



City of Harrisonburg, Virginia

Department of Planning & Community Development

409 South Main Street
Harrisonburg, Virginia 22801
(540) 432-7700 / FAX (540) 432-7777
www.harrisonburgva.gov/community-development

Building Inspections

Engineering

Planning & Zoning

To: Eric Campbell, City Manager
From: Adam Fletcher, Director – Department of Planning and Community Development; and Harrisonburg Planning Commission
Date: August 13, 2019 (Regular Meeting)
Re: Special Use Permit – 481, 491, 505 Broad Street (Section 10-3-40(5) to Allow Community Buildings)

Summary:

Public hearing to consider a request from the Northeast Neighborhood Association for a special use permit per Section 10-3-40(5) of the Zoning Ordinance to allow for a community building within the R-2, Residential District. The +/- 21,600 sq. ft. site is addressed as 481, 491, and 505 Broad Street and is identified on tax map parcels 34-G-10, 11, and 12.

Background:

The Comprehensive Plan designates this site as Mixed Use. The Mixed Use designation includes both existing and proposed areas for mixed use. Mixed Use areas shown on the Land Use Guide map are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. Mixed Use can take the form of a single building, a single parcel, a city block, or entire neighborhoods. Quality architectural design features and strategic placement of green spaces for large scale developments will ensure development compatibility of a mixed use neighborhood with the surrounding area. These areas are prime candidates for “live-work” and traditional neighborhood developments (TND). Live-work developments combine residential and commercial uses allowing people to both live and work in the same area. The scale and massing of buildings is an important consideration when developing in Mixed Use areas. Commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way.

Downtown is an existing area that exhibits and is planned to continue to contain a mix of land uses. The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted: single-family detached, single-family attached (duplexes and townhomes), and multi-family buildings. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings.

The following land uses are located on and adjacent to the property:

Site: House of worship, zoned R-2

North: Single-Family Detached Dwelling, zoned R-2

East: Duplex Dwelling and Multi-Family Dwellings, zoned R-2

South: Single-Family Detached Dwelling, zoned R-2

West: Commercial Uses, zoned B-1

Key Issues:

The subject property is located at the intersection of Broad Street and Effinger Street. The applicant is requesting a special use permit per Section 10-3-40(5) to allow for a community building use. The building was previously owned and used by Broad Street Mennonite Church, who in October 2018 donated the property to the Northeast Neighborhood Association (NENA).

NENA is a non-profit organization that serves the Northeast Neighborhood in Harrisonburg. NENA's website says its mission is "to work to make our neighborhood a secure, attractive, and strong community." NENA describes in their letter that in addition to continuing to use the building for worship services, they "would like to create a Community Center where residents of the community and city come for special gatherings, recreational, educational, and cultural activities." They describe that they have plans for a music room, art room, meeting spaces, and to host special occasions such as weddings, church concerts, and special programs.

NENA representatives are aware that before using the building as a community center, a new certificate of occupancy for a change of use per the Building Code is required. Additionally, off-street parking requirements will be reviewed by Zoning staff prior to the issuance of a new certificate of occupancy. Parking spaces must be provided at a rate of one parking space per 250 square feet of gross floor area and must meet parking lot landscaping regulations described in Zoning Ordinance Section 10-3-30.1. The building has +/- 3,120 square feet of gross floor area and will require a minimum of 13 off-street parking spaces, one of which must be handicap accessible. Additionally, either a shared parking agreement or a subdivision to vacate the property line between parcels identified as 34-G-10 and 11, which respectively contain the parking lot and building, will be required to meet off-street parking requirements.

Additionally, signage for the site will remain limited to 24 square feet and six feet in height.

Staff believes that the proposed use is consistent with good zoning practice and will have no more adverse effect on the health, safety or comfort of persons living or working in the area and will be no more injurious, economically or otherwise, to property or improvements in the surrounding area than would any use generally permitted within the district. Staff recommends approval of the special use permit request with the suggested conditions:

- Any community building shall operate substantially the same as the use proposed within this application.
- If in the opinion of Planning Commission or City Council, parking, noise, or other issues associated with the community building becomes a nuisance, Planning Commission or City Council may request to re-evaluate the permit, and if necessary, add conditions, restrictions, or revoke the permit.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Recommend approval of the special use permit request as submitted;
- (b) Recommend approval of the special use permit request with suggested conditions;
- (c) Recommend approval of the special use permit with other conditions(s); or
- (d) Recommend denial.

Community Engagement:

As required, the request was published in the local newspaper twice advertising for Planning Commission's public hearing and twice advertising for City Council's public hearing. The advertisement was published as shown below:

Special Use Permit – 481, 491, 505 Broad Street (Section 10-3-40(5) to Allow Community Buildings)

Public hearing to consider a request from the Northeast Neighborhood Association for a special use permit per Section 10-3-40(5) of the Zoning Ordinance to allow for a community building within the R-2, Residential District. The +/- 21,600 sq. ft. site is addressed as 481, 491, and 505 Broad Street and is identified on tax map parcels 34-G-10, 11, and 12.

In addition, adjoining property owners were notified of the public hearing; the property was posted with signage advertising the request; and a notice was provided on the City's website at <https://www.harrisonburgva.gov/public-hearings>.

Recommendation:

Staff recommends alternative (b) to approve the special use permit with the suggested conditions.

Attachments:

- 1. Planning Commission Extract
- 2. Site maps
- 3. Application, applicant letter, and supporting documents

Review:

Planning Commission recommended (6-0) alternative (b) approval of the special use permit with the suggested conditions.