

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on **Tuesday, September 13, 2016 at 7:00 p.m.**, or as soon as the agenda permits, in the City Council Chamber located at 409 South Main Street, to consider the following:

Rezoning – Eastern Mennonite School Master Plan Amendment

Public hearing to consider a request from Eastern Mennonite School, Virginia Mennonite Missions, and Mennomedia, Inc. with representative Eastern Mennonite School to rezone 26.88 acres of property by amending Eastern Mennonite School's existing Master Plan. The request would extend the Institutional Overlay District to several lots that will be added to campus property. The Master Plan approval would allow for a 10-foot building setback to be applied to the entire campus outside boundary, a zero setback to all interior lot lines, and to particular offstreet parking requirements. The current Master Plan includes properties zoned B-2, General Business and R-3, Medium Density Residential, and are addressed as 801 Parkwood Drive and identified on tax map parcels 47-N-7. The properties to be added to the Master Plan are zoned B-2, General Business and addressed as 601 Parkwood Drive and 1251 Virginia Avenue, and identified as tax map parcels 47-N 8, 10 & 11. The Comprehensive Plan designates this area as Institutional and Professional. The Institutional designation states that these areas are for development by certain nonprofit and public institutional uses such as private colleges and universities, hospitals, offices of nonprofit organizations, community assembly uses and institutions that provide for the shelter and care of people. The Professional designation states that these areas are for professional service oriented uses with consideration to the character of the area. These uses are found in the residential areas along major thoroughfares and adjacent to the Central Business District. Conversion of houses in these areas to office and professional service uses is permitted with appropriate attention to maintaining compatibility with adjacent residential areas in the same manner as described for Planned Business areas. The Zoning Ordinance describes I-1, B-2, and R-3 as follows: the I-1, Institutional Overlay District is intended to provide for orderly development of certain nonprofit institutional uses and is created as a special overlay district to be superimposed on base districts by approval of City Council. Dimensional and density regulations are intended to supplement those permitted in the underlying zoning classification; an approved I-1 Master Plan may allow for development to deviate from dimensional requirements. B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. No minimum lot size restrictions exist in the B-2, General Business District; and 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 residential density ranges for R-3 are single-family, 6,000 sq. ft. minimum; duplex, 4,000 sq. ft./unit; townhouses, 2,000 sq. ft. minimum per unit; other uses, 6,000 sq. ft. minimum and by special use permit multi-family, 3,000 sq. ft. minimum per unit.

Zoning Ordinance Amendment – Section 10-3-30.1, Parking Lot Landscaping

Public hearing to consider a request from 217 S. Liberty, LLC with representative Michael Jaffee of Matchbox Realty to amend the Zoning Ordinance Section 10-3-30.1, Parking Lot Landscaping. The amendment would create the ability for parking lots within the B-1 district with 10 or fewer parking spaces to be exempt from regulations of Section 10-3-30.1.

To view copies of the case documents, contact the Community Development Department, 409 South Main Street, Monday through Friday, 8:00am to 5:00pm.

All persons interested will have an opportunity to express their views at this public hearing.

Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the City Manager at least five (5) days prior to the date of the meeting.

CITY OF HARRISONBURG

Kurt D. Hodgen

City Manager

8/29, 9/5