

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on August 9, 2022 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Rezoning – 209 and 211 Broad Street (R-2 to B-1C)

Public hearing to consider a request from McDorman Properties LLC to rezone a +/- 6,500 square foot parcel from R-2, Residential District to B-1C, Central Business District Conditional. The Zoning Ordinance states that the R-2, Residential District is intended for medium-density, single-family and duplex residential development. The B-1, Central Business District is intended as an urban and regional center for the conduct of commercial, financial, professional and governmental activities to which the public requires direct and frequent access. No minimum lot size or setback restrictions exist in the B-1, Central Business District. The Comprehensive Plan designates this site as Mixed Use. Mixed Use areas are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings. The property is addressed as 209 and 211 Broad Street and is identified as tax map parcels 34-O-4.

Pursuant to Harrisonburg City Code Section 2-2-6, the City of Harrisonburg City Council will hold a meeting on May 10, 2022 at 7:00 p.m. in the City Council Chambers, 409 South Main Street, Harrisonburg, VA. The agenda will be posted at <https://harrisonburg-va.legistar.com/Calendar.aspx>. Interested parties may watch the Council meeting, including the public hearing, on Public Education Government Channel 3 or on the City's website, <https://harrisonburg-va.legistar.com/Calendar.aspx>.

Publication dates:

Monday, July 25, 2022

Monday, August 1, 2022