



City of Harrisonburg, Virginia

Department of Planning & Community Development

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Building Inspections
Engineering
Planning & Zoning

To: Kurt Hodgen, City Manager
From: Adam Fletcher, Director - Department of Planning and Community Development and Planning Commission
Date: August 8, 2017
Re: Special Use Permit – Campus View Apartments (10-3-55.4(1))

Summary:

Public hearing to consider a request from Davis Mill, LLC with representative Blackwell Engineering for a special use permit per Section 10-3-55.4 (1) of the Zoning Ordinance to allow multiple family dwellings of more than 12 units per building within the R-5, High Density Residential District. The 4.34 +/- acre site is zoned R-5C and is addressed as 2465, 2485, 2511, and 2521 Reservoir Street, and 2401, 2402, and 2408 Clubhouse Court, and is identified as tax map parcels 81-A-7, 9, 10, 11 and a portion of 81-E-7.

Background:

The Comprehensive Plan designates this area as Medium Density Mixed Residential. This designation states that these largely undeveloped areas continue the existing medium density character of adjacent areas, but in a different form. They are planned for small-lot single family detached and single family attached neighborhoods where green spaces are integral design features. Apartments could also be permitted under special circumstances. They should be planned communities that exhibit the same innovative features as described for the low density version of mixed residential development. The gross density of development in these areas should be in the range of 4 to 12 dwelling units per acre and commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way.

The following land uses are located on and adjacent to the property:

- Site:** Single-family dwellings and Campus View Apartments & Clubhouse (under development), zoned R-5C
- North:** Vacant lots and multiple-family dwellings, zoned R-3
- East:** Multiple-family dwellings, zoned R-3 and R-5C
- South:** Vacant lots and townhomes, zoned R-3
- West:** Single-family dwellings and multiple-family dwellings, zoned R-3

Key Issues:

The applicant, Davis Mill, LLC, a development company and owner of Campus View Apartments, is requesting a special use permit (SUP) per Section 10-3-55.4 (1) of the Zoning Ordinance to allow multiple family dwellings of more than 12 units per building within the R-5, High Density Residential District. If approved, the applicant proposes to construct two, 14-unit, multiple family apartment buildings on the subject property.

In 2012, Davis Mill, LLC received approval of a SUP to allow multiple family dwellings of more than 12 units per building for the original phase of Campus View Apartments. The applicant stated that due to the topography of the property and because many of the units would have exposed foundations, it clearly made sense to remove one of the proposed 12-unit buildings and redistribute those units within the remaining buildings. Thus, instead of constructing nine 12-unit buildings, the applicant only built eight, six of which are 14-unit buildings.

In April of this year, Planning Commission recommended approval of rezoning the subject parcels from R-3, Medium Density Residential to R-5C, High Density Residential Conditional. City Council later approved the request in May. As part of the request, the applicant made it known that they desired the flexibility to apply for the requested SUP and intentionally proffered two extra dwelling units within each of the three multiple family apartment buildings that were proposed with the rezoning. After completing the grading plan for the remaining three buildings, it was determined that existing steep terrain would allow for two of the buildings to each have two additional basement dwelling units.

With the 2017 approved rezoning request to R-5C, the bulleted information below are the current regulating proffers:

- There shall be no more than 42 additional units constructed on the subject properties, beyond those already approved by the SUP (8/2014) and as shown on the engineered comprehensive site plan revised and approved on 4/13/16 and;
- That once completed the entire 11.37 acre development known as Campus View Apartments will consist of 13 residential buildings with a total of not more than 174 units, and one clubhouse/community building.

If the SUP request is approved, this phase of Campus View Apartments would consist of three multiple family buildings containing a total of 40 dwelling units. The entire apartment complex would ultimately consist of 13 multiple family buildings with a total of 172 units, which is an overall density of 15.1 units per acre.

Staff recommends in favor of the SUP as requested.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Approve the special use permit request as submitted by the applicant;
- (b) Approve the special use permit request as submitted by the applicant with conditions;
- (c) Deny the special use permit request as submitted by the applicant.

Community Engagement:

As required, the request was published in the local newspaper twice advertising for Planning Commission’s public hearing and twice advertising for City Council’s public hearing for the special use permit. The advertisement was published as shown below:

Special Use Permit - 2465, 2485, 2511, 2521 Reservoir Street (Campus View) (Section 10-3-55.4 (1), Multiple Family Dwellings of More than 12 Units Per Building)

Public hearing to consider a request from Davis Mill, LLC with representative Blackwell Engineering for a special use permit per Section 10-3-55.4 (1) of the Zoning Ordinance to allow multiple family dwellings of more than 12 units per building within the R-5, High Density Residential District. The 4.34 +/- acre site is address as 2465, 2485, 2511, and 2521 Reservoir Street, and 2401, 2402, and 2408 Clubhouse Court, and is identified as tax map parcels 81-A-7, 9, 10, 11 and a portion of 81-E-7.

In addition, adjoining property owners were notified of the public hearing; the property was posted with signage advertising the request; and a notice was provided on the City’s website at <https://www.harrisonburgva.gov/public-hearings>.

Recommendation:

Staff recommends alternative (a) to approve the special use permit request as submitted by the applicant.

Attachments:

1. Site maps (2 pages)
2. Application, applicant letter, and supporting documents (4 pages)
3. Proposed site development layout (2 pages)

Review:

Planning Commission recommended to approve the special use permit at 465, 2485, 2511, 2521 Reservoir Street (Campus View) (Section 10-3-55.4 (1), Multiple Family Dwellings of More than 12 Units Per Building) as presented by staff.