

SUP07-7: The Laurance, LLC/Mr. Bob Harrison
Special Use Permit Application
for
Apartments in a B1 Zoning District

Location and Proposed Use

The subject .15-acre parcel (Tax Map # 42A10 (A) 59) is located at the intersection of South Court Street and West Main Street. The address of the property is 2 South Court Street. Presently a 10,000 square foot structure is located on the parcel and the applicant is rehabilitating the structure. The structure is the former location of the Laurance Hotel.

The applicant is seeking a Special Use Permit in order to utilize the existing structure for apartments. In total eight (8) apartment units are proposed for the site. The apartment units range in size from one bedroom to three bedrooms.

Background

The applicant purchased the subject property in June of 2005 with the intent to rehabilitate the existing structure and utilize the structure for retail and residential uses. Though the structure has sat vacant for several years, historically the structure was used as a hotel and apartments.

The structure is approximately 10,000 square feet. The applicant intends to utilize approximately 7,000 square feet for residential uses and utilize the remaining space for commercial uses.

Conditions of the Special Use Permit

There are no proposed conditions for the Special Use Permit. If approved the applicant would be permitted to utilize the existing structure for apartments.

Provided Town Code requirements are met, the applicant also intends to utilize the structure for several “by-right” business uses.

Parking & Access

The Town Code requires that two (2) off-street parking spaces be provided for each dwelling unit and that one (1) parking space be provided for every 200 square feet of commercial/retail space. Roughly, the applicant would be required to provide 31 off-street parking spaces. This number (31) is likely somewhat inflated because the applicant would be allowed to subtract non-active retail floor space (e.g. hallways, bathrooms, etc.) from the overall commercial space when calculation parking requirements.

Parking spaces would be required to be 200 square feet in size (20ft x 10ft); therefore the applicant would be required to provide 6,200 square feet + of dedicated off-street parking.

Additionally, the Town Code states that off-street parking spaces shall be located 1,200 feet from the use. The applicant owns an additional parcel – which is located 1,200 feet from the primary use (see attached survey). This parcel is located on West Main Street and is approximately .34-acres in size (~14,800 square feet).

A sketch of the parking area is attached to this packet.

Comprehensive Plan

The subject request is supported by the Town’s comprehensive plan. The relevant goals, objective and strategies are as follows:

Encourage the adaptive reuse of existing structures to accommodate a variety of uses; particularly in the business core.

Encourage the preservation of historic structures.

Provide a diversity of housing types...throughout the Town.

Summary

Prior to the applicant’s recent rehabilitation of the property – the subject property was utilized for apartments. The property – the former Laurance Hotel – is located in a highly visible intersection near Luray’s downtown core. Additionally, the applicant has maintained that an adequate supply of off-street parking exists. It is not anticipated that granting a special use permit for apartments will adversely affect the surrounding properties/neighborhood.