

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing **on Tuesday, December 9, 2014 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 – Freeman Station Proffer Amendment (2014)

Public hearing to consider a request from Cosner Construction Inc.; H G M & S, LLC; W. Michael Heatwole III; Matthew Geary; J. Kenneth Kline; Roy L. & Wanda L. Hartman to rezone 15 parcels totaling 4.44 acres by amending proffers on R-3C, Multiple Dwelling Residential District Conditional zoned property. The properties are addressed as 1725, 1727, 1731, 1733, 1737, 1739, 1743, 1745, 1749, 1751, 1755, 1757, 1761, and 1767 Pear Street as well as 151, 160, 161, 162, 164, 171 and 173 Howard Lane. The properties are identified as tax map parcels 9-T-1 through 15. The proposed amendments do not change the layout or number of units previously approved for Freeman Station but rather clarify details regarding the number of parking spaces that shall be provided for particular duplex lots, indicating that the existing single family home may remain or be converted to a duplex rather than it being demolished for a new duplex structure, and other minor adjustments to particulars of the proffered plan of development. The Comprehensive Plan designates this area as Medium Density Residential. This designation states that these areas are designated in areas near major thoroughfares or commercial areas. Most of these areas have been developed or are approved for development of a variety of housing types such as single-family, duplex, and in special circumstances, apartments. Depending on the specific site characteristics, densities in these areas may range from 1 to 15 units per acre. The Zoning Ordinance states that the R-3, Multiple Dwelling Residential District is intended for medium- to high-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; multi-family, 3,000 sq. ft. minimum per unit; townhouses, 2,000 sq. ft. minimum per unit; and other uses, 6,000 sq. ft. minimum.

Zoning Ordinance Amendment – Section 10-3-84 (4) To Add Recreational and Leisure Time Activities Uses in B-1

Public hearing to consider amending the Zoning Ordinance by adding the ability to operate recreational and leisure time activities uses within the B-1, Central Business District. The amendment includes modifying Section 10-3-84 (4), which currently allows theaters, community rooms, museums and galleries and other places of assembly for the purpose of entertainment or education. The amendment would add the following statement to the stated section: "In addition, customary recreational and leisure-time activities which are compatible with surrounding uses are permitted." If approved, Section 10-3-84 (4) would match the existing language and uses permitted within the B-2, General Business District Section 10-3-90 (4).

For any additional information, 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

11/25; 12/1