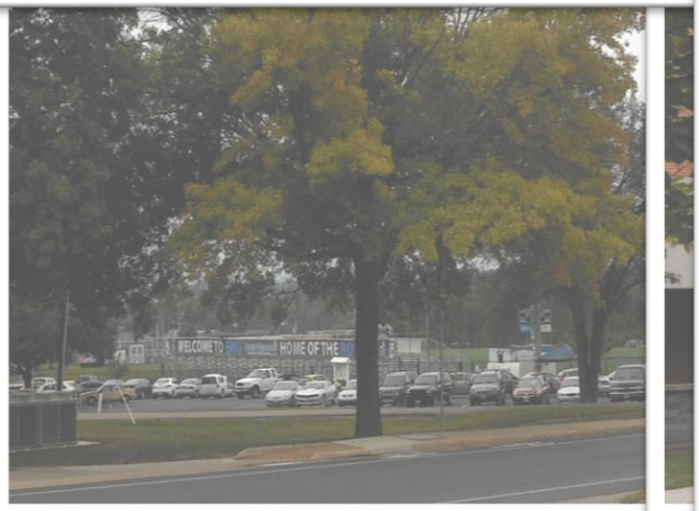
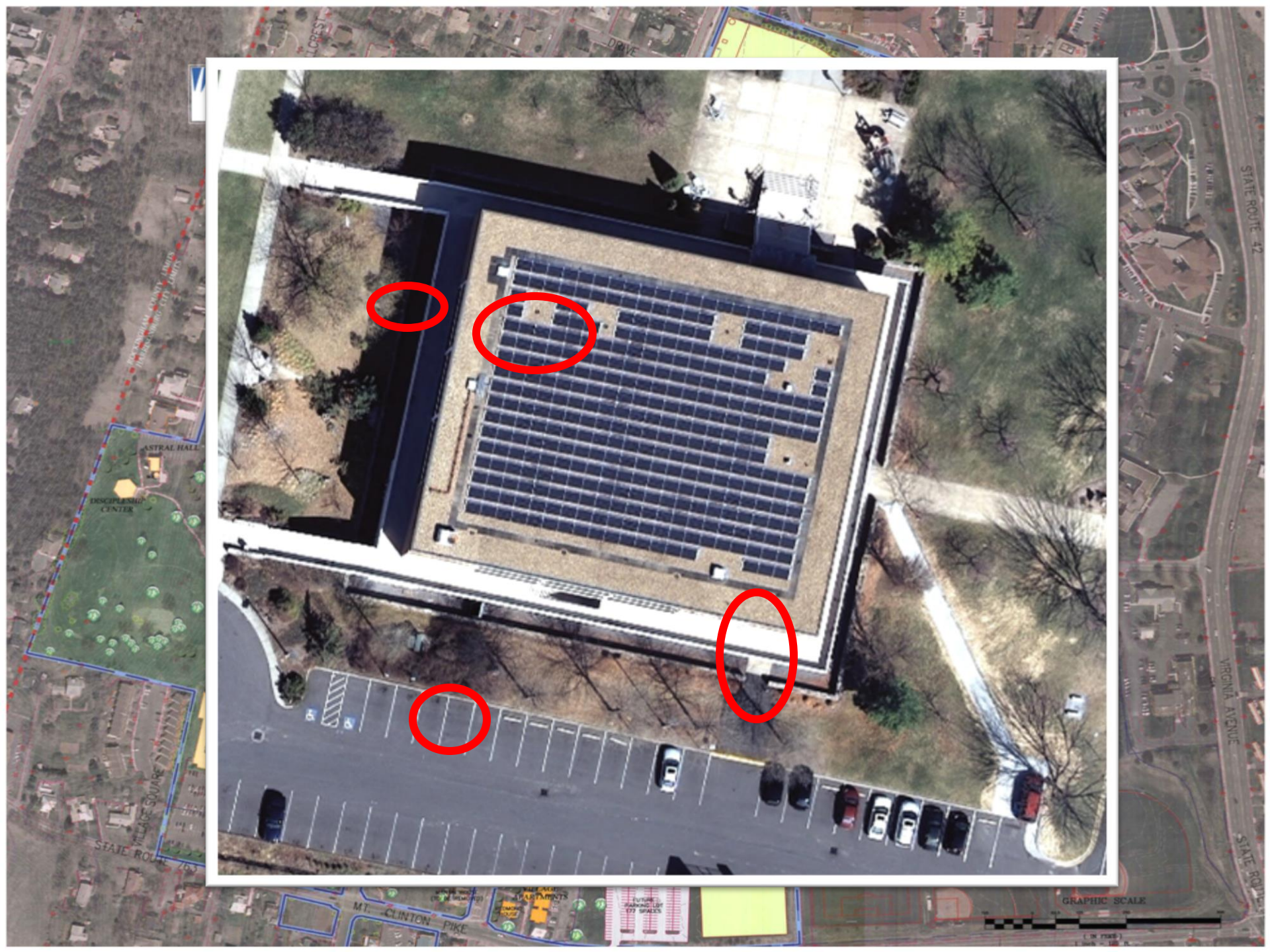
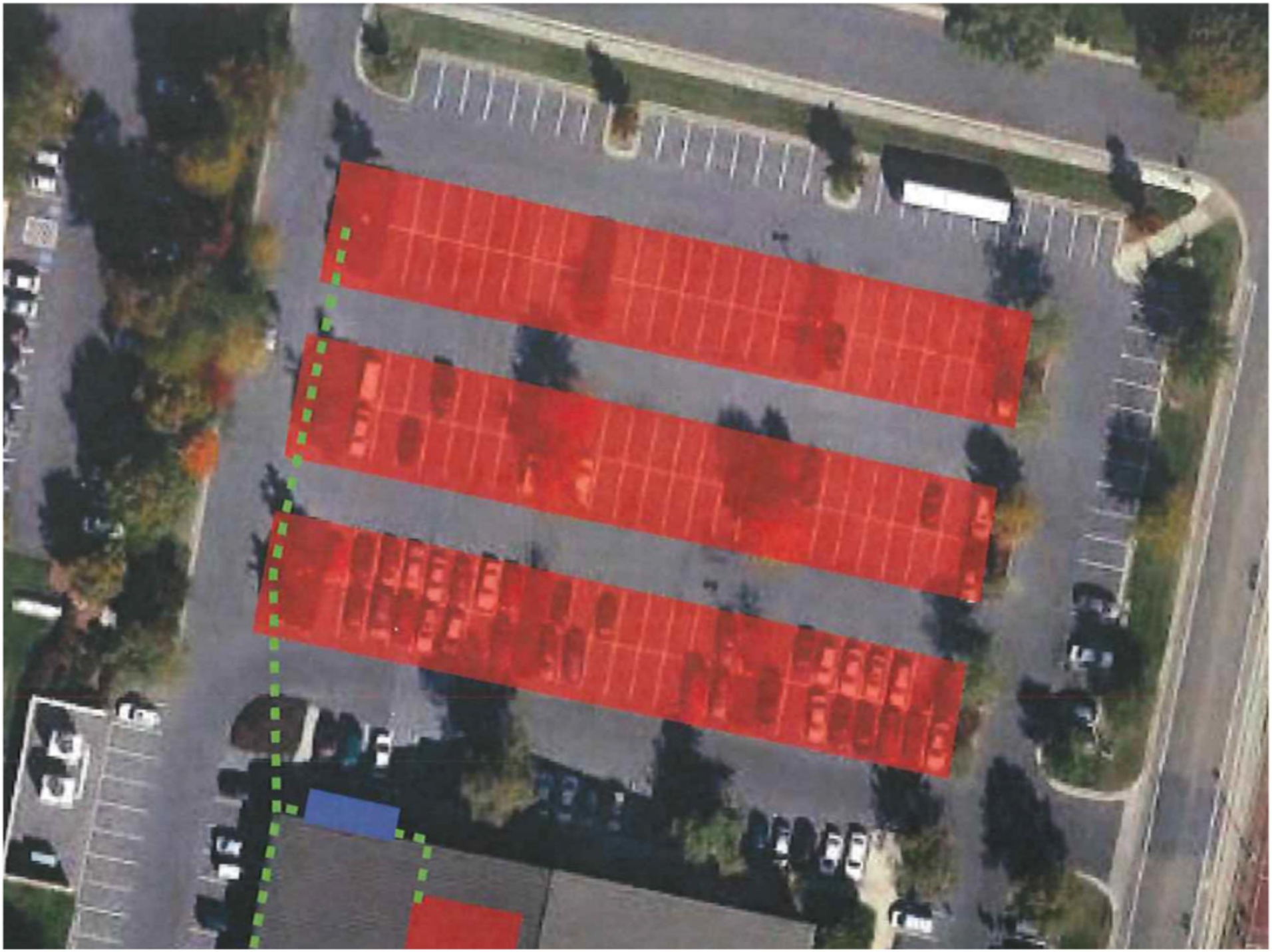
EMU Master Plan Change 2014

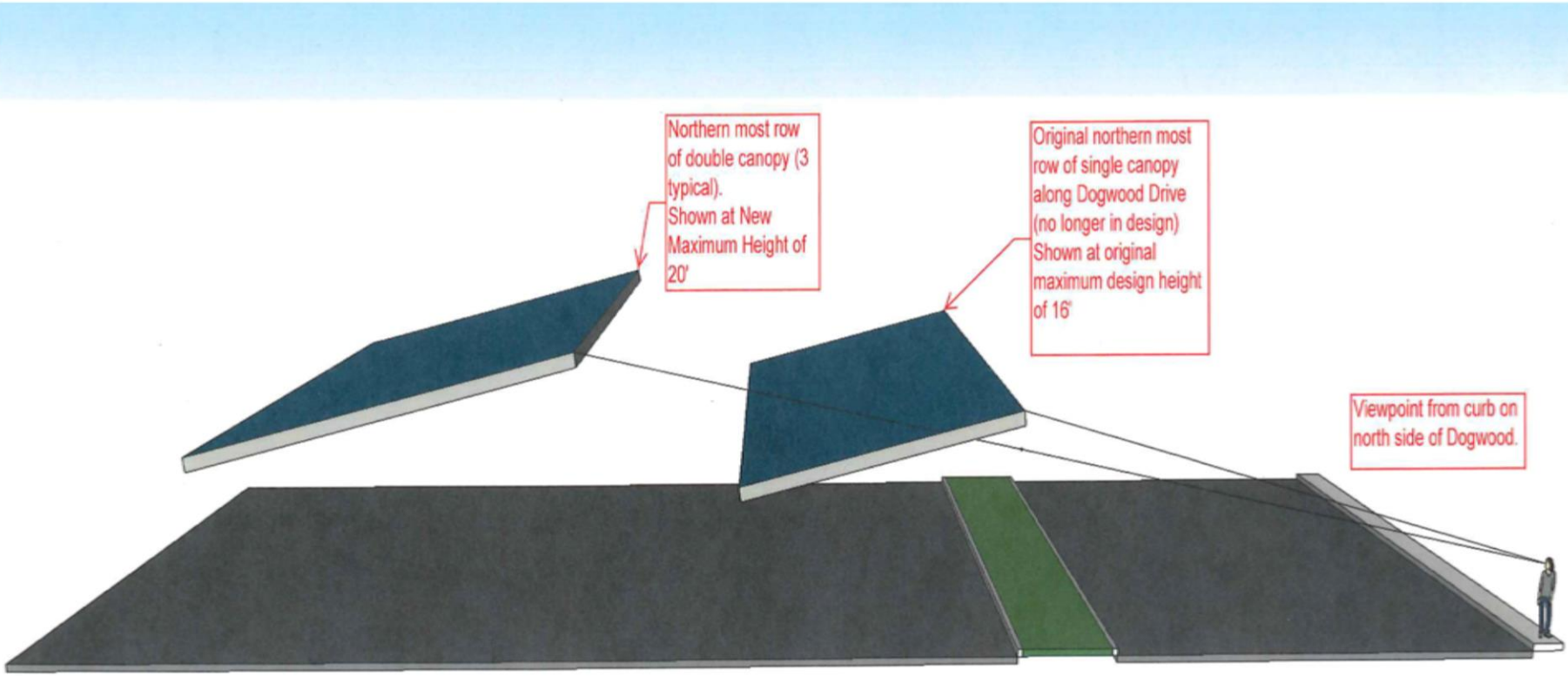
Rezoning – R-3/I-1 Master Plan Amendment


UPLAND DR
PARK RD
SHANK DR
HERITAGE DR
OAK DR
WOODLAND PARK CIR
VIRGINIA AVE
MT CLINTON PIKE

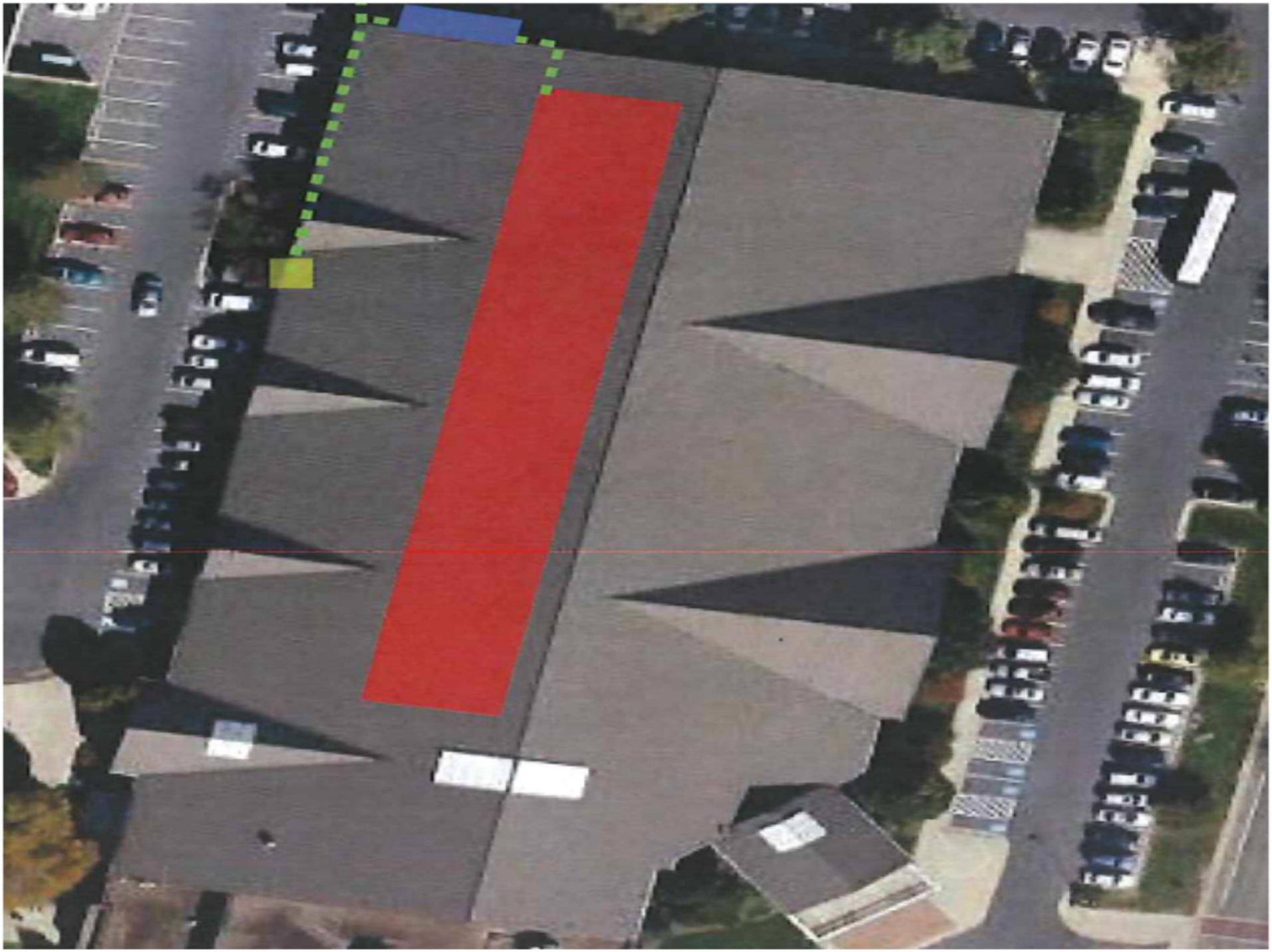



ASTRAL HALL
DISCIPLESHIP CENTER
STATE ROUTE 42
VIRGINIA AVENUE
MT. CLINTON PIKE
GRAPHIC SCALE





By eliminating the northern most single row, the visual impact to residences along Dogwood Drive is reduced by 2'-8", despite an increase in maximum design height to 20'. The minimum design height remains at 8'-6" for clearance and safety.



Eastern Mennonite University

Master Plan Narrative

August 2014

The following Master Plan of Eastern Mennonite University is being submitted as an amendment to Item 2, Proposed Facilities, Section 8 Solar Panels, Paragraph b and c of the February 2010 Master Plan Narrative.

Paragraph b to be amended as follows:

b. University Commons parking lot: The parking lot north of the University Commons will serve as a second location for a multi-panel array of solar cells. These panels will rest on a carport style support structure, allowing the current parking lot to remain in use. The cars park underneath the panels, enabling no loss in the number of parking spaces. These panels (or tiles) vary in height from 8.5 to 10 feet in the front to ~~14 to 16~~ *16 to 20* feet at the rear of the panel. The support columns are spaced 18 *to 27* feet on center. These solar arrays will run parallel with and above the current parking stalls, leaving a 20 foot minimum drive aisle open for vehicular access. ~~The solar panels arrayed adjacent to Dogwood Drive will maintain a 5 foot minimum setback with the property line.~~ Since the solar panels are elevated, the 10 foot landscape buffer shall still be maintained.

Note: The proposed single width canopy structure adjacent to Dogwood Drive has been removed from consideration. The array will consist of three identical double width canopy structures. Removing the canopy adjacent to Dogwood from the plan, will allow the visual impact on Dogwood Drive property owners to be reduced by 2' 8" despite the increased height. See attached schematic.

Paragraph c to be amended as follows:

c. ~~Hillside~~ *University Commons* roof panels: A portion of the ~~south facing~~ roof of the existing ~~Hillside Dormitory~~ *University Commons building* will serve as the third location for a multi-panel array of solar cells. These panels attach directly to the roof and will be about 2 to ~~4~~ *6* inches tall. The panels will ~~be installed on the lower level roof only and therefore~~ not increase the overall height of the building *and will have no visual impact on any adjacent property owners.*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