

# **Lucy Drive Mixed Use Development**

Applications for  
Zoning Map Amendment & Special Use Permits



**MADISON LUCY REALTY, LLC**

**CITY COUNCIL  
CITY OF HARRISONBURG, VA  
OCTOBER 9, 2018**

# Aerial View from the Northeast



# Aerial View from the Southeast



# Traveling Lucy Drive West to East



Experiencing the Ground Plane

**bnim** is building positive

# View from the Western End



Experiencing the Ground Plane

**bnim** is building positive



# View of the Rear of the Buildings from the East



Experiencing the Ground Plane

**bnim** is building positive

# Existing Tree Buffer for Reference





# R-3 Medium Density By Right Townhouse Plan



84 Townhomes  
(realistically, 72-  
78 w/SWM  
considerations)

30' "front"  
setback on Lucy

25' rear setback

Decks within 5' of  
boundary line

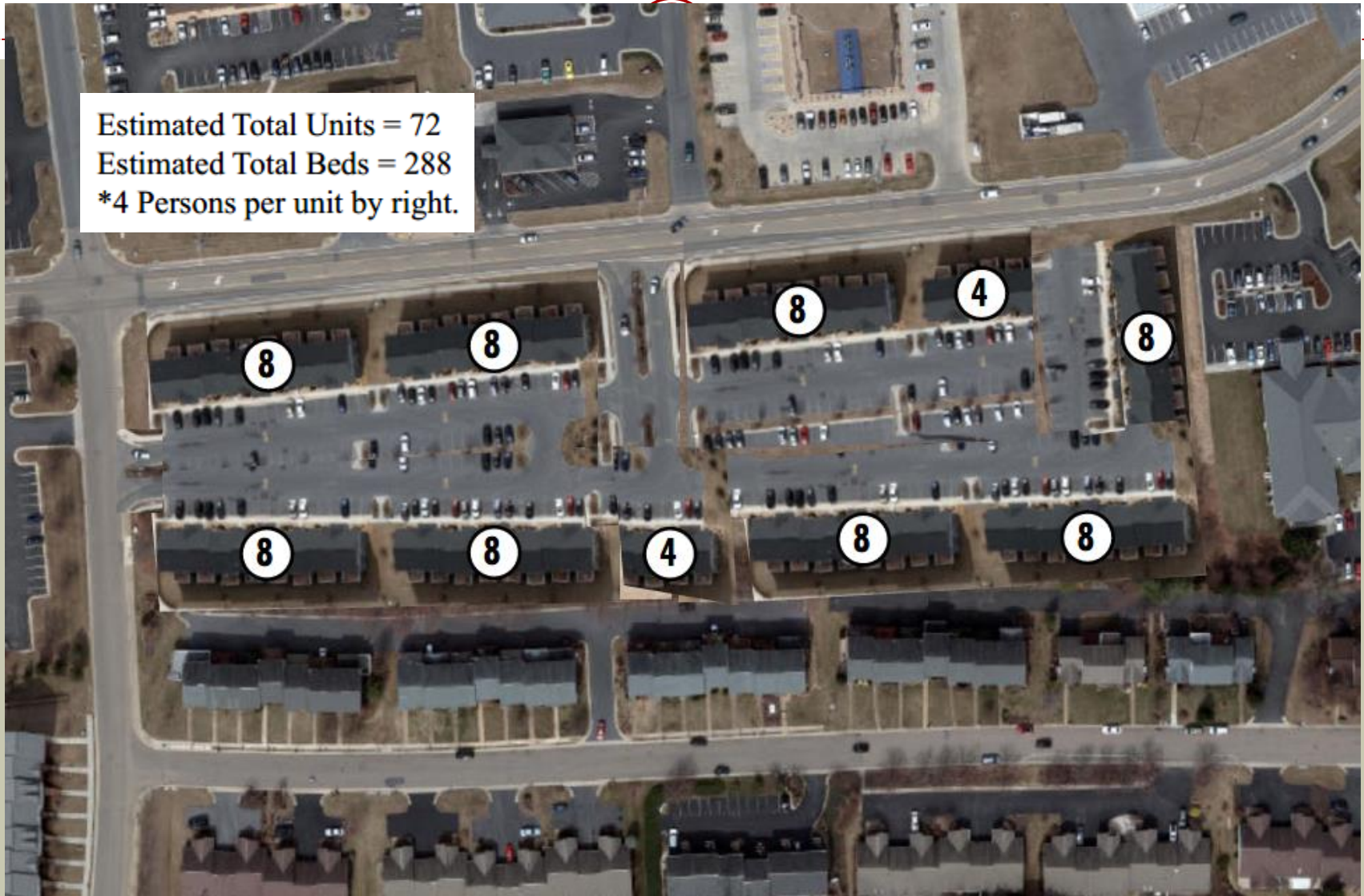
20' building  
separation

100% 4-bedrooms





Estimated Total Units = 72  
Estimated Total Beds = 288  
\*4 Persons per unit by right.



# R-3 Townhome Design



# Thank You



## QUESTIONS?




# Conceptual Plan

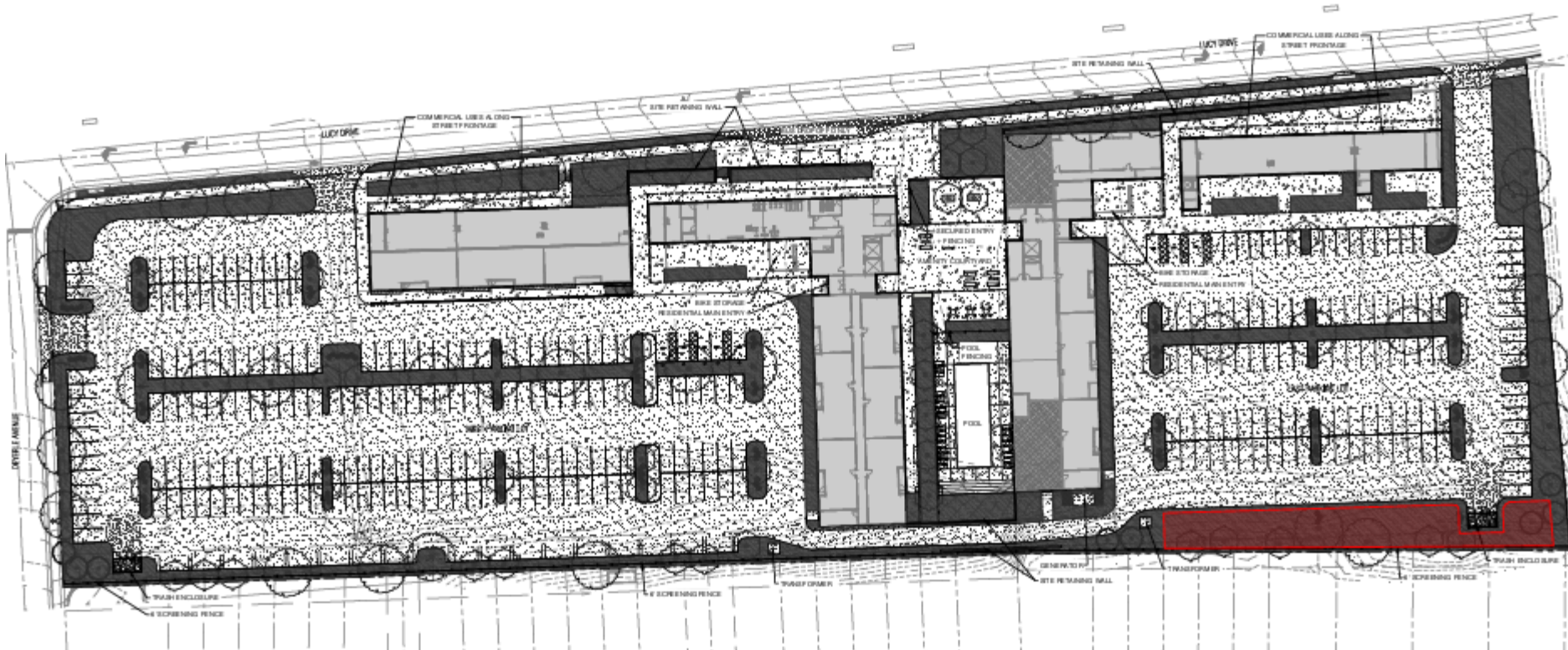
## PARKING SPACE COUNT

TOTAL SURFACE PARKING: 323 SPACES

ADA PARKING: 8 SPACES (INCLUDED IN TOTAL)

COMPACT PARKING: 80 SPACES (25% OF TOTAL)

 DESIGNATES TREE PROTECTION AREA AS DESCRIBED  
IN PROFFERS DATED SEPTEMBER 12, 2018



# Proffers to Enhance Community



1. No parking or drive lanes would be constructed between the buildings and Lucy Drive.
2. The development would have a minimum of 6,530 sf of non-residential on Lucy Drive.
3. No uses that would increase traffic impact without new traffic impact analysis.
4. No 4-Bedroom units
5. Building height limited to 47'
6. Number of units limited to 117 units
7. Retain/maintain vegetative buffer along southeastern boundary.
8. Opaque fence along rear / southern boundary line