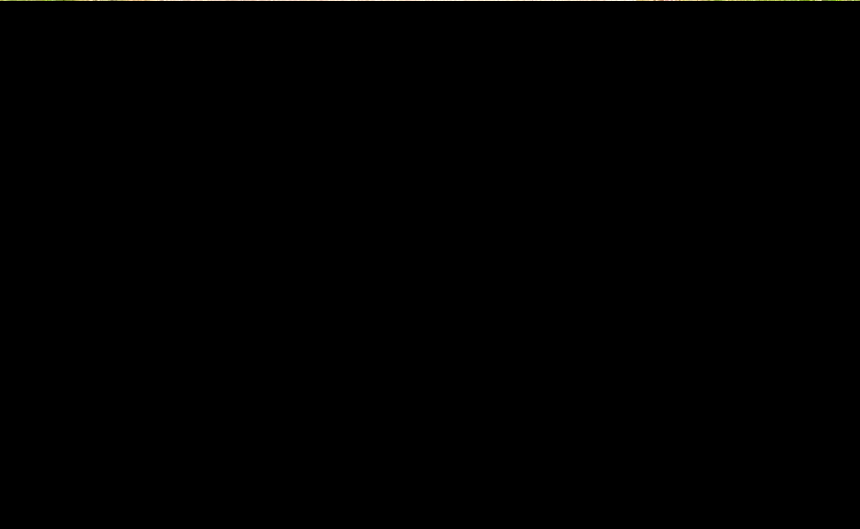
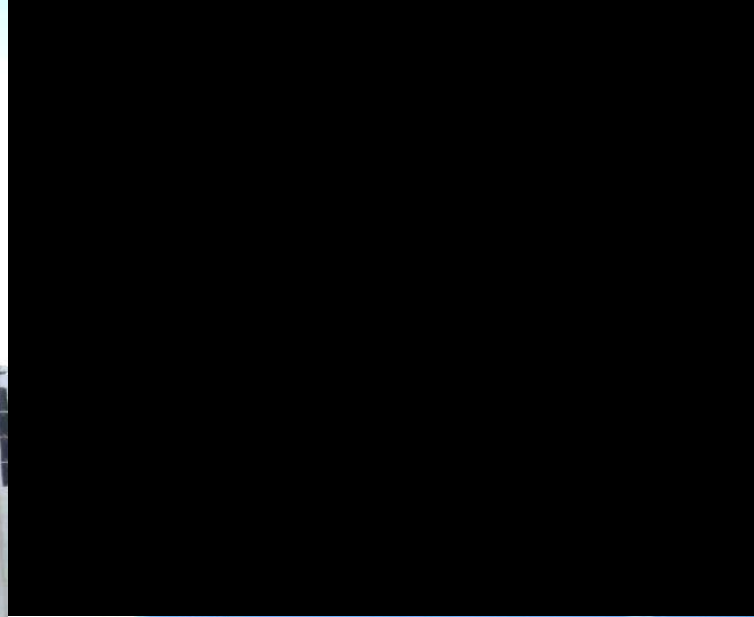
Section 10-3-55.4 (4) to allow retail stores, convenience shops, personal service establishments, restaurants (without Drive-Through Facilities), and (if the amendment is approved) business and professional offices.



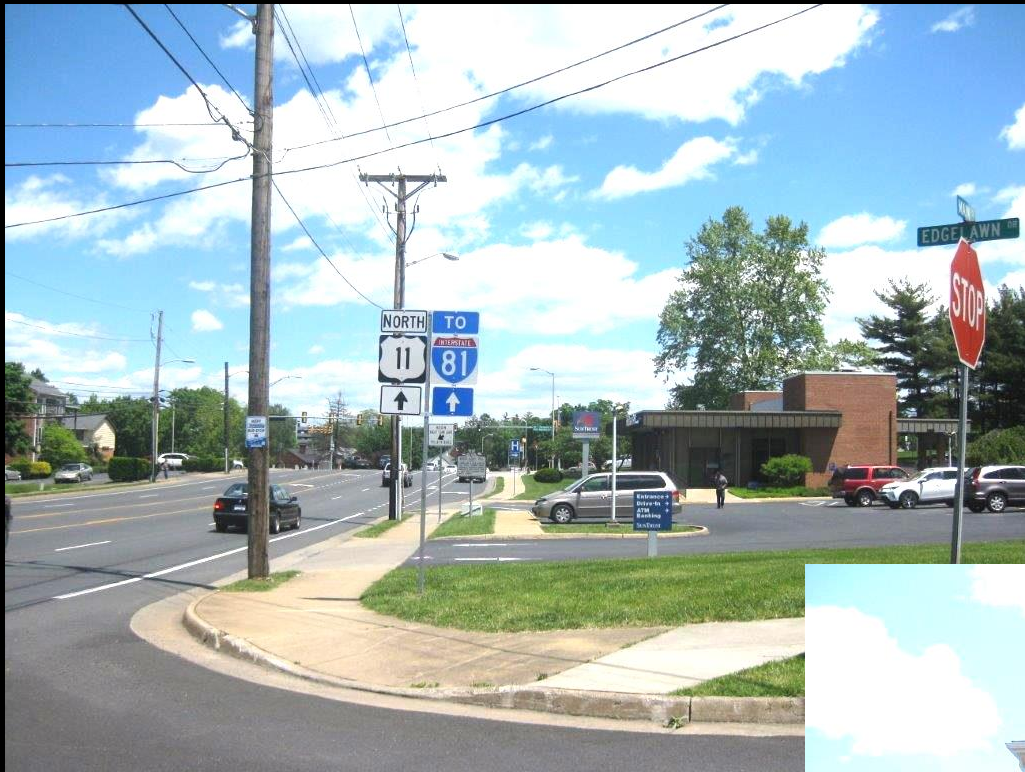


CONFIDENTIAL PLAN
ARCHITECTURE & DESIGN
50-4122-7700
50-4122-7700

SPECIAL USE PERMITS
50-4122-7700
50-4122-7700











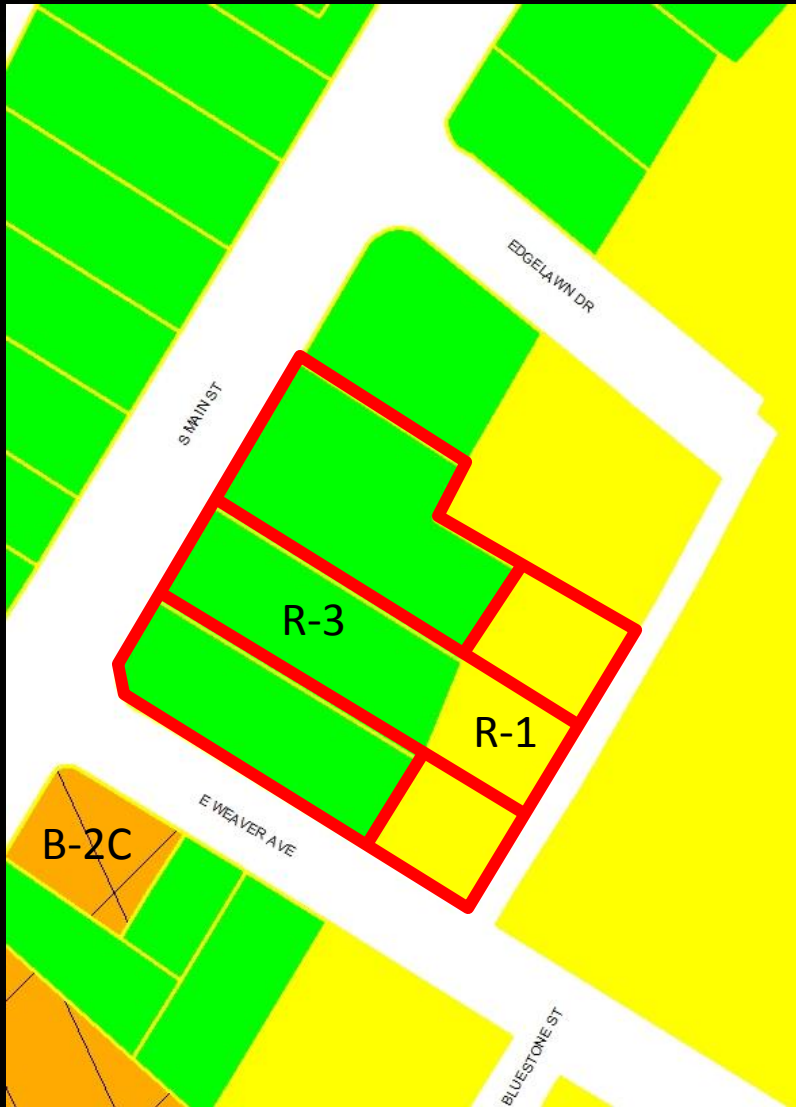






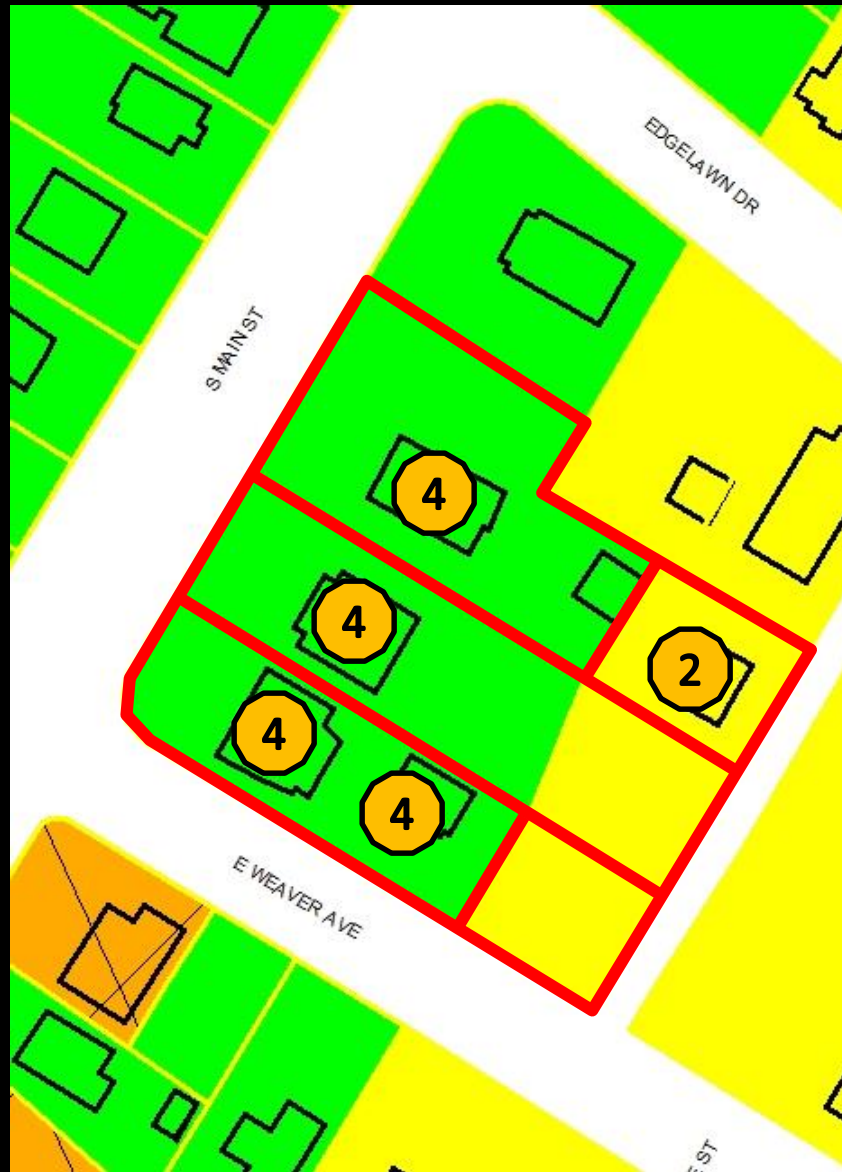
← South Main Street

Edgelawn Drive →



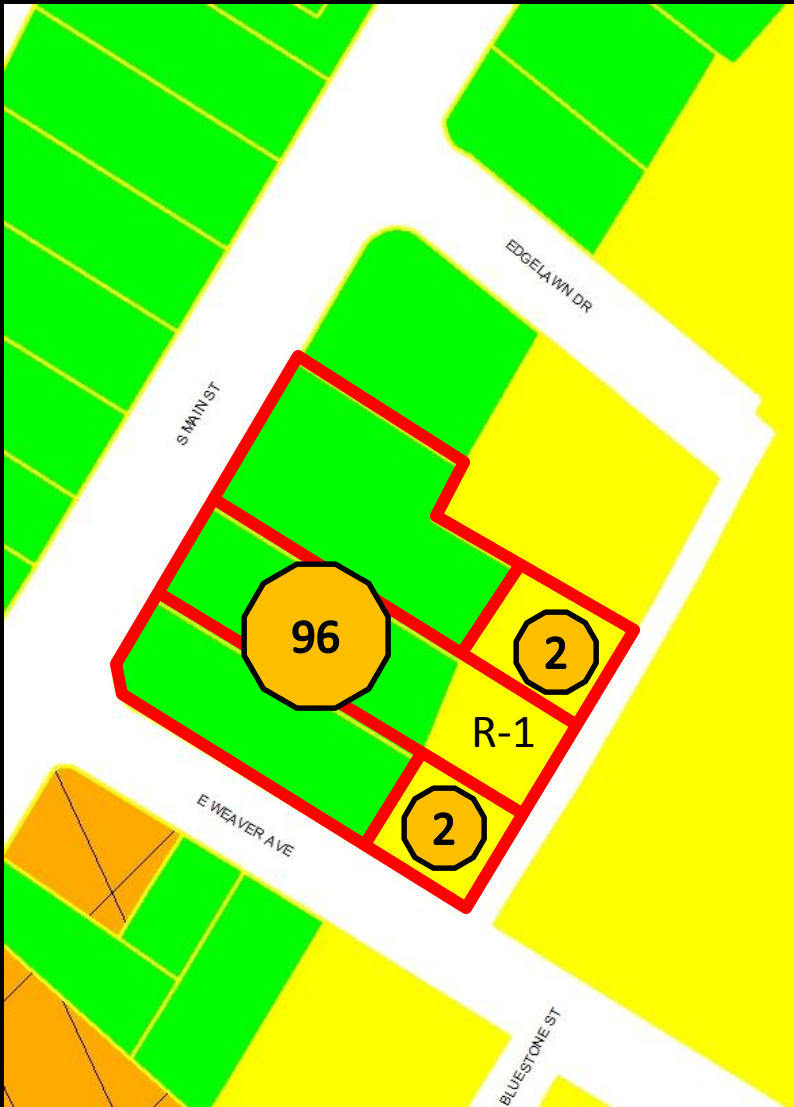
By-right non-residential uses on R-3 properties:

- Churches and other places of worship;
- Governmental uses such as community centers, parks, and playgrounds;
- College and university buildings;
- Hospitals, convalescent or nursing homes, funeral homes, medical offices, and professional offices;
- Charitable or benevolent institutions;
- Child day care centers;
- Private clubs; and/or
- Public uses.



By right occupancy in
existing buildings

Total = 18 people



By-right residential uses with redevelopment:

- Two single-family detached dwelling units on the R-1 portions; and
- Then on the R-3 portions, eight single-family detached units, six duplexes (12 units), or 24 townhouse units, or any workable combination.

Total = up to 100 people

Height of Buildings

| Zoning | Structure | Max. Stories | Max. Height |
|--------|---|--------------|-------------|
| R-1 | Single-Family Detached | 3 | 35-feet |
| R-3 | Single-Family Detached & Duplexes | 3 | 35-feet |
| | Townhomes, Multiple-Family & Other Uses | 3 | 40-feet |
| R-5 | Multiple-Family & Mixed-Use Buildings | 4 | 52-feet |



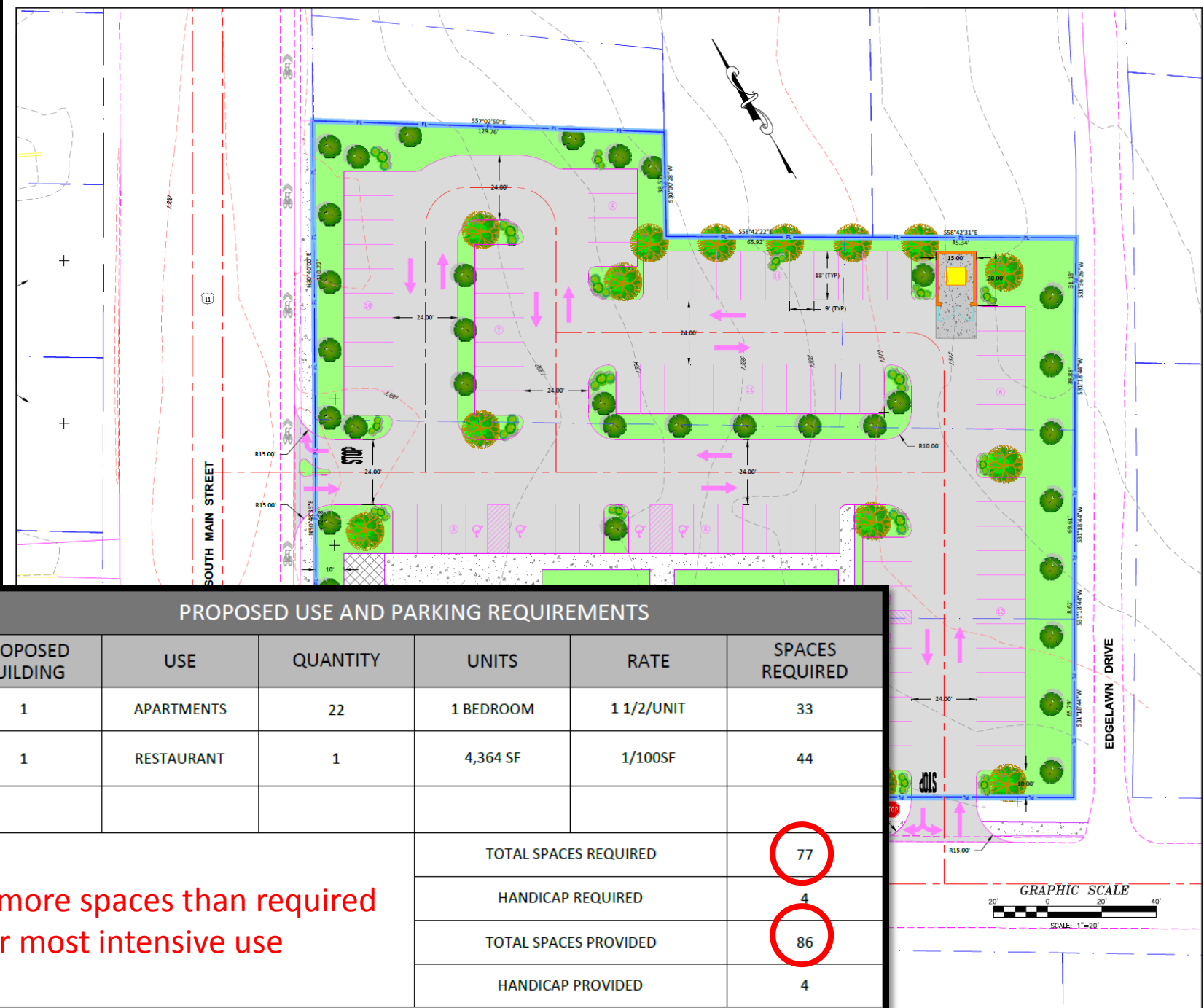
← South Main Street

Edgelawn Drive →

Proffers

1. Any building constructed on site shall contain residential and non-residential uses. The first floor of any building shall contain only non-residential uses.
2. The site shall contain no more than 22 one bedroom multiple-family units.
3. No parking lot (including travel lanes and drive aisles) shall be located between any building and the following streets: South Main Street and East Weaver Avenue.
4. Only one vehicular access point to South Main Street shall be permitted, and it shall be only for right-in/right-out traffic movements.
5. No vehicular access shall be permitted from the site to Edgelawn Drive.
6. A 6-foot opaque fence shall be installed at a minimum of 19-feet from the centerline of the existing Edgelawn Drive public street right-of-way.
7. A 6-foot opaque fence shall be installed along the northeastern property line adjoining tax map parcel #18-R-19 & 20.

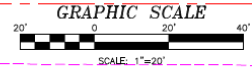
Note that the submitted layout and building elevation are not proffered.



PROPOSED USE AND PARKING REQUIREMENTS

| PROPOSED BUILDING | USE | QUANTITY | UNITS | RATE | SPACES REQUIRED |
|-----------------------|------------|----------|-----------|------------|-----------------|
| 1 | APARTMENTS | 22 | 1 BEDROOM | 1 1/2/UNIT | 33 |
| 1 | RESTAURANT | 1 | 4,364 SF | 1/100SF | 44 |
| TOTAL SPACES REQUIRED | | | | | 77 |
| HANDICAP REQUIRED | | | | | 4 |
| TOTAL SPACES PROVIDED | | | | | 86 |
| HANDICAP PROVIDED | | | | | 4 |

9 more spaces than required for most intensive use



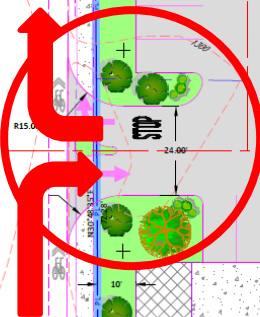
Traffic Impact Analysis

- Request is for retail stores, business and professional offices, and/or restaurants without drive through, and 22-one bedroom units
- For non-residential use, the TIA assumed the use with highest traffic generation; 4,364 sq. ft. restaurant without a drive through

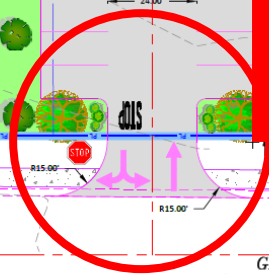
SOUTH MAIN STREET

E

H



No Access



557°02'50"E
128.70'

24.00'

24.00'

24.00'

24.00'

24.00'

24.00'

24.00'

24.00'

24.00'

24.00'

24.00'

RESTAURANT
INCLUDING PATIO DINING

4364 SF

22 SINGLE BEDROOM APARTMENTS
TWO FLOORS

10.00'

245.87'

NS8°52'50"W

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

558°42'22"E
65.52'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

558°42'31"E
85.34'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

531°18'44"W
24.00'

531°18'44"W
24.00'

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24.00'

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24.00'

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24.00'

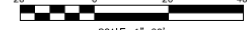
531°18'44"W
24.00'

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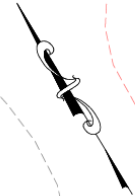
EDGELAWN DRIVE

GRAPHIC SCALE



SCALE: 1"=20'

EAST WEAVER AVENUE



SOUTH MAIN STREET

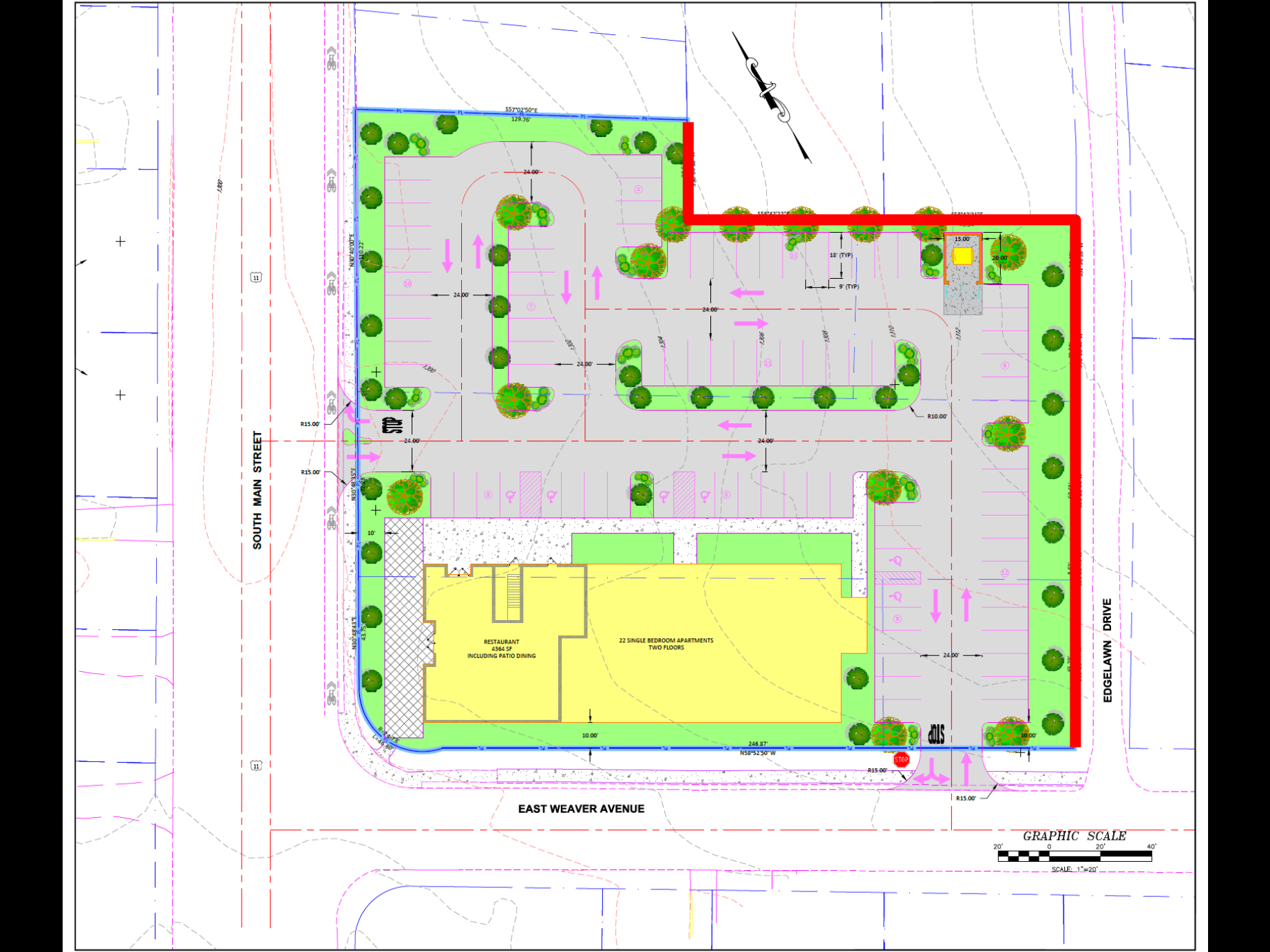
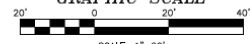
EDGE LAWN DRIVE

EAST WEAVER AVENUE

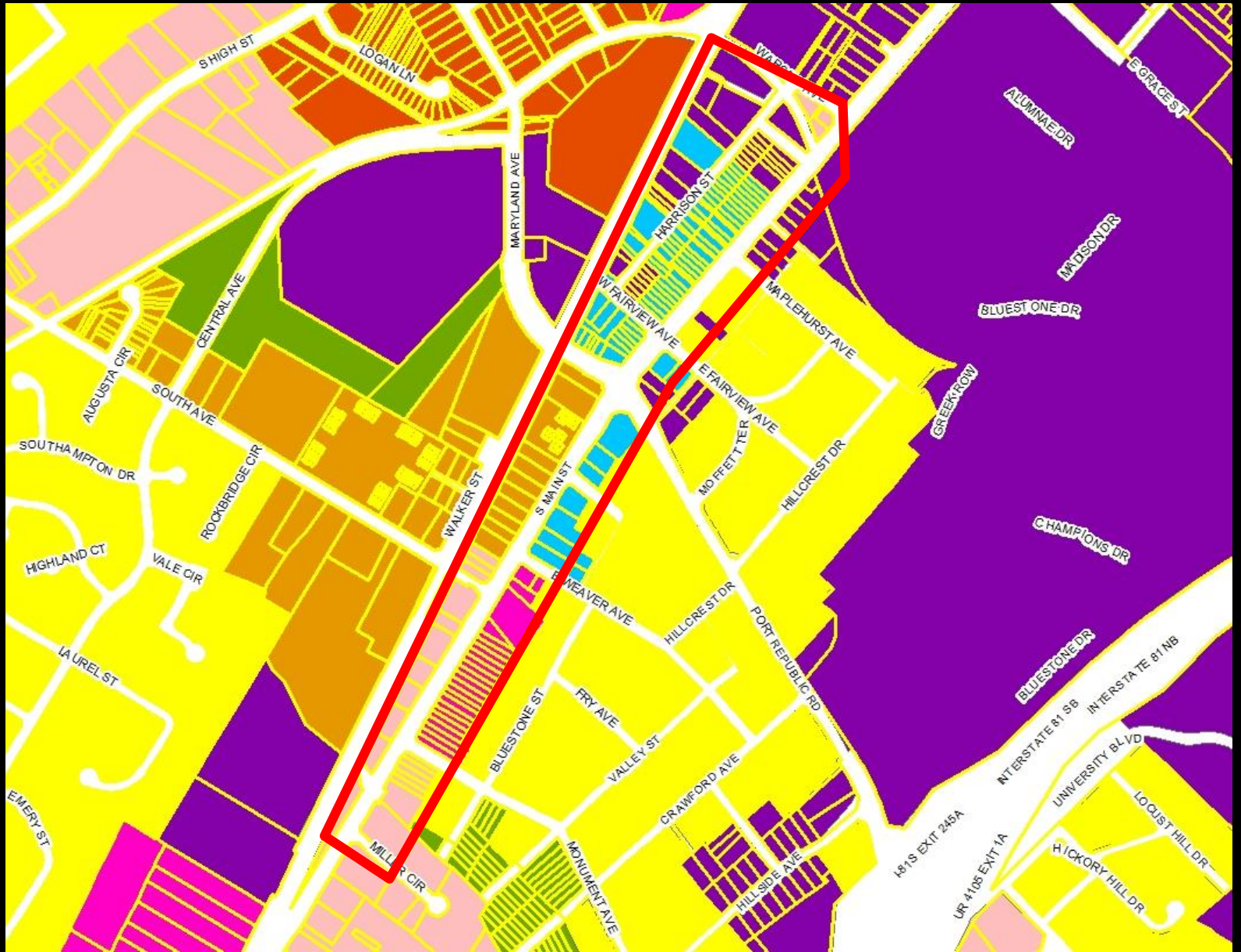
RESTAURANT
INCLUDING PATIO DINING
4364 SF

22 SINGLE BEDROOM APARTMENTS
TWO FLOORS

GRAPHIC SCALE







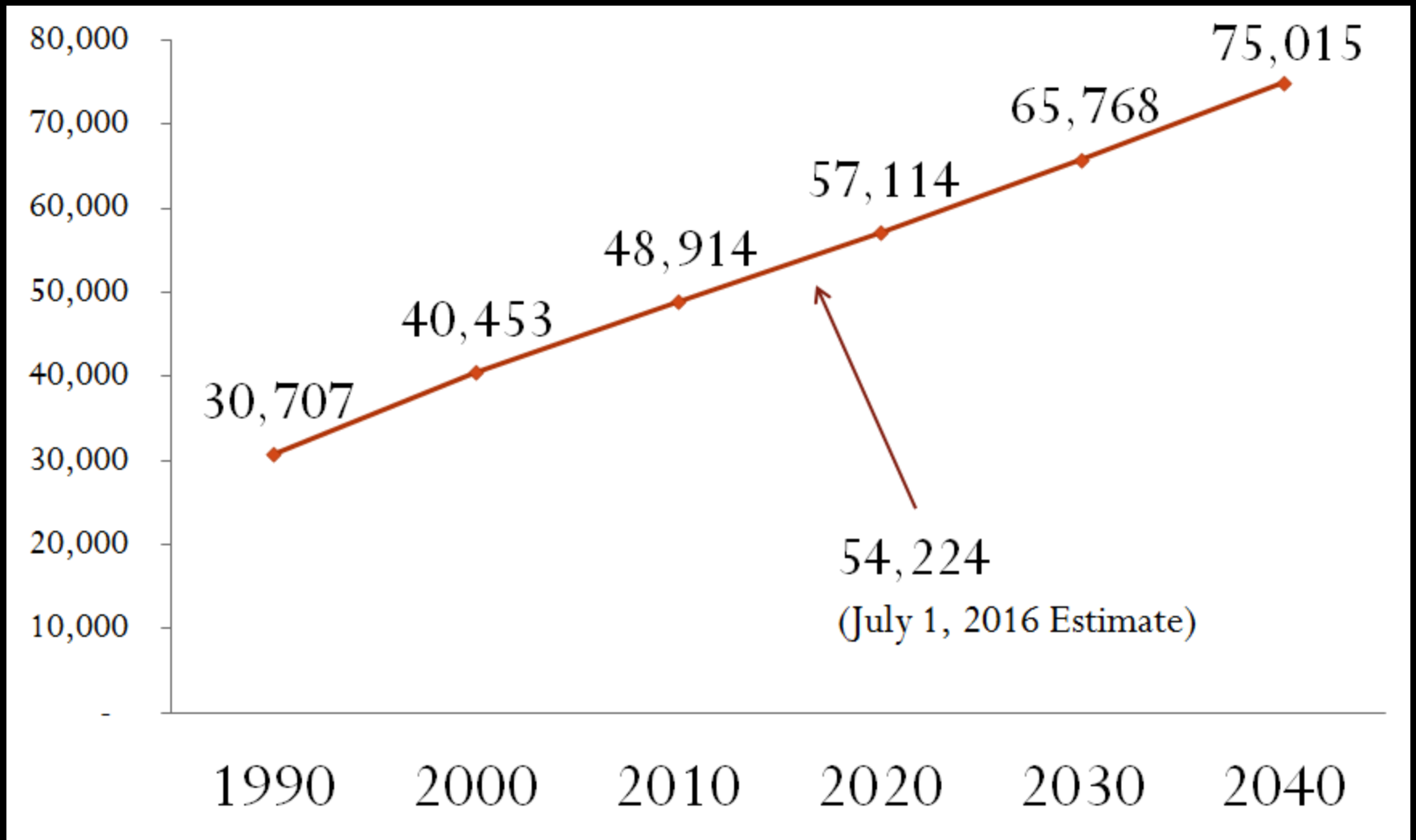
Mixed Use Development Area

- Live, work, shop, etc. within neighborhood
- Mix of land uses; proximity of uses allows walking, bicycling, transit, etc.
- Variety of housing types
- Includes retail, office, employment, entertainment core
- System of parks, open spaces, civic, etc.

Mixed Use Development Area

- Proposed redevelopment could contribute to TND-like area. South Main Street could act as “retail, office, employment and/or entertainment core” to serve surrounding neighborhoods.
- Well designed mixed-use parcels could create good transition area and buffer between major thoroughfares and well-established neighborhoods.
- Changing Land Use Guide designation along South Main Street could encourage redevelopment to improve building stock and character of this section of South Main Street.

Harrisonburg Actual and Projected Population Growth



Proffers

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2. The site shall contain no more than 22 one bedroom multiple-family units.
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4. Only one vehicular access point to South Main Street shall be permitted, and it shall be only for right-in/right-out traffic movements.
5. No vehicular access shall be permitted from the site to Edgelawn Drive.
6. A 6-foot opaque fence shall be installed at a minimum of 19-feet from the centerline of the existing Edgelawn Drive public street right-of-way.
7. A 6-foot opaque fence shall be installed along the northeastern property line adjoining tax map parcel #18-R-19 & 20.

Note that the submitted layout and building elevation are not proffered.

Summary

- Staff has no suggested conditions for either of the SUP applications.
- The proffers limit the site to 22, one-bedroom residential units and require that all buildings must be mixed-use, which contributes to the integrity of the proposed development's purpose of being a TND-like project.

Recommendation

Staff recommended approving all four applications as presented by the applicant with no suggested conditions for the SUPs.

However, PC voted to deny all four applications (6-0).

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7. A 6-foot opaque fence shall be installed along the northeastern property line adjoining tax map parcel #18-R-19 & 20.
8. No structure, including accessory structures, shall be constructed within 150 feet of the shared property line of Edgelawn Drive (excluding a dumpster containment).
9. Twice the number of required street trees shall be planted along Edgelawn Drive than is required by the Zoning Ordinance.

Note that the submitted layout and building elevation are not proffered.

| PROPOSED USE AND PARKING REQUIREMENTS | | | | | | |
|---|------------|----------|-----------|------------|-----------------------|----|
| PROPOSED BUILDING | USE | QUANTITY | UNITS | RATE | SPACES REQUIRED | |
| 1 | APARTMENTS | 22 | 1 BEDROOM | 1 1/2/UNIT | 33 | |
| 1 | COMMERCIAL | 1 | 11,250 SF | 1/250 SF | 45 | |
| ARTICLE G. SECTION 10-3-25 (7) SECTION 10-3-25 (15) | | | | | TOTAL SPACES REQUIRED | 78 |
| | | | | | HANDICAP REQUIRED | 4 |
| | | | | | TOTAL SPACES PROVIDED | 99 |
| | | | | | HANDICAP PROVIDED | 4 |

