



City of Harrisonburg

Municipal Building
409 South Main Street
Harrisonburg, VA 22801

Master

File Number: ID 16-293

File ID: ID 16-293

Type: PH-Action Item

Status: Passed

Version: 1

Agenda
Section:

In Control: City Council

Department: Community
Development

Est. Cost:

File Created: 11/21/2016

Subject:

Final Action: 12/13/2016

Title: Consider a request from Virginia Mennonite Retirement Community, Inc. to close 124,700 +/- square feet of developed public street right of way contained within the Park Village area of the Virginia Mennonite Retirement Community complex

Internal Notes: 2/24/17 Added PowerPoint

Code Sections:

Agenda Date: 12/13/2016

Indexes:

Agenda Number: 6.c.

Sponsors:

Enactment Date:

Attachments: Memorandum, Extract from Planning Commission, Site Map, Applications, applicant letters, and supporting documents, Site development maps, Surrounding Properties Notice, PowerPoint

Enactment Number:

Contact:

Hearing Date:

Drafter: alison.banks@harrisonburgva.gov

Effective Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	12/5/2016	Adam Fletcher	Approve	12/8/2016
Notes: I made a slight change to the Memorandum, inserted an updated City crest in the Extract, rotated page 2 of the Site Maps PDF, and rotated 2 pages within the Applications and Supporting Documents PDF.					
1	2	12/5/2016	Pam Ulmer - FYI	Notified - FYI	
1	3	12/5/2016	Erica Kann	Approve	12/8/2016
Notes: Removed period and added public notice.					
1	4	12/5/2016	Ande Banks - FYI	Notified - FYI	
1	5	12/5/2016	Kurt Hodgen	Approve	12/8/2016

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

1 City Council 12/13/2016 approved Pass

Action Text: A motion was made by Vice-Mayor Baugh, seconded by Council Member Shearer, to close the street closing with the stated recommendations. The motion carried with a recorded roll call vote taken as follows:

Notes: Mr. Fletcher stated he would be presenting both agenda item 6.c. and 6.d. together as they are a package deal. Mr. Fletcher stated the city has been working with the applicant for some time and they are interested in redesigning the master plan for the Park Village area of the Virginia Mennonite Retirement Community (VMRC). Mr. Fletcher stated the applicant is looking to demolish a four unit building to rebuild a six unit building and to make that plan work they need to close the public streets in the area. Mr. Fletcher stated VMRC is zoned R-3, Medium Density Residential District with the institutional overlay. Mr. Fletcher stated VMRC owns all the property surrounding the area being requested for closure, but there are a number of easements that would be needed. If approved, the applicant will work closely with the city prior to the second reading to make sure all easements are shown and the city would no longer provide snow removal. Mr. Fletcher reviewed the property, stated they would have to adjust their stormwater management fees, and if they aren't planning to redevelop the streets they need to maintain at least a 20 foot emergency access. Mr. Fletcher stated the applicant wants to increase parking and pedestrian facilities. Mr. Fletcher stated the applicants' interest in closing the street is due to setbacks needed for the six unit building and they need to vacate property lines to do so. Mr. Fletcher stated staff and Planning Commission recommend approval of the special use permit with the following condition: the requested street closing of Villa Drive, Pine Court, Spruce Court, Hawthorne Circle, and Shank Drive (east of Park Road) be recorded and the additional acreage added to the VMRC campus as necessary, before approval of a building permit for the multi-family building at 1610-1616 Park Road.

Council Member Byrd asked if the city's bike plan included the area being discussed.

Mr. Fletcher stated there wasn't any discussion regarding that.

Council Member Byrd stated that in theory they could become a gated community. Mr. Fletcher stated that would be possible with of course the access to emergency personnel. Council Member Byrd asked if the city could obtain a bicycle easement. Mr. Fletcher stated if council would like to place that as a condition he thought that could be done or at least have the discussion with VMRC. City Manager Hodgen stated this request wouldn't stop the city from being able to place bicycle paths along Park Road. Mr. Fletcher stated he thought the Northend Greenway is proposed to go northwest prior to reaching the VMRC property.

Council Member Degner stated there aren't any bike lanes proposed through that area.

Council Member Byrd stated all roads in VMRC are currently accessible to the public.

At 8:03 p.m., Mayor Jones closed the regular session and called the third and fourth public hearings to order. A notice appeared in the Daily News-Record on Monday, November 28, 2016 and Monday, December 5, 2016.

Mr. Coleman, applicant's representative, stated VMRC's intent is to open their campus to a greater community and at this point there isn't any interest in becoming a gated community and they are looking to have a walking and bike path.

At 8:04 p.m., Mayor Jones closed the public hearing and the regular session reconvened.

Yes: 5 Council Member Jones, Vice-Mayor Baugh, Council Member Byrd,
Council Member Degner and Council Member Shearer

No: 0
