

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on February 11, 2020 at 7:00 p.m., or as soon as the agenda permits, in the City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia, to consider the following

Rezoning – 628, 648, 658 Virginia Avenue (R-2 to R-8)

Public hearing to consider a request from Central Valley Habitat for Humanity to rezone three parcels zoned R-2, Residential District to R-8C, Small Lot Residential District. Each of the parcels are +/- 6,250 sq. ft, thus the total land area to be rezoned is +/- 18,750 sq. ft. The R-2, Residential District is intended for medium-density, single-family and duplex residential development. The R-8, Small Lot Residential District is intended for medium- to high-density residential development that includes single-family detached, duplex, and in special circumstances townhouse development. The residential density ranges for R-8 are single-family, 2,800 sq. ft. minimum; duplex, 1,800 sq. ft. minimum/unit; townhouses, 1,800 sq. ft. minimum/unit; and other uses, 6,000 sq. ft. minimum. The Comprehensive Plan designates this site as Neighborhood Residential. These areas are typically older residential neighborhoods, which contain a mixture of densities and a mixture of housing types, but should have more single-family detached homes than other types of housing. This type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the desired character of the neighborhood. The parcels are addressed as 628, 648, and 658 Virginia Avenue and are identified as tax map parcels 39-Z-14, 16, and 17.

Rezoning – 690 Pear Street (R-1 to R-2C)

Public hearing to consider a request from Diversified Properties LLC to rezone a +/- 17,900 sq. ft. parcel zoned R-1, Single-Family Residential District to R-2C, Residential District Conditional. The R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. The R-2, Residential District is intended for medium-density, single-family and duplex residential development. The residential density ranges for R-2 are single-family, 7,000 sq. ft. minimum and duplex, 5,500 sq. ft./unit. The Comprehensive Plan designates this site as Medium Density Mixed Residential. These areas have been developed or are planned for small-lot single-family detached and single-family attached (duplexes and townhomes) neighborhoods, where commercial and service uses might be finely mixed within residential uses or located nearby along collector and arterial streets. Mixed-use buildings containing residential and non-residential uses and multi-family dwellings could be appropriate under special circumstances. The gross density of development in these areas could be around 20 dwelling units per acre. The property is located at the corner of Pear Street, Russell Drive, and Bartlett Court, is addressed as 960 Pear Street and is identified as tax map parcel 8-D-11.

Applications, maps, and other information are available for review in the Department of Planning & Community Development, 409 South Main Street, 2nd Floor, Monday through Friday, 8:00 a.m. to 5:00 p.m. All persons interested will have an opportunity to express their views at these public hearings. Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the Planner at 540-432-7700 at least five days prior to the date of the meeting. More information is available at www.harrisonburgva.gov/public-hearings.

CITY OF HARRISONBURG
Eric D. Campbell, City Manager

Publication dates:

Monday, January 27, 2020

Monday, February 3, 2020