

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on March 10, 2020 at 7:00 p.m., or as soon as the agenda permits, in the City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia, to consider the following

Rezoning – 650 Keezletown Road (Juniper Hill Commons) (R-1 to R-7)

Public hearing to consider a request from Harrisonburg Cohousing, LLC to rezone a +/- 5.5-acre parcel from R-1, Single-Family Residential District to R-7, Medium Density Mixed Residential Planned Community District. The R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. The R-7, Medium Density Mixed Residential Planned Community District is intended to permit the development of master planned residential communities offering a mix of single family detached and attached dwellings and open spaces. The minimum district size is two acres and the maximum density is 15 dwelling units per acre. The Comprehensive Plan designates this site as Low Density Mixed Residential. These areas have been developed or are planned for residential development containing a mix of large and small-lot single-family detached dwellings, where commercial and service uses might be finely mixed within residential uses or located nearby along collector and arterial streets. Duplexes and mixed use buildings with residential dwelling units limited to one or two dwelling units per building might be appropriate. The gross density of development in these areas should be around 7 dwelling units per acre. The planned development is proposed to have a single-family detached dwelling, duplex structures, townhomes, and apartment units. The +/- 5.5-acre property is addressed as 650 Keezletown Road and is identified as 72-B-6.

Special Use Permit – Virginia Mennonite Retirement Community, Inc. (Section 10-3-48.4 (6) to Allow Multiple Family Dwellings Up to 12 Units Per Building)

Public hearing to consider a request from Virginia Mennonite Retirement Community, Inc. (VMRC) for a special use permit per Section 10-3-48.4 (6) of the Zoning Ordinance to allow multiple family buildings of up to 12 units per building under the conditions set forth under 10-3-48.6 (e) within the R-3, Medium Density Residential District. The +/- 16.16 acre parcel is addressed as 1530, 1532, 1534, 1536, 1538, 1540, 1542, 1550, 1552, 1554, 1556, 1570, 1572, 1574, 1576, 1590, 1592, 1594, 1596, and 1610 Park Road; 1605, 1609, 1606, 1607, 1608, 1610, 1615, 1617, and 1619 Spruce Court; 1571, 1573, 1575, 1577, 1584, 1585, 1586, 1587, 1588, 1589, 1590, and 1591 Pine Court; 1504, 1508, 1512, 1516, 1520, 1524, 1528, 1532, 1536, 1540, 1544, 1548, 1552, 1556, 1560, 1564, 1568, 1572, 1578, 1582, and 1586 Hawthorne Circle; and 1238, 1240, 1241, 1244, 1245, 1248, 1249, 1252, 1256, 1260, 1264, 1268, 1272, 1276, 1280, 1284, 1288, 1292, and 1294 Shank Drive. The property is identified as tax map parcel 52-D-4.

Applications, maps, and other information are available for review in the Department of Planning & Community Development, 409 South Main Street, 2nd Floor, Monday through Friday, 8:00 a.m. to 5:00 p.m. All persons interested will have an opportunity to express their views at these public hearings. Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the Planner at 540-432-7700 at least five days prior to the date of the meeting. More information is available at www.harrisonburgva.gov/public-hearings.

CITY OF HARRISONBURG

Eric D. Campbell, City Manager

Publication dates:

Monday, February 24, 2020 and Monday, March 2, 2020