

Comp. Plan Amendment, Rezoning, Special Use Permit – Along Lucy Drive











Google Earth

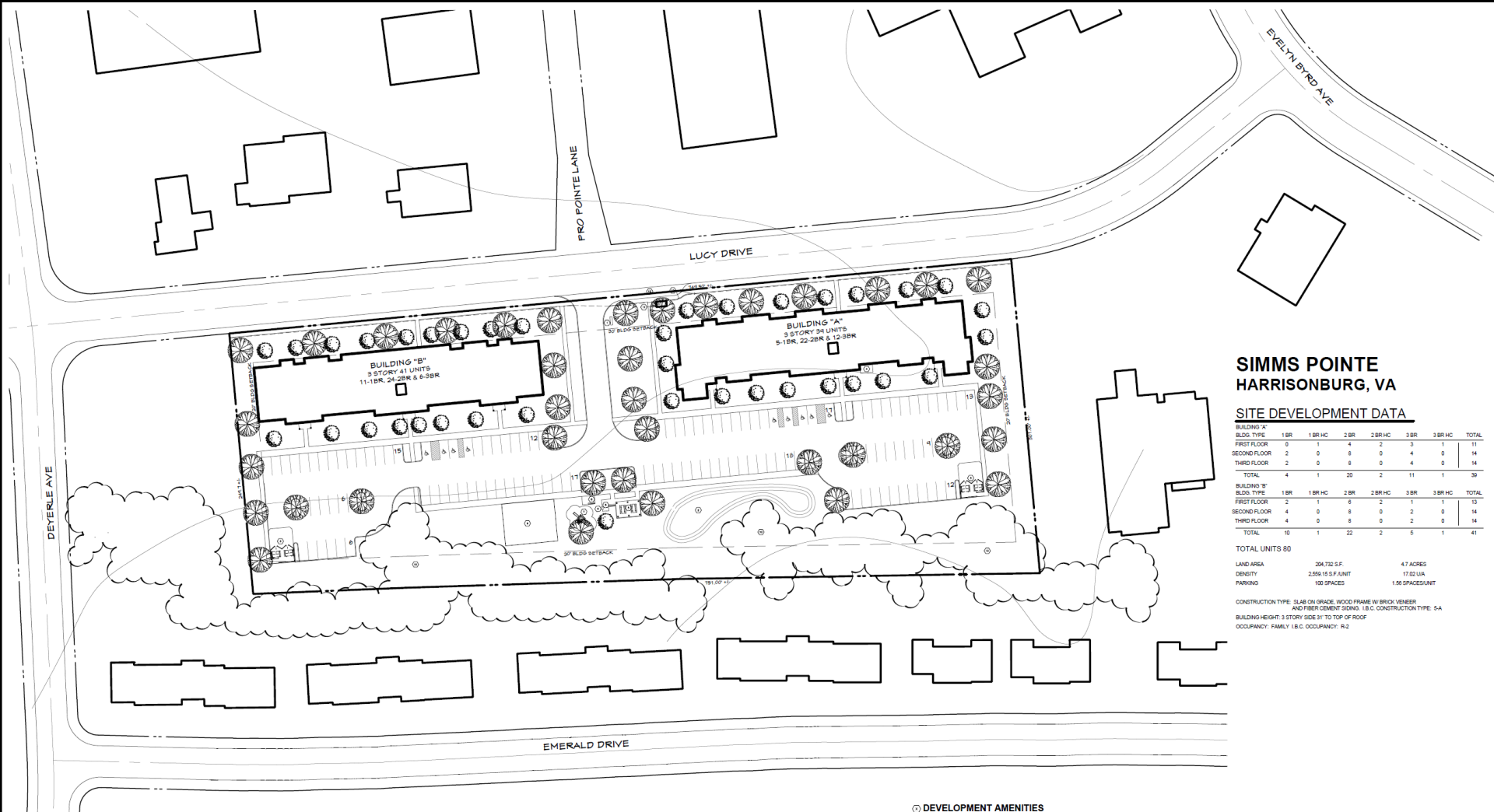
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ort: a problem

Original Planned Layout



Updated Planned Layout



SIMMS POINT HARRISONBURG, VA

SITE DEVELOPMENT DATA

BUILDING 'A'	1 BR	1 BR HC	2 BR	2 BR HC	3 BR	3 BR HC	TOTAL
FIRST FLOOR	0	1	4	2	3	1	11
SECOND FLOOR	2	0	8	0	4	0	14
THIRD FLOOR	2	0	8	0	4	0	14
TOTAL	4	1	20	2	11	1	39

BUILDING 'B'	1 BR	1 BR HC	2 BR	2 BR HC	3 BR	3 BR HC	TOTAL
FIRST FLOOR	2	1	6	2	1	1	13
SECOND FLOOR	4	0	8	0	2	0	14
THIRD FLOOR	4	0	8	0	2	0	14
TOTAL	10	1	22	2	5	1	41

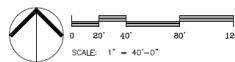
TOTAL UNITS 80

LAND AREA	394,732 S.F.	47 ACRES
VEHICULAR	2,559,155 S.F. UNIT	17,021 U.S.A.
PARKING	126 SPACES	1.56 SPACES/UNIT

CONSTRUCTION TYPE: SLAB ON GRADE, WOOD FRAME W/ BRICK VENEER AND FIBER CEMENT SIDING, I.B.C. CONSTRUCTION TYPE: 5-A
 BUILDING HEIGHT: 3 STORY SIDE 31' TO TOP OF ROOF
 OCCUPANCY: FAMILY I.B.C. OCCUPANCY: R-2

DEVELOPMENT AMENITIES

1. SIGN
2. STORM WATER DETENTION AREA
3. DUMPSTER ENCLOSURE
4. PATIO
5. COVERED PICNIC AREA
6. GRILLE
7. PLAYGROUND
8. BENCH
9. DOG PARK
10. UNDISTURBED WOODED AREA
11. BUS SHELTER
12. BUS PULL-OFF
13. EXTENDED RIGHT OF WAY FOR SIDEWALK AND BUS PULL-OFF



Comprehensive Plan Amendment



77 A 1 - Quarter Mile Buffer Map

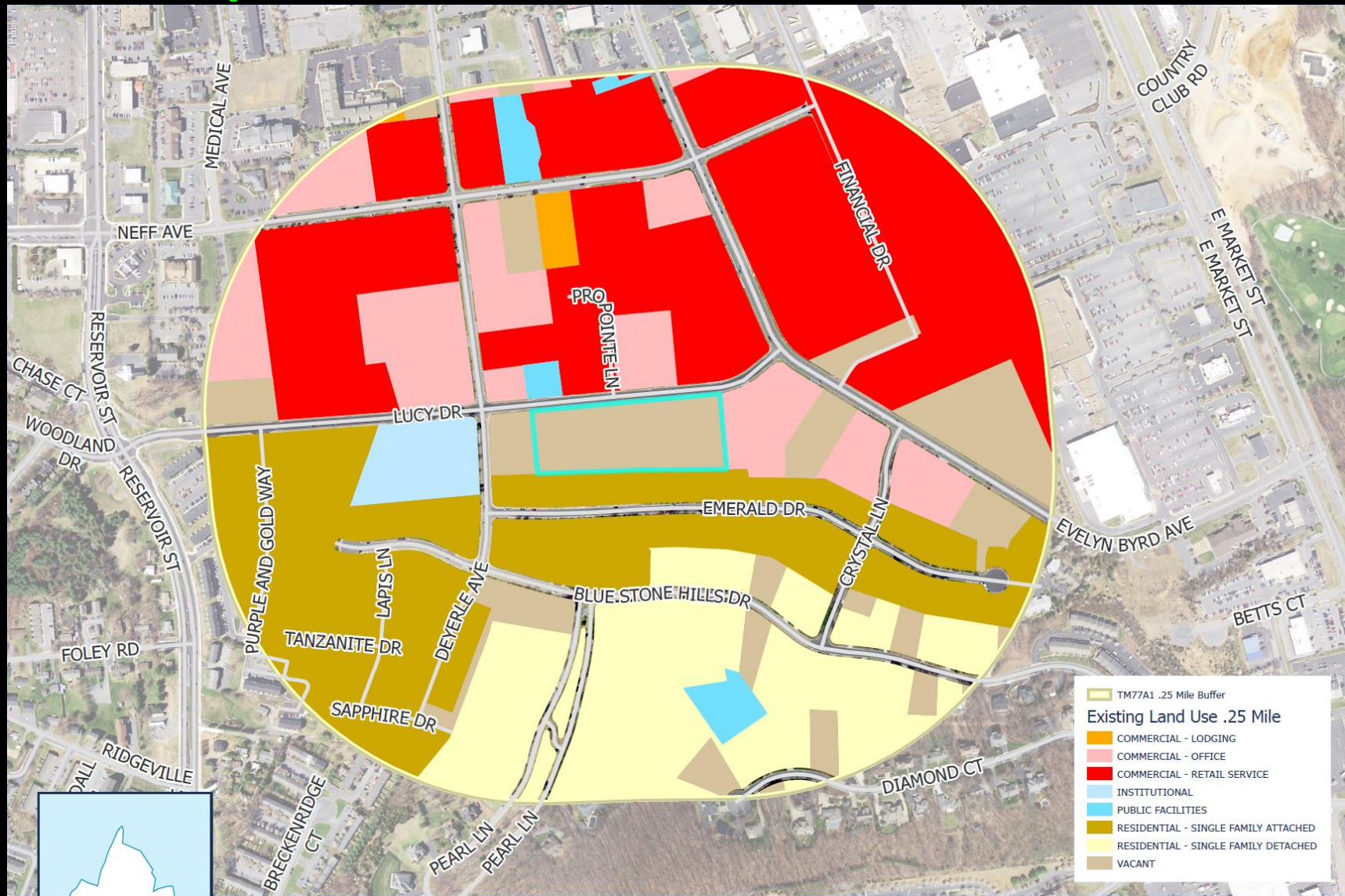
 TM77A1 .25 Mile Buffer



THE CITY OF
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VIRGINIA



Comprehensive Plan Amendment



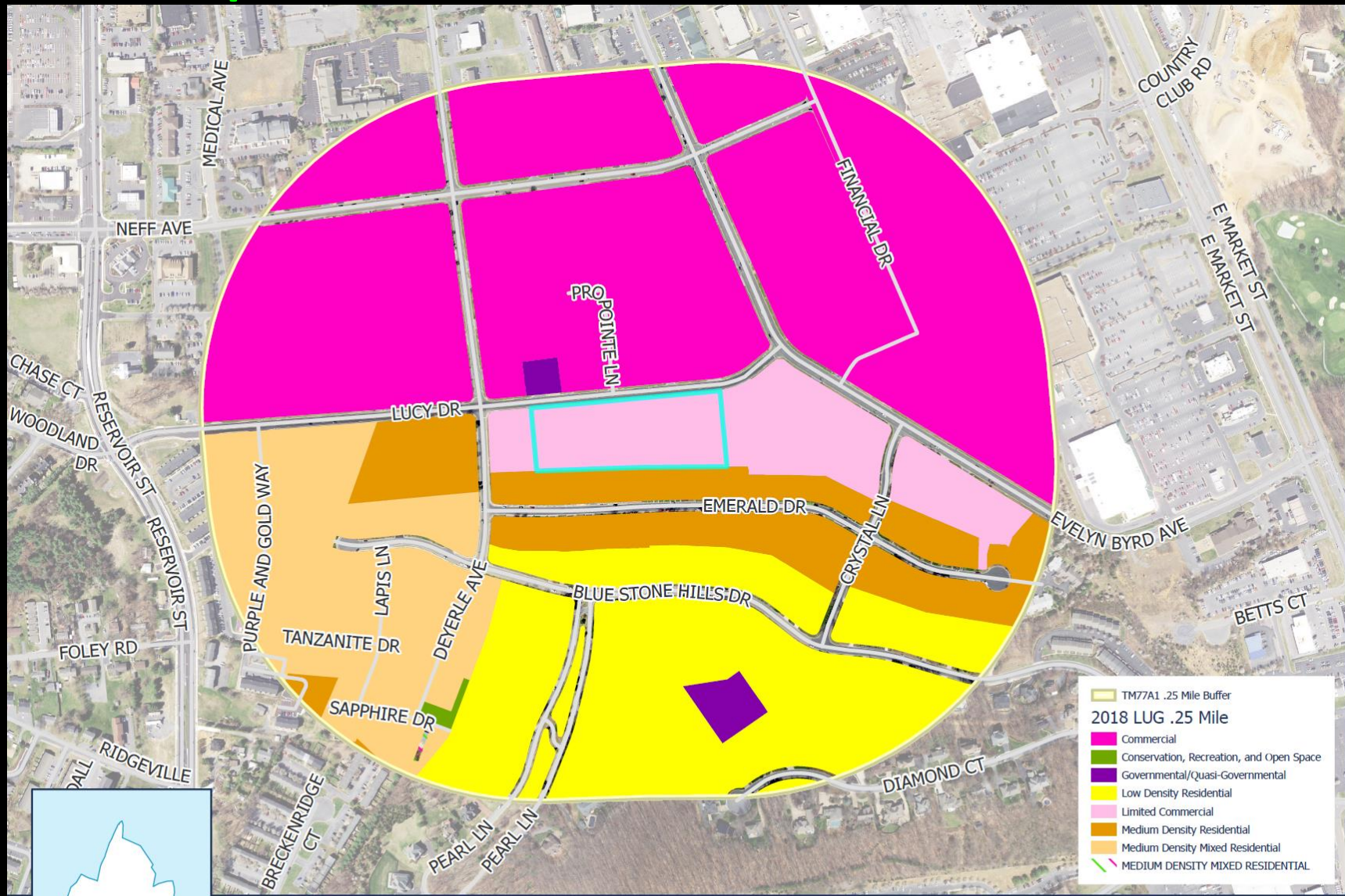
77 A 1 Quarter Mile Buffer Map
Existing Land Use



THE CITY OF
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Comprehensive Plan Amendment



- TM77A1 .25 Mile Buffer
- 2018 LUG .25 Mile Commercial
- Conservation, Recreation, and Open Space
- Governmental/Quasi-Governmental
- Low Density Residential
- Limited Commercial
- Medium Density Residential
- Medium Density Mixed Residential
- MEDIUM DENSITY MIXED RESIDENTIAL



77 A 1 Quarter Mile Buffer Map
2018 Land Use Guide



THE CITY OF
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VIRGINIA



Residential Density

Per the Comp. Plan Land Use Guide:

- Medium Density Residential = Around 15 units per acre
- Medium Density Mixed Residential = Around 20 units per acre
- High Density Residential = Up to 24 units per acre
- Mixed Use:
 - Downtown: No maximum residential density
 - Outside of downtown = Around 24 units per acre

Per the Zoning Ordinance:

- R-3 = highest density is 14 (multi-family) and 21 (TH) units per acre
- R-5 = highest density is 24 (multi-family) and 21 (TH) units per acre

Planned Project:

- Original Planned Layout = 111 units, which is 23.6 units per acre
- Updated Planned Layout = 80 units, which is 17 units per acre

Rezoning and Special Use Permit

- By Right Residential and Non-Residential Uses allowed in R-3
- 14 Proffers
- Staff's Suggested Condition for the SUP

By Right Residential Uses in R-3

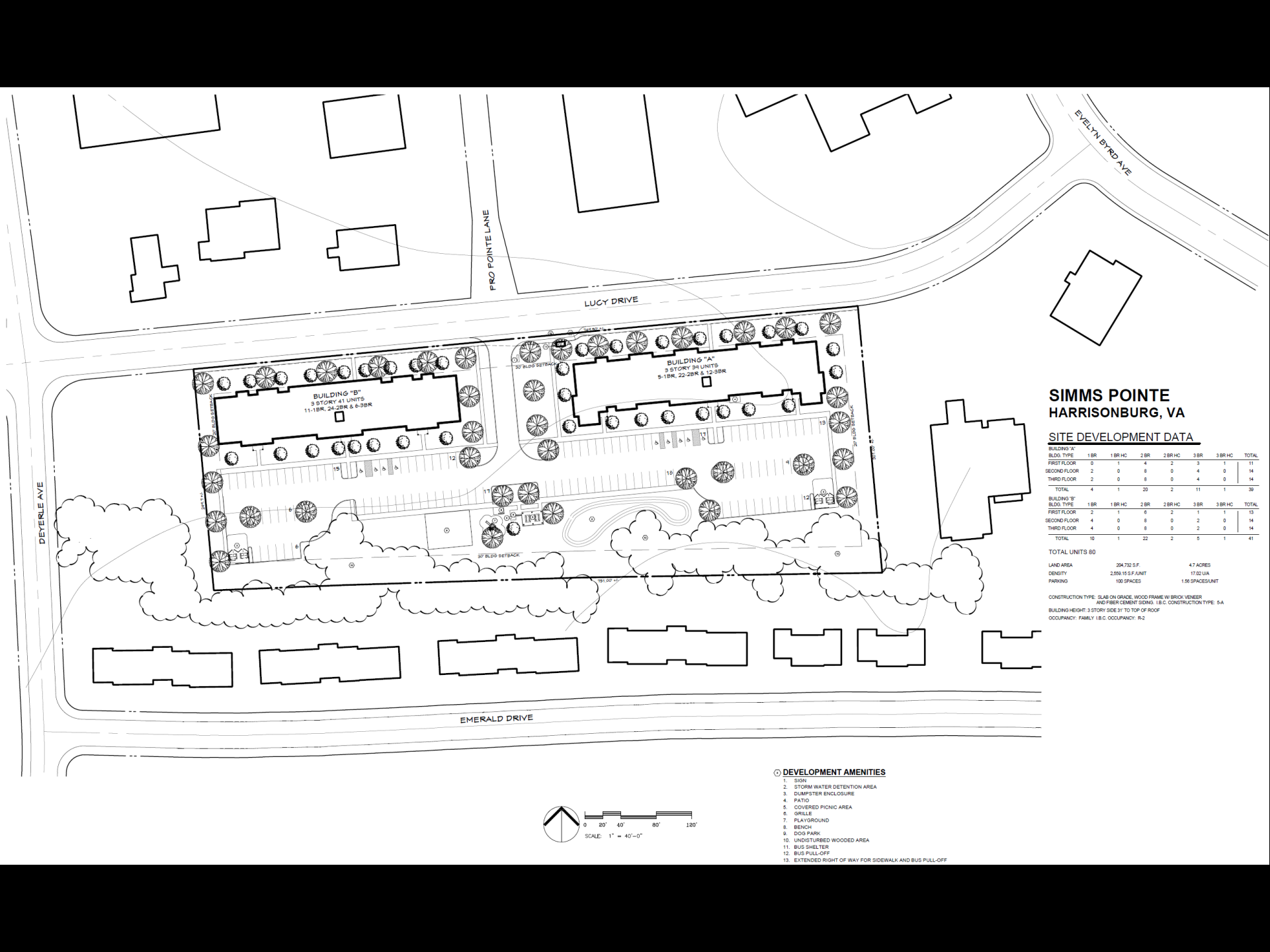
- 34 single-family detached units,
- 25 duplexes (50 units), or
- 102 townhouse units, or
- Any workable combination.

By SUP Residential Uses in R-3

- With approval of a SUP in R-3 to allow for multi-family units, the site could contain 68 units

By Right Non-Residential Uses in R-3

- 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.



**SIMMS POINTE
HARRISONBURG, VA**

SITE DEVELOPMENT DATA

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THIRD FLOOR	2	0	8	0	4	0	14
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TOTAL	10	1	22	2	5	1	41

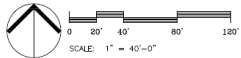
TOTAL UNITS 80

LAND AREA	204,732 S.F.	4.7 ACRES
DENSITY	2,566.15 S.F./UNIT	17.02 U/A
PARKING	130 SPACES	1.55 SPACES/UNIT

CONSTRUCTION TYPE: SLAB ON GRADE, WOOD FRAME W/ BRICK VENEER AND/FIBER CEMENT SIDING, I.B.C.
 BUILDING HEIGHT: 3 STORY SIDE 31' TO TOP OF ROOF
 OCCUPANCY: FAMILY I.B.C. OCCUPANCY: R2

DEVELOPMENT AMENITIES

1. SIGN
2. STORM WATER DETENTION AREA
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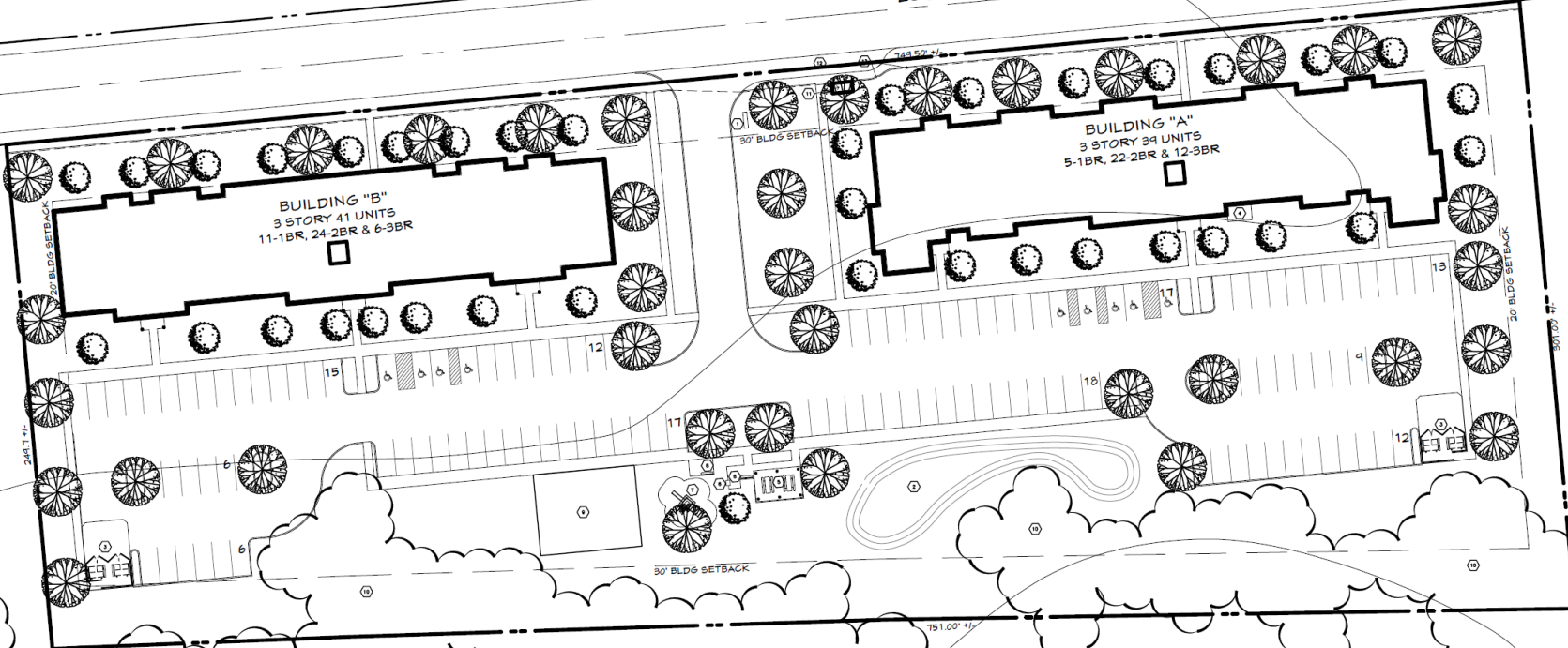


PRO POINTE

LUCY DRIVE

BUILDING "B"
3 STORY 41 UNITS
11-1BR, 24-2BR & 6-3BR

BUILDING "A"
3 STORY 39 UNITS
5-1BR, 22-2BR & 12-3BR



Proffers

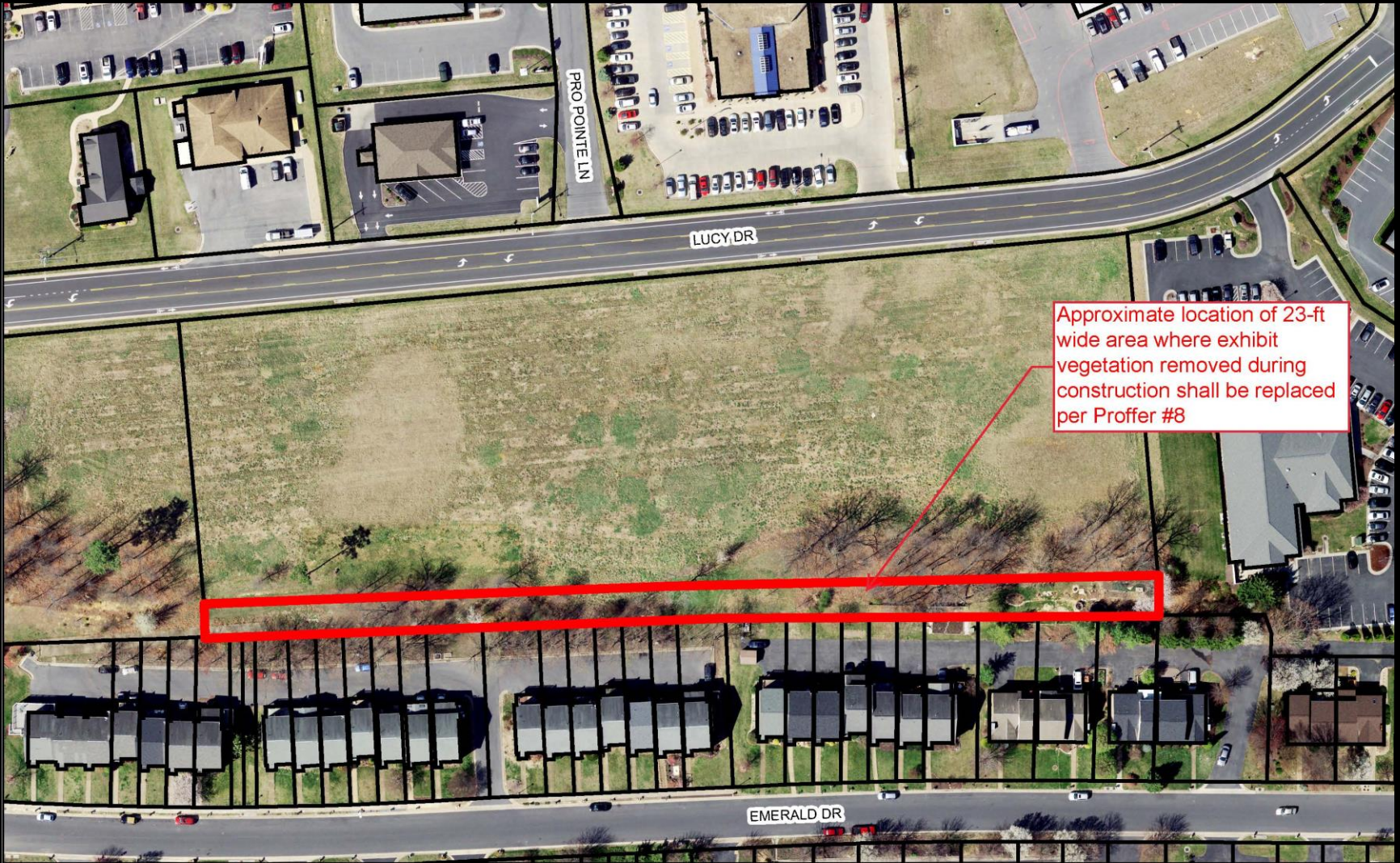
1. No parking lot (including travel lanes and drive aisles) shall be located between any building and Lucy Drive. A bus pull-off lane shall be exempt from this requirement.
2. The Property shall not contain residential units that have greater than three (3) bedrooms.
3. The one-bedroom dwelling units on the Property shall make up at least 10% of the total dwelling units on the Property. The three-bedroom dwelling units on the Property shall make up no more than 30% of the total dwelling units on the Property.
4. The Property shall contain a playground for use by residents. The playground shall be a minimum of 600 square feet and shall include a slide, a swing, and climbing features.
5. A sidewalk shall be constructed along Lucy Drive for the length of the Property. Additionally, the property owner will dedicate right-of-way or a public sidewalk easement to be located a minimum of 0.5-ft behind the sidewalk.

Proffers Continued

6. A minimum of 16 deciduous trees or a minimum 26 small/ornamental deciduous trees shall be planted and maintained between the sidewalk and the building(s). At the time of planting, tree sizes shall meet the minimum size requirements defined in the Zoning Ordinance.
7. No building shall exceed three (3) stories in height.
8. The existing vegetation (trees and shrubbery) parallel to and within 23 feet of the southern property line shall be maintained to provide a vegetative buffer between adjacent residential uses and uses on the subject site. If any vegetation needs to be removed for construction of the property, it shall be replaced with an equivalent planting. Trees that are replaced must be at least 6 feet in height at the time of planting.
9. Dwelling units may be occupied by single family or no more than three (3) unrelated persons. Exceptions may be made in instances when complying with this occupancy standard would result in violation of Title 42 of the U.S. Code, Chapter 45 – Fair Housing.
10. A minimum of 1.5 parking spaces per dwelling unit shall be provided.

Proffers Continued

11. Dwelling units shall not be occupied by households that are made up of only full-time students.
12. The development shall be served by only one entrance. This entrance shall align with either Pro Pointe Lane or the entrance serving tax map parcel 77-K-6.
13. 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.
14. Exterior lighting of the site shall be designed so that light is not directed off the site and the light source is shielded from direct offsite viewing. Light fixtures in parking areas shall not exceed fifteen (15) feet in height.



Approximate location of 23-ft wide area where exhibit vegetation removed during construction shall be replaced per Proffer #8



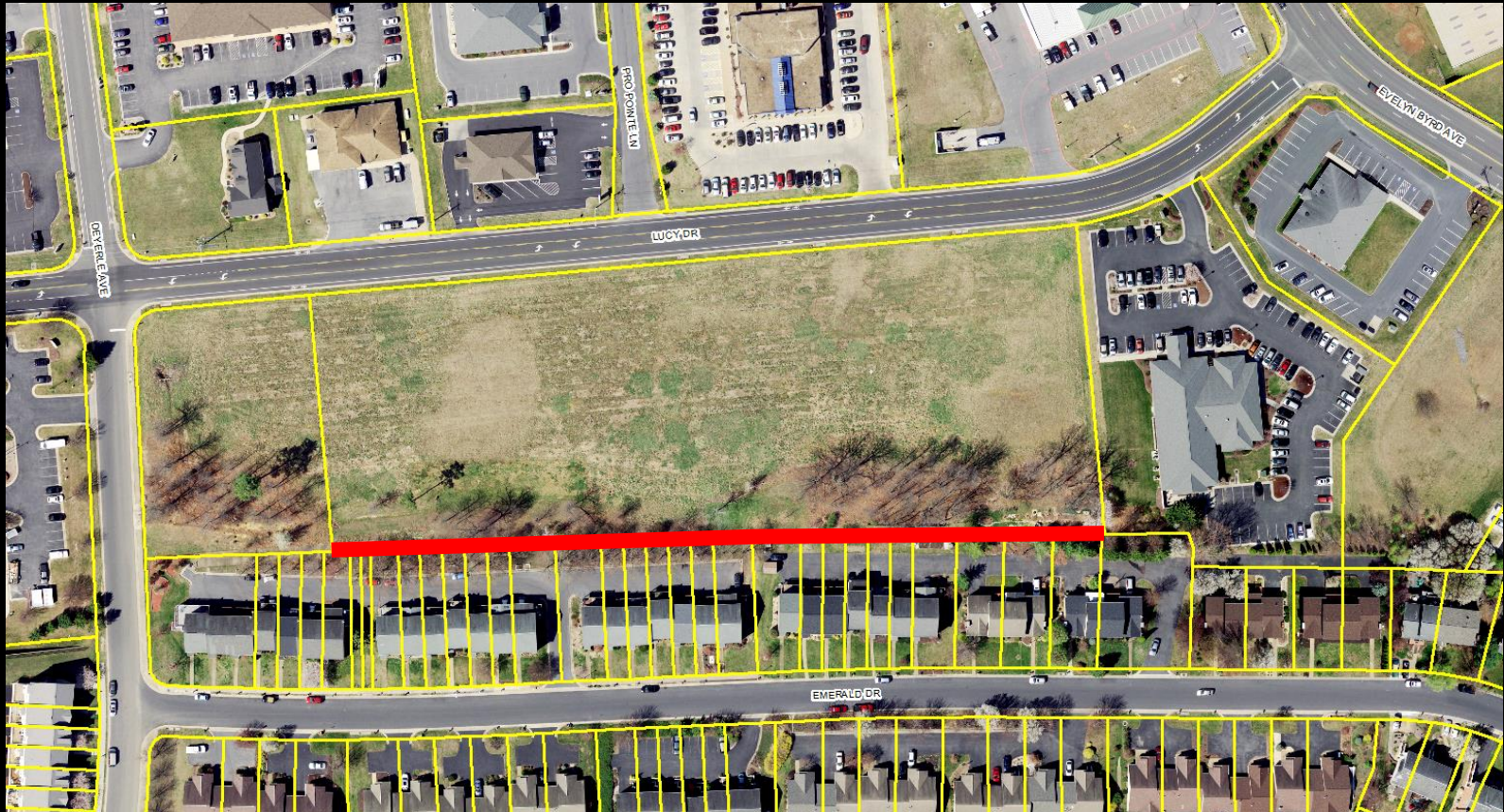
Exhibit B. Illustration of Proffer #8 (Site Vegetation)



0 50 100 200
Feet

Staff's Suggested Condition for SUP:

When developed, the site shall include either a six foot (6') tall opaque fence or a minimum 10-foot landscaping buffer with trees or other plants installed and maintained with the intent to form a dense screen. The installed vegetation shall be 6-feet in height at the time of planting, installed at a minimum of 5-feet on center, and located along the southern boundary of the property.





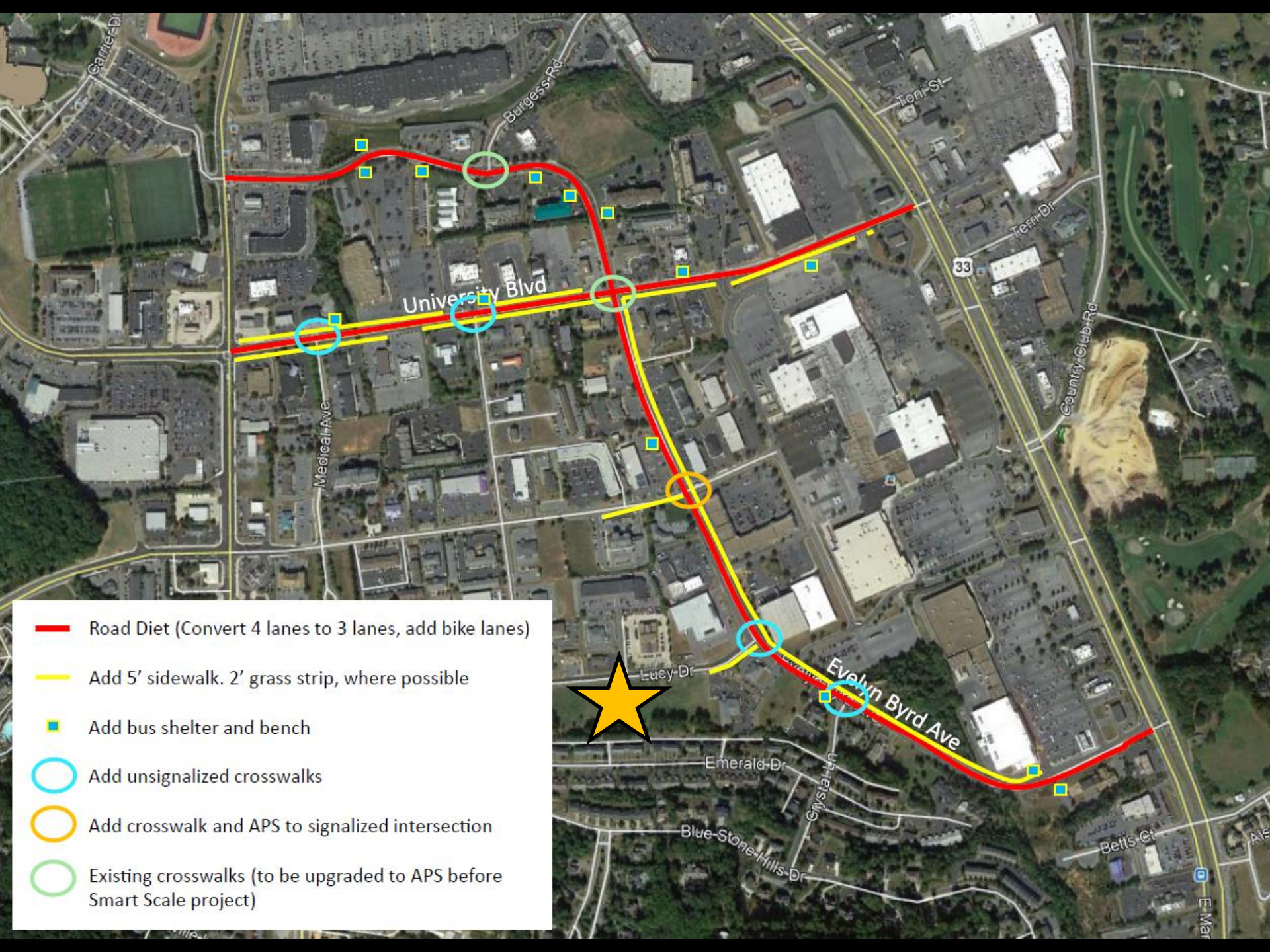
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 TM77A1 .25 Mile Buffer



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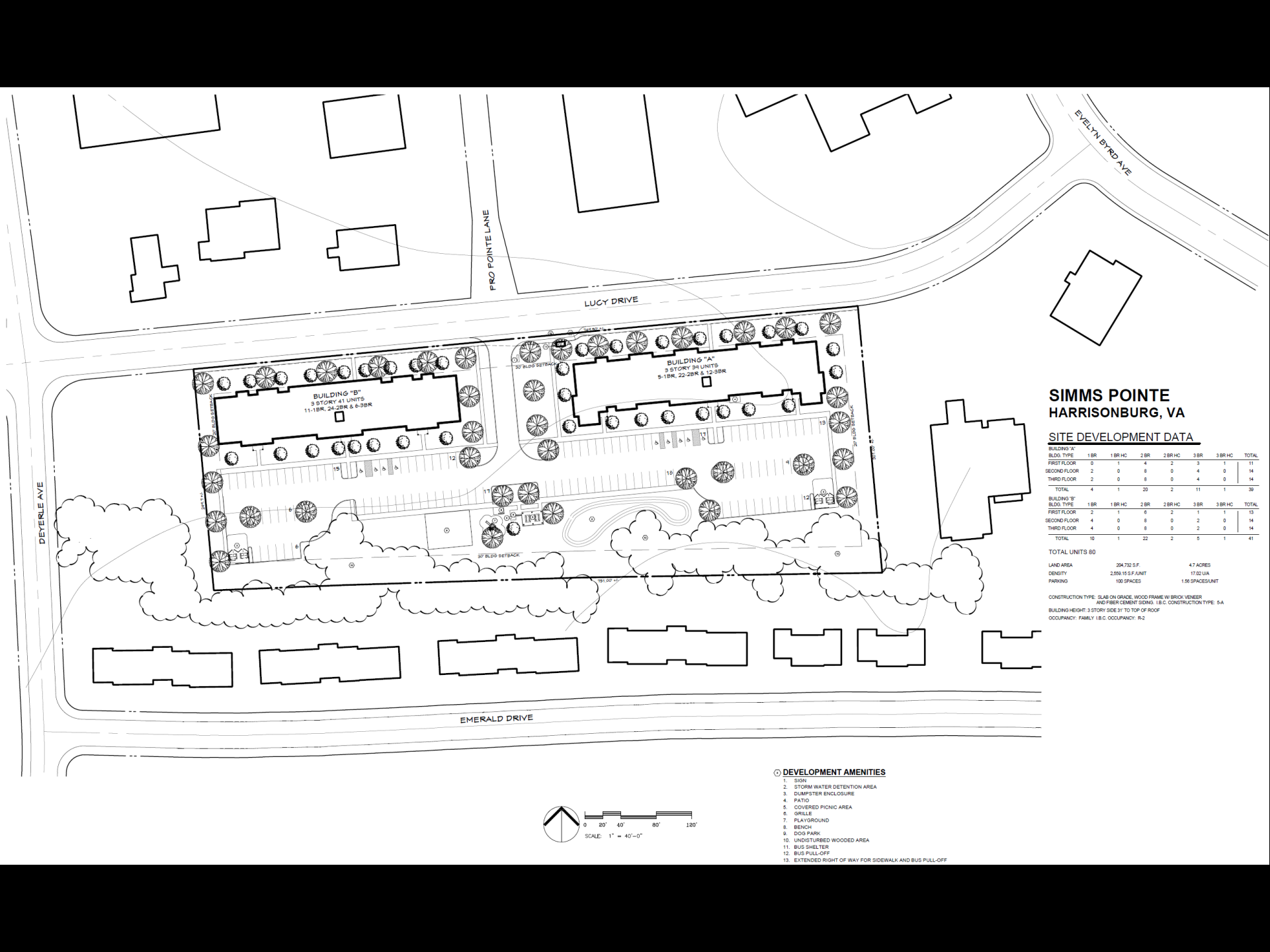




- Road Diet (Convert 4 lanes to 3 lanes, add bike lanes)
- Add 5' sidewalk. 2' grass strip, where possible
- Add bus shelter and bench
- Add unsignalized crosswalks
- Add crosswalk and APS to signalized intersection
- Existing crosswalks (to be upgraded to APS before Smart Scale project)

Summary of Proffers

1. Parking lot location
2. Maximum number of bedrooms per unit
3. Percentage of units with 1-bedroom and 3-bedrooms
4. Playground
5. Sidewalk and dedication of right-of-way
6. Street trees
7. Maximum height
8. Maintaining trees and shrubbery along rear property line during construction
9. Occupancy restrictions
10. Required off-street parking
11. One entrance
12. No occupancy by full-time students
13. Bus pull-off and shelter
14. Exterior lighting



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HARRISONBURG, VA**

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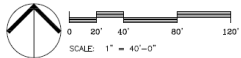
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Recommendation

Staff and Planning Commission (4-3) recommended approval of the Comprehensive Plan map amendment, the rezoning, and the SUP with the suggested condition.

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