

Rezoning, 2 SUPs, and Street ROW Closing Wilson Avenue Development



1. To rezone +/- 3.8 acres from R-2 to R-8C and to rezone +/- 1.44 acres from R-2 and M-1 to R-5C.
2. A SUP per Section 10-3-55.4 (1) to allow more than 12 multi-family dwelling units within buildings.
3. A SUP per Section 10-3-59.4 (1) to allow townhomes in the R-8 district.
4. To close a +/- 5,529 square foot portion of Wilson Avenue public street ROW.

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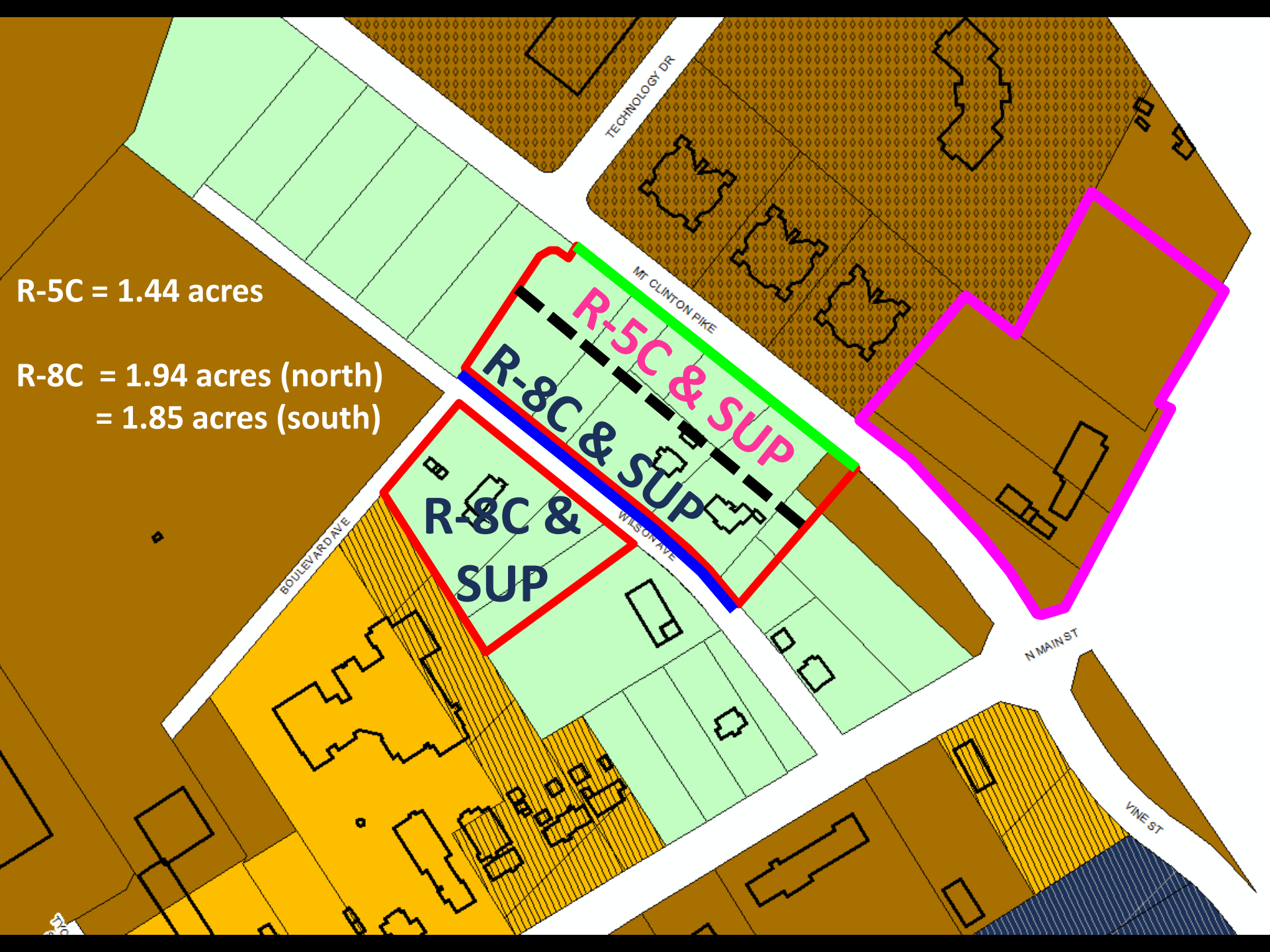


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R-5C = 1.44 acres

R-8C = 1.94 acres (north)
= 1.85 acres (south)



R-5C & SUP
R-8C & SUP
R-8C & SUP

TAX MAP# 44-(B)-3
OWNER: VIRGINIA TECHNOLOGY INCUBATOR, LLC
ZONING: M-1 TECHNOLOGY
EXISTING LAND USE: VACANT
AREA: 1.14 ACRES

TAX MAP# 44-(B)-7
OWNER: NEW VENTURE PARTNERS, LLC
ZONING: M-1 TECHNOLOGY
EXISTING LAND USE: COMMERCIAL-PRIVE
AREA: 7.55 ACRES

TAX MAP# 44-(B)-3
OWNER: S&B LAND HOLDINGS, LLC
ZONING: M-1
EXISTING LAND USE: INDUSTRIAL
AREA: 0.85 ACRES

TAX MAP# 44-(B)-10
OWNER: S&B LAND HOLDINGS, LLC
ZONING: M-1
EXISTING LAND USE: INDUSTRIAL
AREA: 0.85 ACRES

TAX MAP# 42-(D)-14
OWNER: NORTHEAST, LLC
EXISTING ZONING: M-1
PROPOSED ZONING: B-2C
EXISTING LAND USE: INDUSTRIAL
AREA: 0.01 ACRES

TAX MAP# 44-(B)-7
OWNER: NORTHEAST, LLC
EXISTING ZONING: M-1
PROPOSED ZONING: B-2C
EXISTING LAND USE: INDUSTRIAL
AREA: 1.51 ACRES

TAX MAP# 42-(D)-13
OWNER: NORTHEAST, LLC
EXISTING ZONING: M-1
PROPOSED ZONING: B-2C
EXISTING LAND USE: INDUSTRIAL
AREA: 0.01 ACRES

TAX MAP# 64-(A)-139
OWNER: ROCKHURST COUNTY VIRGINIA
ZONING: I-1
EXISTING LAND USE: VACANT
AREA: 4.1 ACRES

TAX MAP# 42-(D)-11
OWNER: NORTHEAST, LLC
ZONING: M-1
EXISTING LAND USE: VACANT
AREA: 0.01 ACRES

TAX MAP# 42-(D)-12
OWNER: NORTHEAST, LLC
EXISTING ZONING: M-1
PROPOSED ZONING: B-2C
EXISTING LAND USE: INDUSTRIAL
AREA: 0.01 ACRES

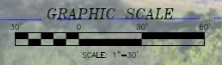
TAX MAP# 64-(A)-138
OWNER: NORTHEAST, LLC
EXISTING ZONING: B-2
PROPOSED ZONING: B-1C
EXISTING LAND USE: INDUSTRIAL
AREA: 0.88 ACRES

TAX MAP# 42-(E)-1
OWNER: UNLISTED
ZONING: M-1
EXISTING LAND USE: VACANT
AREA: UNLISTED

TAX MAP# 64-(A)-12
OWNER: RAY-REED, LLC
ZONING: A-2
EXISTING LAND USE: VACANT
AREA: 15.194 ACRES

TAX MAP# 42-(D)-18
OWNER: AHMED JAWADARY
ZONING: B-2C
EXISTING LAND USE: COMMERCIAL-RETAIL SERVICE
AREA: 1.03 ACRES

TAX MAP# 64-(A)-134
OWNER: MARY S. BOLT & STEVEN M. BLATT
ZONING: A-2
EXISTING LAND USE: CROPLAND
AREA: 17.63 ACRES



FUTURE INTER-PARCEL
CONNECTIVITY

PAINTED RUN ARROW

MT. CANTON PIKE

N. VALLEY PIKE

CITY OF ROCKHURST



**R-5C &
SUP**

**R-8C &
SUP**

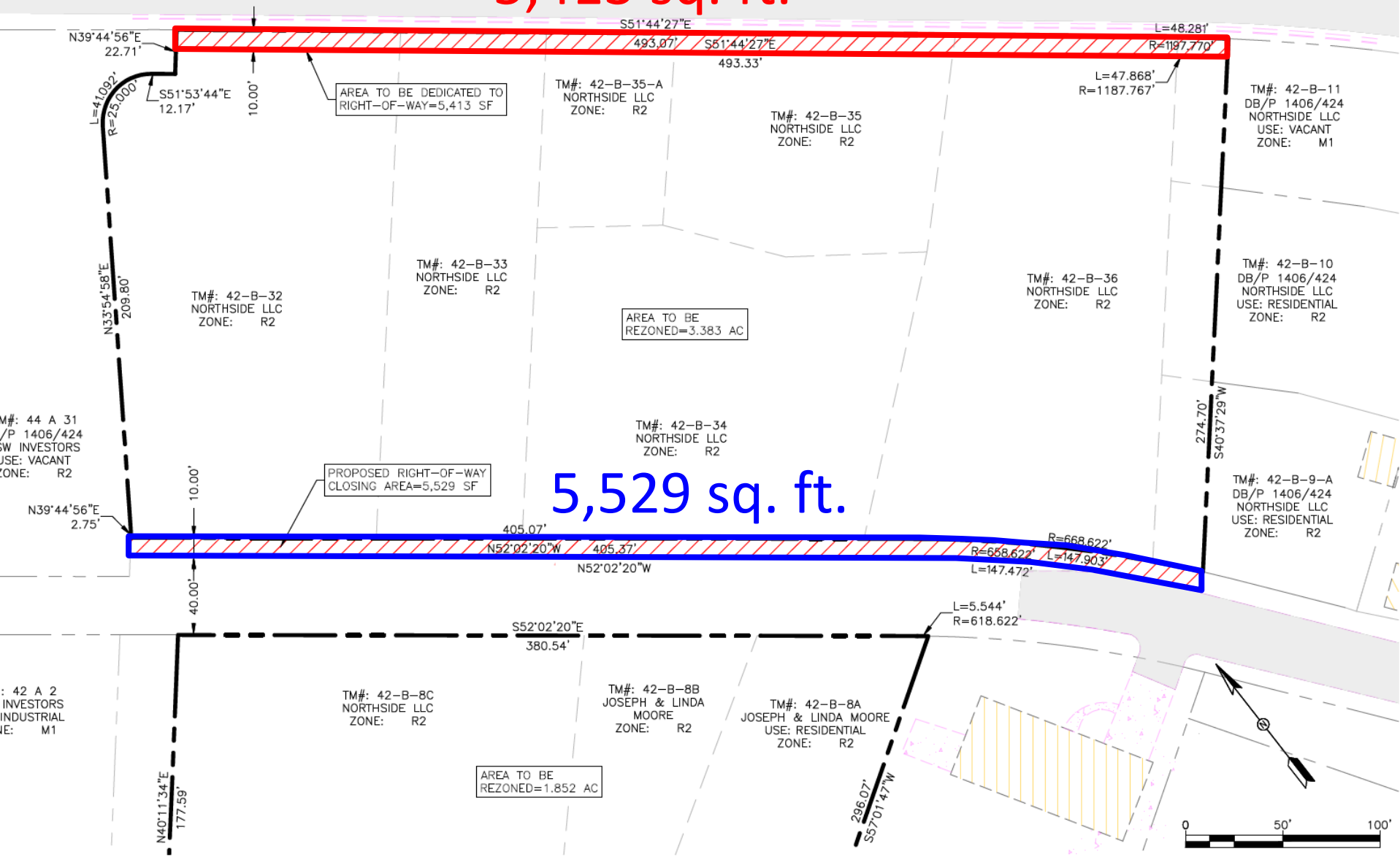
**R-8C &
SUP**



WILSON AVE STREET SECTION

5,413 sq. ft.

5,529 sq. ft.





















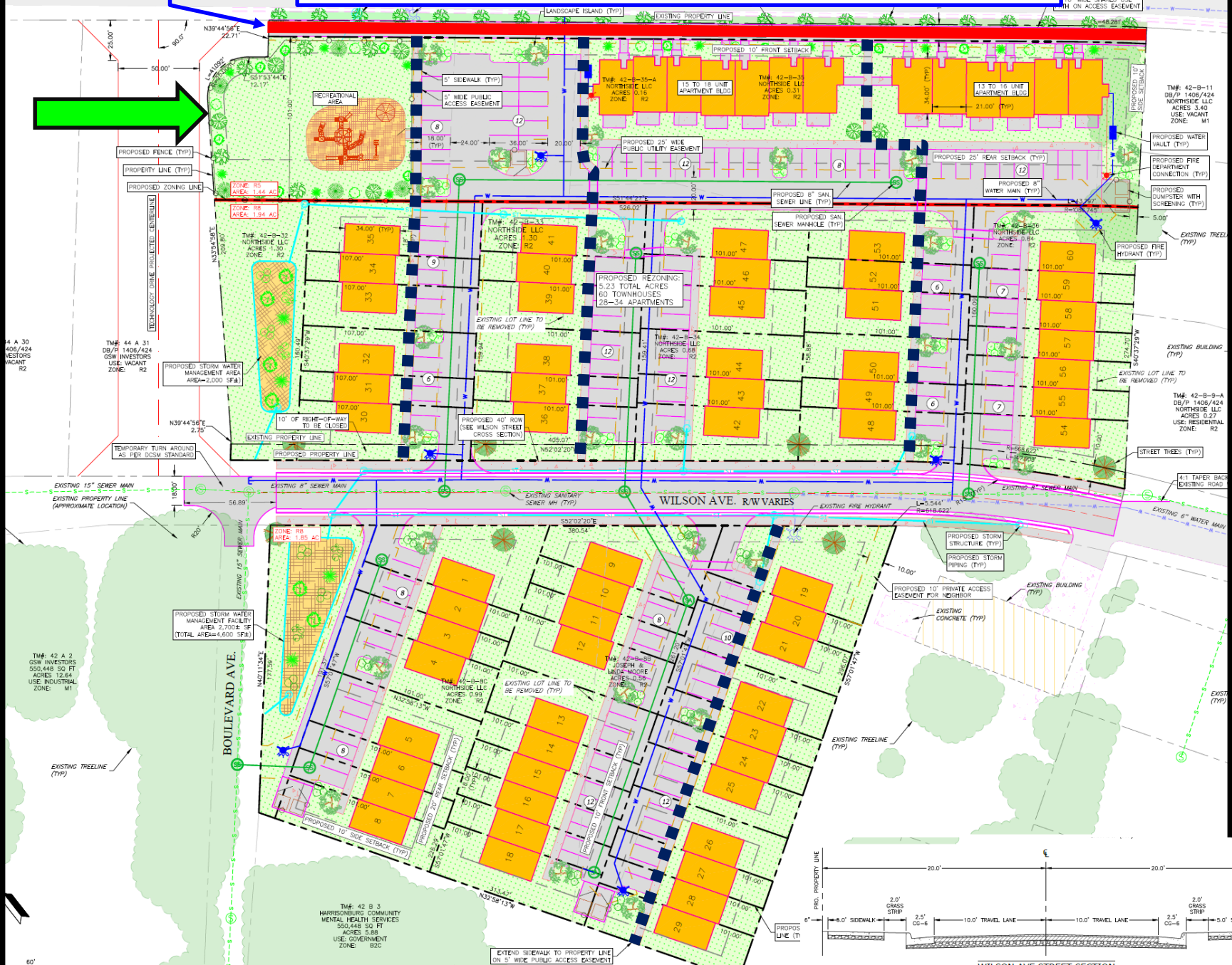




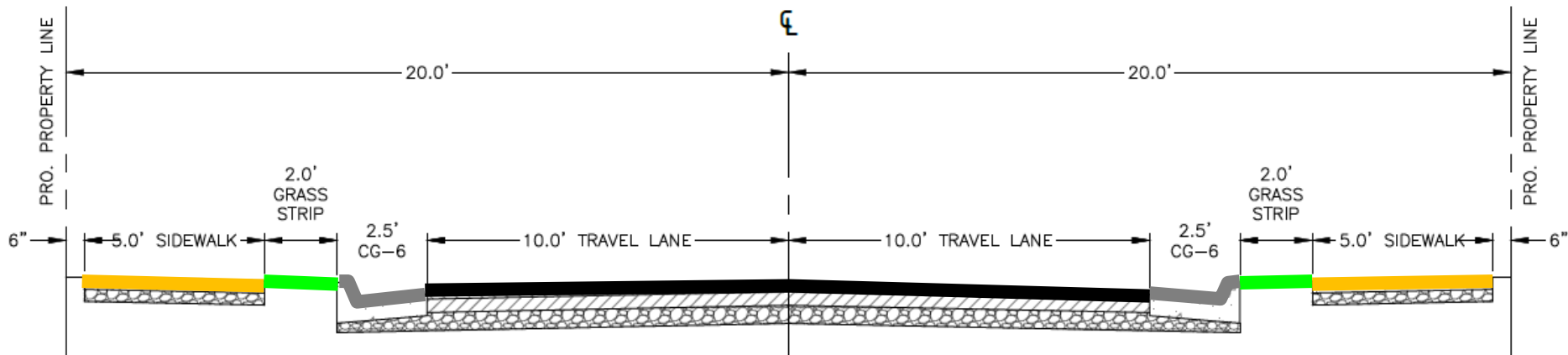
Submitted Proffers (Paraphrased Below):

1. Dedicate ROW along Mt. Clinton Pike in exchange for ROW closure along portion of Wilson Avenue.
2. If portion of Wilson Avenue is closed, applicant will construct a 10-foot-wide shared use path along Mt. Clinton Pike.
3. Construct street improvements along Wilson Avenue.
4. Construct walkways to connect the shared use path to Wilson Avenue.
5. No vehicular entrances to Mt. Clinton Pike.
6. Construct an open/recreational area of at least 2,000 sq. ft.
7. Multi-family units in R-5 shall be a single family or not more than 3 individuals.
8. Off-street parking for multi-family units in R-5 shall be 1 space per 1-bedroom units and 1.5 spaces for two and more bedroom units.

ROW Dedication and Shared Use Path Construction



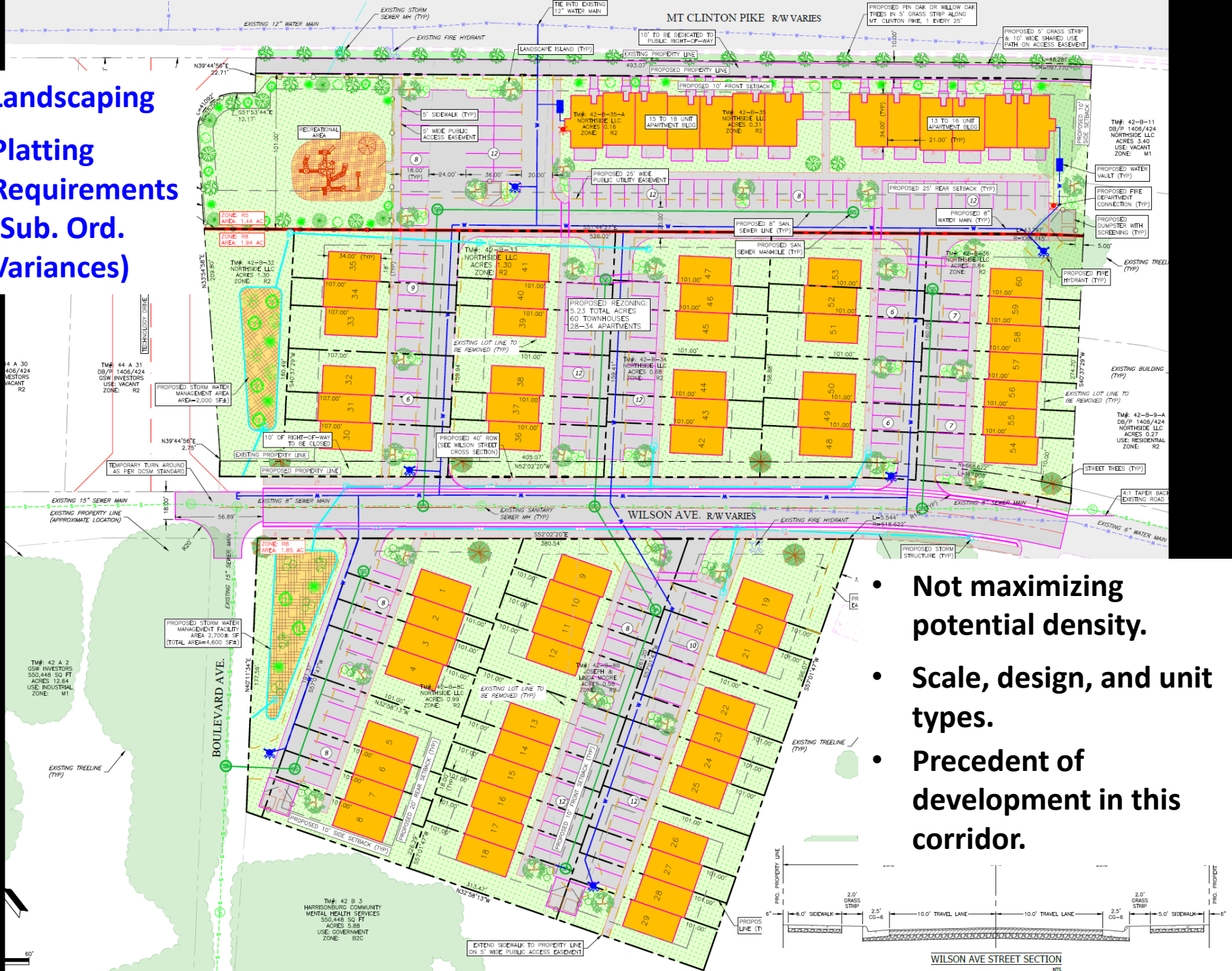
WILSON AVE STREET SECTION
M/S



WILSON AVE STREET SECTION

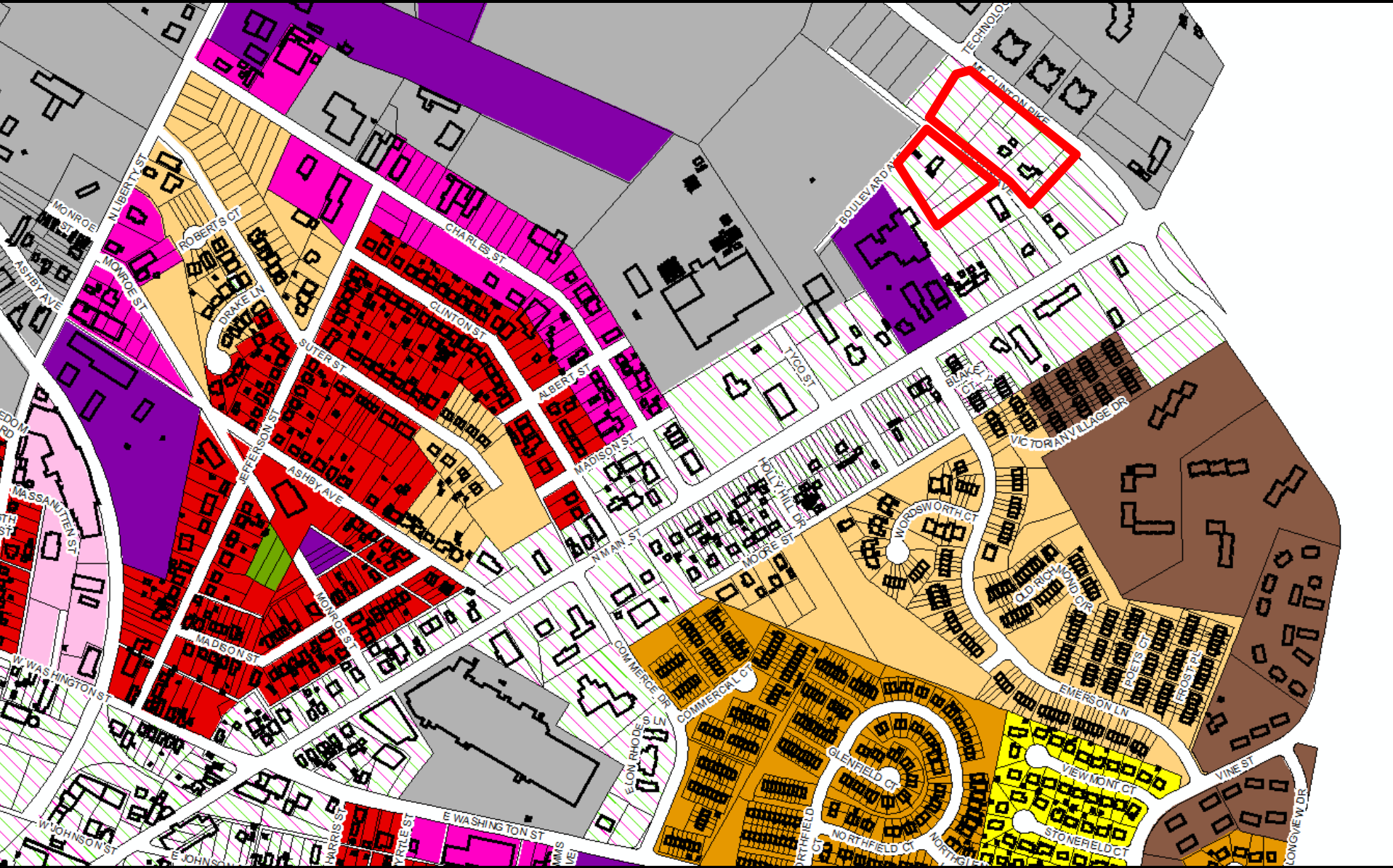
NTS

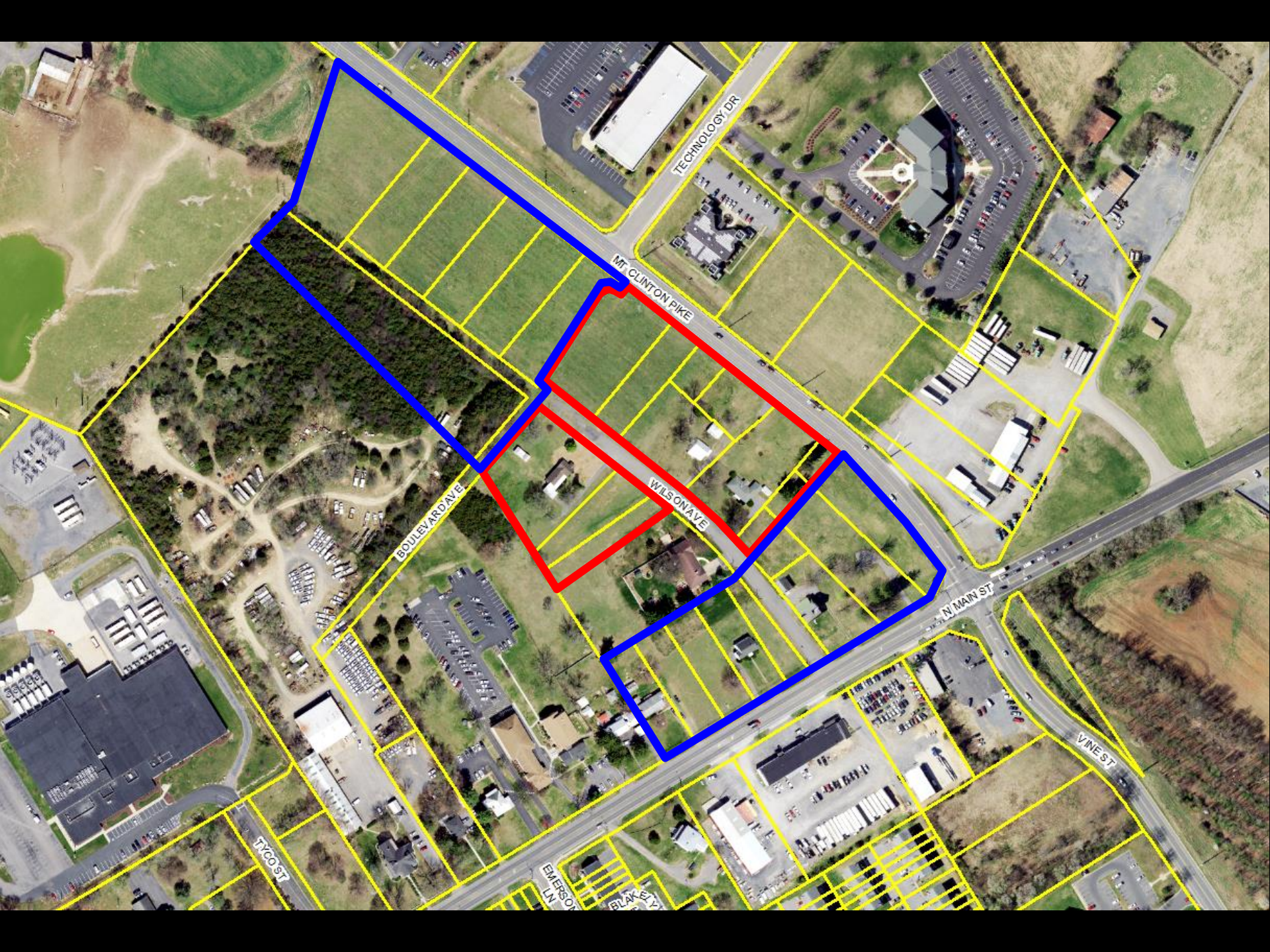
- Landscaping
- Platting Requirements (Sub. Ord. Variances)



- Not maximizing potential density.
- Scale, design, and unit types.
- Precedent of development in this corridor.

WILSON AVE STREET SECTION
BTS





TECHNOLOGY DR

MT. CLINTON PIKE

BOULEVARD AVE

WILSON AVE

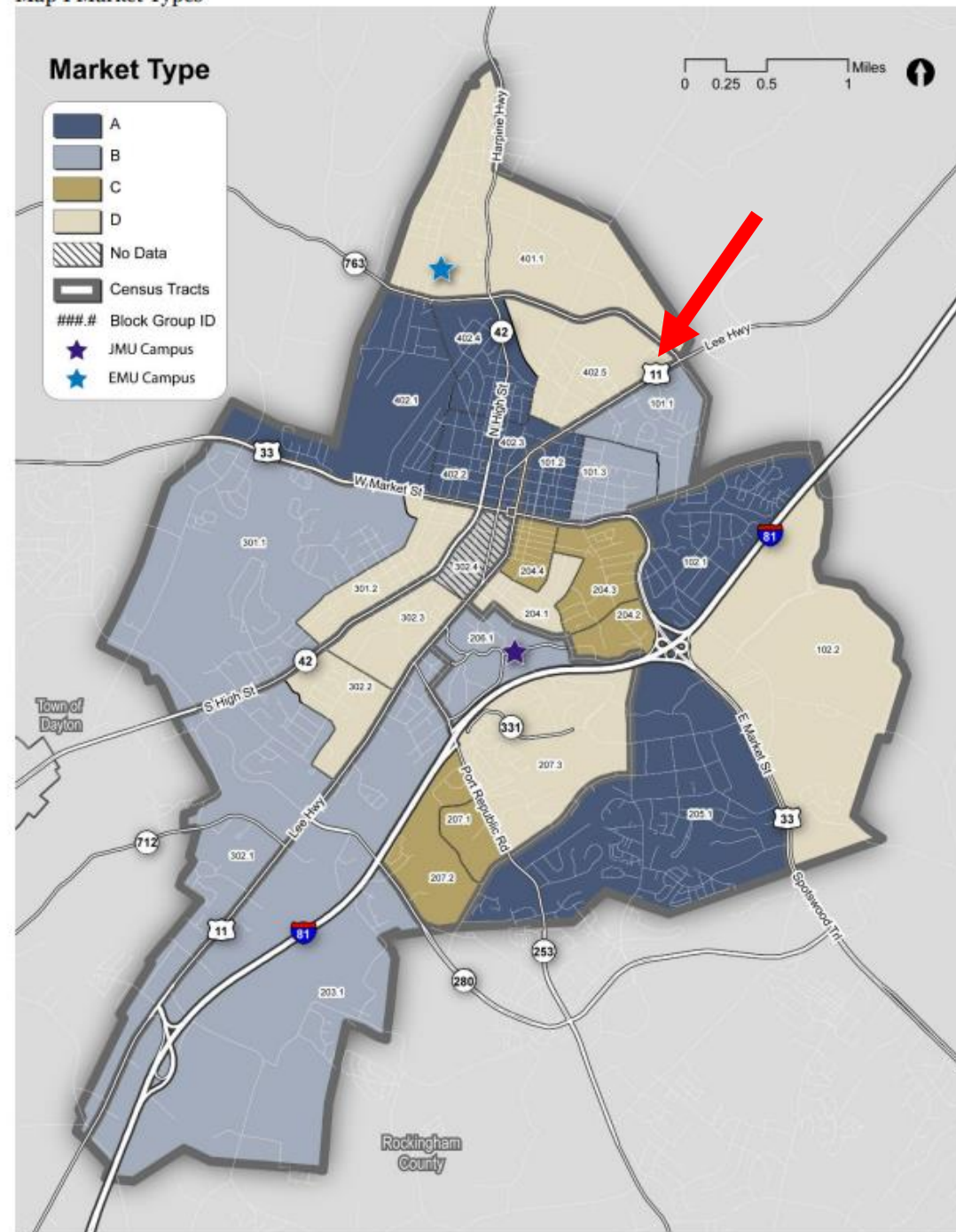
N MAIN ST

VINE ST

EMERSON LN

BLAKEY LN

Map 1 Market Types



Source: Great Schools, City of Harrisonburg, PolicyMap, LEHD, Multiple Listing Service

**Table 1: Post-Housing Study Planned Residential Developments Presented to City Council
(Excludes Developments that Plan to Specifically Cater to College Students)**

Development Name	Street Location	Type of Development	Number of Units Proposed	Stage of Development (As of 11-04-22)
Simms Point	Lucy Drive	Multi-family	80	Approved by City Council
Regal Apartments (Armada Hoffler)	Evelyn Byrd	Multi-family	270	Fire Review ¹
The Edge	East Market Street	Multi-family	156	Approved by City Council
Two41 Central	Country Club Road	Multi-family	142	Fire Review
Vine Street Townhomes	Vine Street	Townhomes	29	Approved for Construction ²
Pleasant Hill Townhomes	Pleasant Hill Road	Townhomes	16	ECSP ³ Review
Cobbler's Valley	Pear Street	Townhomes	35	ECSP Review
Suter Street	Suter Street	Duplexes and Townhomes	21	Approved for Construction
Foley Road	Foley Road	Multi-family	11	ECSP Review
Park Apartments	Rocco Drive	Multi-family	60	Approved for Construction
907 North Main Street	North Main Street	Multi-Family/Mixed Use	9	Approved by City Council
Chicago Avenue Apartments	Chicago Avenue	Multi-family	48	Approved by City Council
Total			877	

Recommendation

Staff recommends denial of the project.

Planning Commission voted 3-3 on motions to approve the rezoning, the SUPs, and the street closing.