



CITY OF HARRISONBURG
**COMMUNITY
 DEVELOPMENT**

Zoning Ordinance Amendment Application

www.harrisonburgva.gov/zoning

DESCRIPTION OF AMENDMENT

Zoning Ordinance Section:

Article 10-3-25

Proposed Text (Attach separate sheet, if needed.)

See attached Zoning Amendment for Multiple Family in B-2.

APPLICANT'S INFORMATION

Armada Hoffler Properties

(757) 439-2412

Applicant's Name

Telephone

222 Central Park Avenue, Suite 2100

jharris@armadahoffler.com

Street Address

E-Mail

Virginia Beach

VA

23462

City

State

Zip

APPLICANT'S REPRESENTATIVE INFORMATION (if applicable)

Nathan Miller

540-564-1555

Applicant's Representative

Telephone

560 Neff Avenue, Suite 200

nhmiller@harrisonburglaw.com

Street Address

E-Mail

Harrisonburg

VA

22801

City

State

Zip

CERTIFICATION

I certify that the information supplied on this application and on the attachments provided is accurate and true to the best of my knowledge.

DocuSigned by:

Jennifer Harris

11/30/2021

APPLICANT

DATE

REQUIRED ATTACHMENTS

Letter explaining the reasons for seeking Ordinance amendment.

See attached.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Date Application and Fee Received

Total Fees Due: \$

Application Fee: \$450.00

Received By

Jennifer Harris
(757) 439-2412
jharris@armadahoffler.com



November 30, 2021

Adam Fletcher, Director
Planning and Zoning Division
City of Harrisonburg Community Development
409 S Main St, Harrisonburg, VA 22801

RE: A/H Harrisonburg Regal, L.L.C. – Application for Zoning Ordinance Amendment and Special Use for a multifamily community not to exceed 274 units and a parking garage; located at 381 University Blvd, Harrisonburg, VA 22801, Tax Map Reference: 79-E-2

Dear Mr. Fletcher,

With this letter, A/H Harrisonburg Regal, L.L.C., the current owner (an entity controlled by Armada Hoffler Properties), proposes this zoning ordinance amendment and requests approval for special use in response to the need for pedestrian-oriented, multifamily development within the City of Harrisonburg. The proposed amendment and requested special use approval would allow for the redevelopment of underutilized surplus parking of the existing Regal Cinemas, adding to the vitality of the B-2 district.

The applicant, A/H Harrisonburg Regal, L.L.C., of the above-listed property, desires to establish an apartment community not to exceed 274 units with a parking garage on a portion of the 9.54-acre site. There are no intentions of modifying the existing Regal Cinemas structure.

This applicant intends to retain the parcel and improve two portions of the existing asphalt parking along Evelyn Byrd Avenue. The current one-story 47,576 square feet Regal structure will remain, but a portion of the existing asphalt parking will have to be removed. The existing overhead and underground utilities conflict with the proposed apartment building's footprint and will be relocated to ensure a buildable site. A proposed site plan is attached.

The property is located between University and Evelyn Byrd Avenue. Evelyn Byrd Avenue and University Boulevard are both major collectors regarding their street functions. The surrounding properties around the subject site are zoned B-2 and include Harrisonburg Crossing retail center, Forbes Crossing retail center, Texas Roadhouse, Buffalo Wild Wings, and other commercial properties.

We propose amending the current zoning ordinance and request approval of special use for multifamily units within the B-2 district.

Sincerely,

Jennifer Harris

A/H Harrisonburg Regal LLC
222 Central Park Ave, Suite 2100
Virginia Beach, VA 23462