

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on February 22, 2022 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Comprehensive Plan Amendment – Property on Lucy Drive located between Deyerle Avenue and Evelyn Byrd Avenue (Land Use Change: Limited Commercial to Mixed Use)

Public hearing to consider a request from Bluestone Land Company, Inc. with representatives Woda Cooper Development, Inc. to amend the Comprehensive Plan's Land Use Guide map within Chapter 6, Land Use and Development Quality. The proposal is to amend the Land Use Guide designation for a +/- 4.7-acre parcel from Limited Commercial to Mixed Use. The Limited Commercial designation states that these areas are suitable for commercial and professional office development but in a less intensive approach than the Commercial designation. These areas need careful controls to ensure compatibility with adjacent land uses. The maintenance of functional and aesthetic integrity should be emphasized in review of applications for development and redevelopment and should address such matters as: control of access; landscaping and buffering; parking; setback; signage; and building mass, height, and orientation. It is important that development within Limited Commercial areas does not incrementally increase in intensity to become similar to the Commercial designation. Efforts should be made to maintain the intent as described. The Mixed Use designation includes both existing and proposed areas for mixed use. Mixed Use areas shown on the Land Use Guide map are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. Mixed Use can take the form of a single building, a single parcel, a city block, or entire neighborhoods. Quality architectural design features and strategic placement of green spaces for large scale developments will ensure development compatibility of a mixed use neighborhood with the surrounding area. These areas are prime candidates for "live-work" and traditional neighborhood developments (TND). Live-work developments combine residential and commercial uses allowing people to both live and work in the same area. The scale and massing of buildings is an important consideration when developing in Mixed Use areas. 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. Downtown is an existing area that exhibits and is planned to continue to contain a mix of land uses. 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: single-family detached, single-family attached (duplexes and townhomes), and multi-family buildings. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings. The property is located on Lucy Drive between the intersections of Deyerle Avenue and Evelyn Byrd Avenue and is identified as tax map parcel 77-A-1.

Rezoning – Property on Lucy Drive located between Deyerle Avenue and Evelyn Byrd Avenue (R-3 to R-5C)

Public hearing to consider a request from Bluestone Land Company, Inc. with representatives Woda Cooper Development, Inc. to rezone a +/- 4.7-acre parcel from R-3, Medium Density Residential District to R-5C, High Density Residential District Conditional. The Zoning Ordinance states the R-3, Medium Density Residential District is intended for medium density residential development and other uses intended to respect the residential character, which are aesthetically compatible within the district by means of architectural expression, landscaping, and restrained traffic flow. The R-5, High Density Residential District is intended for medium to high density residential development, including townhouses and multiple family dwelling units, together with certain governmental, educational, religious, recreational and utility uses. The residential density ranges for the R-5 district are multifamily, 1,800 sq. ft. minimum/unit; multifamily quadraplex, 3,000 sq. ft. minimum/unit; and townhouse, 2,000 sq. ft. minimum/unit. The

Comprehensive Plan designates this site as Limited Commercial. These areas are suitable for commercial and professional office development but in a less intensive approach than the Commercial designation. These areas need careful controls to ensure compatibility with adjacent land uses. This rezoning is requested simultaneously with a Comprehensive Plan Map Amendment to change the Land Use Designation from Limited Commercial to 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. 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 located on Lucy Drive between the intersections of Deyerle Avenue and Evelyn Byrd Avenue and is identified as tax map parcel 77-A-1.

Special Use Permit - Property on Lucy Drive located between Deyerle Avenue and Evelyn Byrd Avenue (Section 10-3-55.4 (1) to Allow Multi-Family Dwellings of More Than Twelve Units Per Building)

Public hearing to consider a request from Bluestone Land Company, Inc. with representatives Woda Cooper Development, Inc. for a special use permit per Section 10-3-55.4 (1) to allow multi-family dwellings of more than 12 units per building in the R-5, High Density Residential District. The +/- 4.7-acre property is located on Lucy Drive between the intersections of Deyerle Avenue and Evelyn Byrd Avenue and is identified as tax map parcel 77-A-1.

Pursuant to Harrisonburg City Code Section 2-2-6, the City of Harrisonburg City Council will hold a meeting on February 22, 2022 at 7:00 p.m. in the City Council Chambers, 409 South Main Street, Harrisonburg, VA.

Please note that in accordance with an Emergency Continuity of Governance Resolution adopted by City Council on January 11, 2022, members of the public are not permitted in Council Chambers due to the COVID-19 pandemic, but are encouraged to participate and express their views electronically by emailing comments to <https://www.harrisonburgva.gov/agenda-comments> or by calling in during the public hearing at the telephone number to be listed on the agenda.

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, February 7, 2022

Monday, February 14, 2022