

March 5, 2020

Harrisonburg City Council,

- My husband Jay Barron and I live at 630 Keezletown Road, which is next door to, and on the west side of, the parcel the applicant seeks to re-zone. We submitted a letter to the Planning Commission in January expressing our concerns with the re-zoning request and proposed development, and we appreciate the opportunity to discuss some of those concerns here with you tonight. I want to make clear that we have no issues personally with any of the individuals who are part of the Harrisonburg Co-Housing group, many of whom we've had the opportunity to meet over the last several months. They all seem to be very lovely people. Nor do we have any concerns whatsoever about the fact that the development, if approved, would be a "co-housing" community. We appreciate their intention to develop a community where they may implement their co-housing ideals.
- To be clear, our opposition to the re-zoning request and the proposed development is grounded entirely on:
 - (1) the proposed development's inconsistency with both the City's long-term plan for the Keezletown Road area and the City's zoning ordinance; and
 - (2) the significant negative consequences to the neighboring community and adjacent properties that would flow from the design and density of the development.
- We understand that, in addressing re-zoning questions, Virginia law requires a municipality to consider, among other things, (i) compatibility with its long-term plan and (ii) assessment of the negative impacts re-zoning would have on adjacent and nearby property owners relative to the benefit of re-zoning on the community at large.
- We ask that the City Council please publicly address and comment on these two points tonight before taking a vote on whether to rezone this parcel.
- Please consider whether the proposed development violates R-7 ordinance requirements - *that multi-family development be compatible*

with existing, adjacent single-family homes, such that adjacent views are not dominated by building or parking lots. The applicant proposes to build a large parking lot within feet of our property line. Because our home sits higher than the applicant's property, we will look directly down on the parking lot from the main floor of our home. The applicant proposes a buffer zone along Country Club Road, but not along our property line.

- Please address how the proposed density of the development is compatible with the City's long-term plan. Because the planned structures are concentrated on a 2.5 acre area according to the Master Plan, the proposed density will in actuality, be 12 units per acre no matter the formula preferred. *This density is incompatible with the existing neighborhood and the City's long-term plan, which calls for low density residential development.*
- Lastly, given the negative impacts of the development on adjacent property owners (including certain decreases in property values), please address the benefits to the community at large offered by this cohousing community that could not be afforded if the parcel remains R-1 and is developed as such. It is my understanding the housing units proposed by this development do not qualify as affordable housing for the community and due to their unique neighboring-design the cohousing development would not have broad appeal to the community at large.

Thank you for taking the time prior to your vote to consider and address these concerns.

Carmen Barron