Rezoning and SUPs – 10-3-55.4 (1) and (4)
1340 South Main Street

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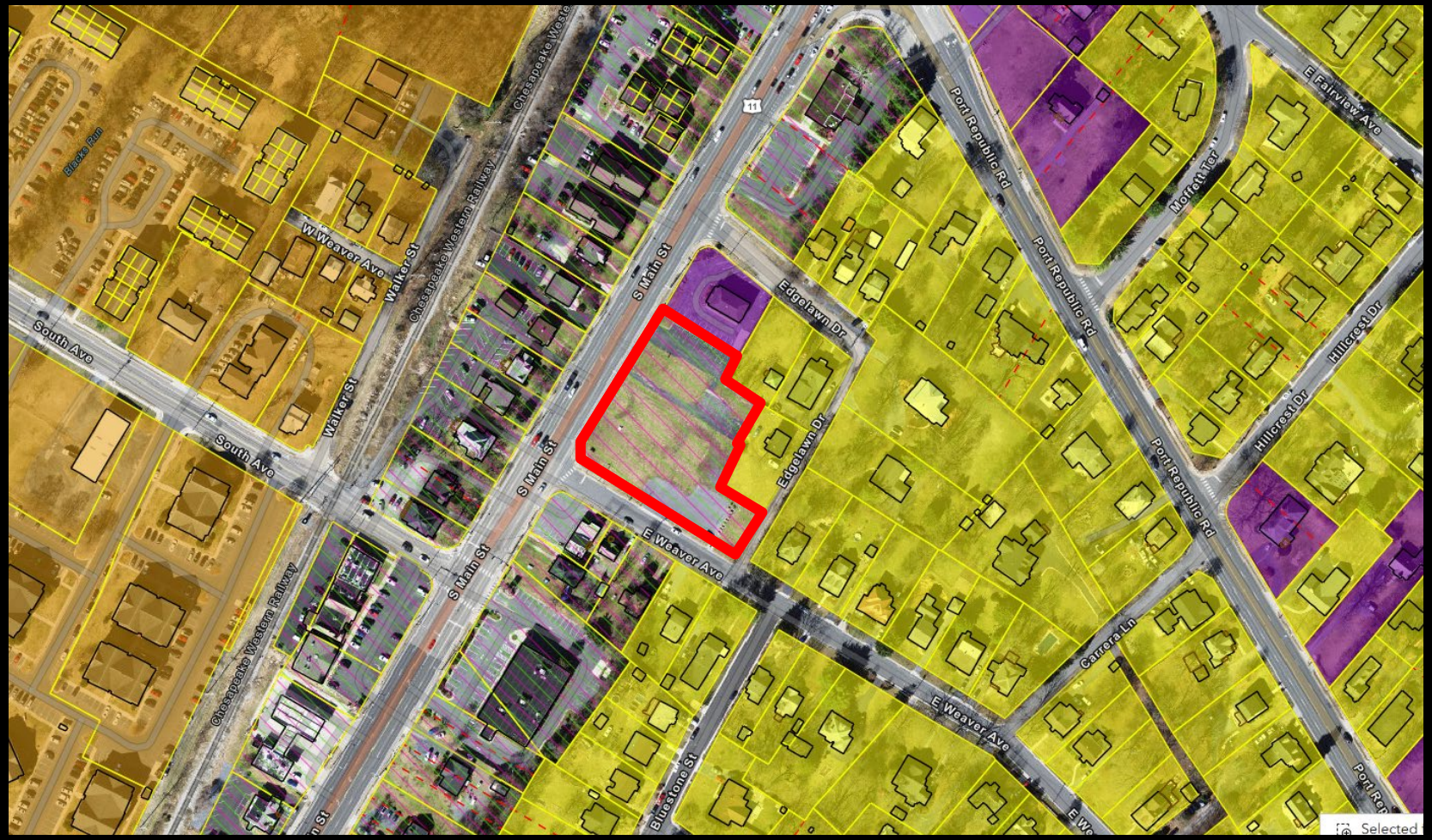

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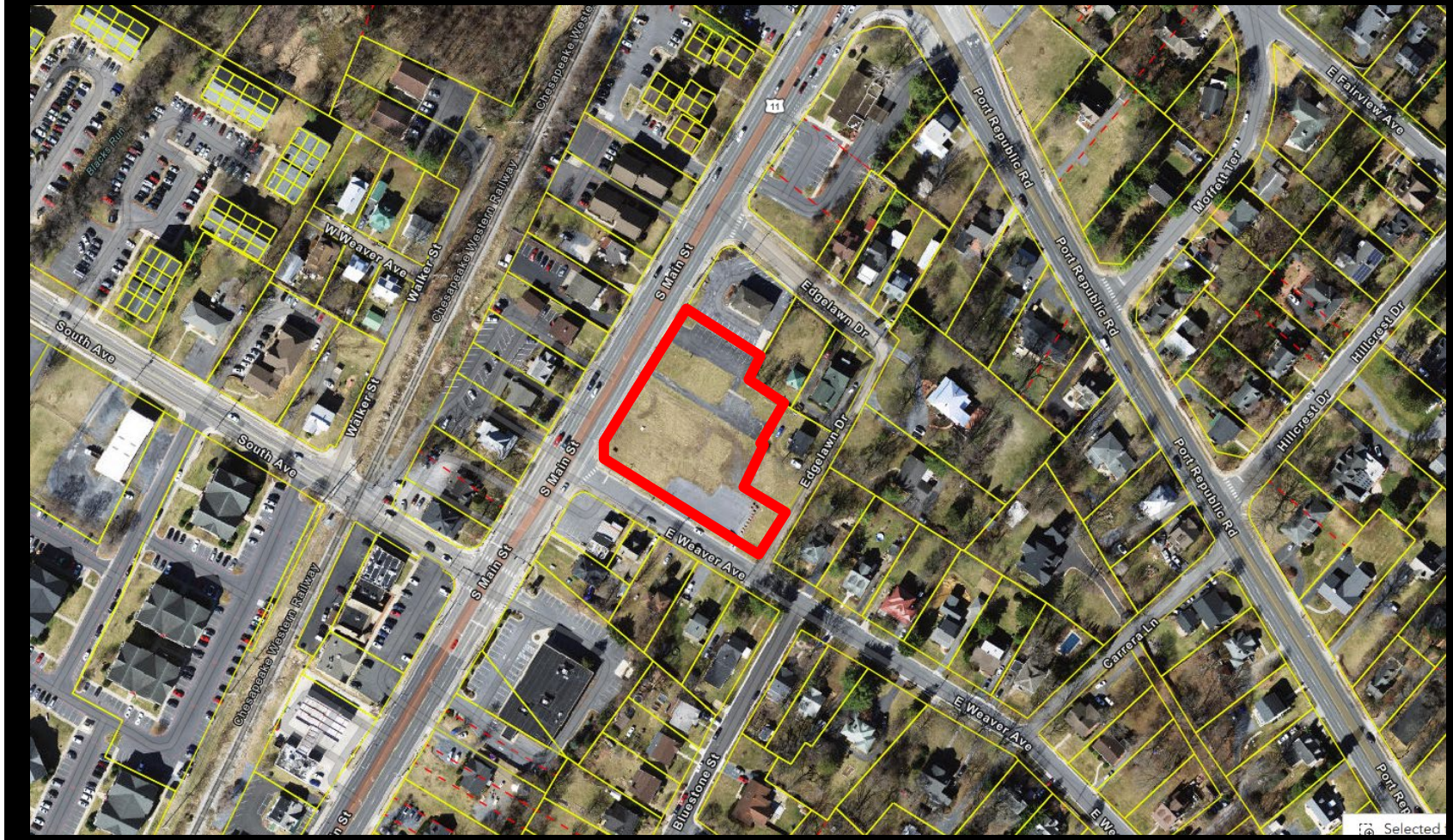


REZONING & SPECIAL USE PERMIT(S)
PUBLIC HEARING OR CITY ACTION PENDING
VISTA PÚBLICA O ACCIÓN MUNICIPAL PENDIENTE
FOR INFORMATION/ PARA INFORMACIÓN:
COMMUNITY DEVELOPMENT
540-422-7700

August 2017:

- Comprehensive Plan Land Use Guide Map Amendment.
- Rezoning from R-1 and R-3 to R-5C for 22 one-bedroom units as well as retail uses.
- SUP to allow multi-family dwellings with more than 12 units per building.
- SUP to allow non-residential uses (excluding restaurant drive-through facilities)

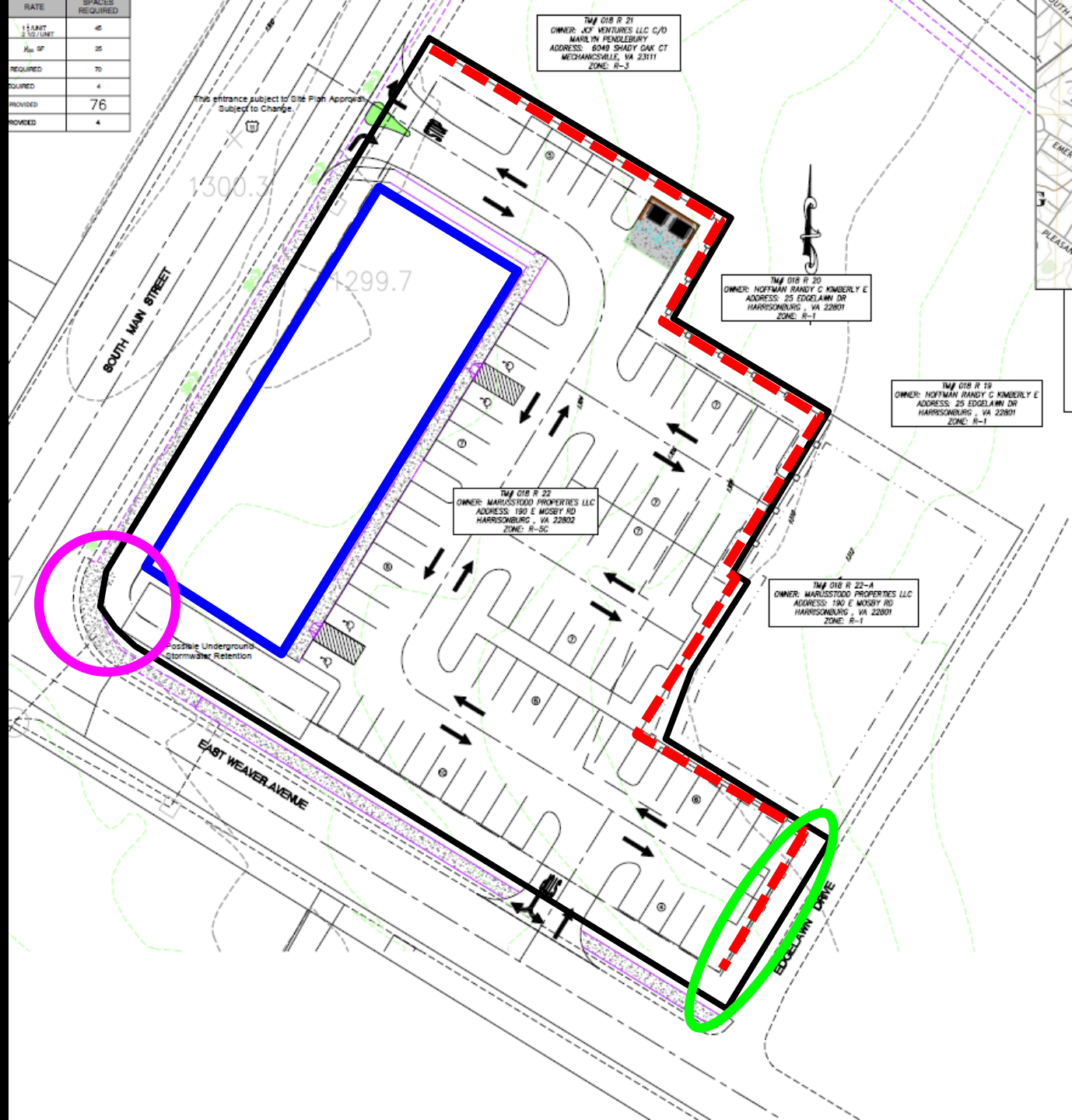
November 2018:

- PP and Sub. Ord. variances approved to not dedicate ROW along Edgelawn Drive and to not construct improvements along Edgelawn Drive and East Weaver Avenue during the subdivision.

August 2019:

- Final subdivision plat recorded with the dedication of 527 square feet of ROW along Edgelawn Drive.

1. Residential and non-residential uses, with no more than 5,000 sq. ft. of non-residential space.
2. 26 units consisting of 1 and 2 bedrooms with no more than 6 units with 2 bedrooms.
3. No parking lot between the building and South Main St. and East Weaver Ave.
4. No vehicular access to Edgelawn Dr.
5. 6-foot opaque fence along Edgelawn Dr.
6. 6-foot opaque fence along tax maps 18-R-20, 21, and 22A.
7. No structure, except a dumpster, shall be located within 150 ft. of Edgelawn Dr. ROW.
8. Minimum of 6 small ornamental deciduous or evergreen trees along Edgelawn Dr.
9. Reconstruct the curb ramp to accessibility guideline standards at corner of South Main St. and East Weaver Ave.



Proposed Proffer Amendments

Existing 2017-Approved Proffers	Proposed Proffer Amendments
1. Buildings shall contain residential and nonresidential uses. First floor shall contain non-residential uses.	1. Principle buildings shall contain residential and non-residential uses. Commercial uses shall only be permitted on the first floor and shall not exceed 5,000 square feet throughout all buildings. Residential units may be located on the first floor.
2. 22 one-bedroom multi-family units.	2. 26 total units with only one- and two-bedrooms. No more than 6 units may be two-bedroom units.
4. Only one vehicular access point to South Main Street, which shall only be right-in/right-out.	4. This proffer was removed.

SUP Requests

Section 10-3-55.4(1):

To allow multi-family dwellings with more than twelve (12) units per building.

Section 10-3-55.4(4):

Retail stores, convenience shops, personal service establishments, restaurants (excluding those with drive-through facilities), medical clinics, and business and professional offices under conditions set forth in subsections 10-3-55.6(f) and (g) and such other conditions deemed necessary by city council.

Suggested Conditions for SUP Section 10-3-55.4 (4)

1. All traffic generating uses on the site, including uses not associated with the special use permit, shall be limited to a combined total of 100 vehicle trips in either the AM or PM peak hour as calculated using the latest edition of the Institute of Transportation Engineer's Trip Generation Manual unless the property owner first, at their cost: (1) completes a Traffic Impact Analysis accepted by the City Department of Public Works and (2) implements all identified mitigation measures or improvements. The City Department of Public Works may, in its sole discretion, waive, in whole or in part, completion of a Traffic Impact Analysis or any identified mitigation measures or improvements.

2. No drive-throughs will be permitted.

Recommendation

Staff and Planning Commission (7-0) recommends approval of the rezoning and the two special use permit requests with the two conditions attached to the SUP per Section 10-3-55.4 (4) submitted by the applicant and amended by staff.