

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on July 11, 2017 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:

Special Use Permit – 924 South High Street (Section 10-3-97 (1), To Allow Restaurants in the M-1, General Industrial District)

Public hearing to consider a request from Hillside Land LLC with representative Genaro Salgado for a special use permit per Section 10-3-97 (1) of the Zoning Ordinance to allow a restaurant within the M-1, General Industrial District. The 10,233 +/- square feet property is located at 924 South High Street and is identified as tax map parcel 19-D-7.

Special Use Permit – 865 Port Republic Road

Public hearing to consider a request from 865 East LLC with representative Stephen Waller, agent for Verizon, for a special use permit per Section 10-3-55.4 (8) of the Zoning Ordinance to allow a concealed wireless telecommunications facility in the R-5, High Density Residential District. A concealed wireless telecommunications facility is defined as “[a]ny wireless telecommunications facility that is integrated as an architectural feature of an existing structure or any new support structure designed so that the purpose of the facility or support structure for providing wireless telecommunications services is not readily apparent to a casual observer. Examples include but are not limited to: bell towers, clock towers, faux trees, flag poles, minarets, monuments, parapets, religious symbols, smoke stacks, steeples, or structures intended as art.” The specified special use permit is further regulated by Article CC and, among other requirements, must meet the height, setback, screening or camouflaging, and lighting requirements within Section 10-3-196 (2) (a.) of the Zoning Ordinance. The 5.47 +/- acre site is zoned R-5C, High Density Residential District Conditional, is located at 865 Port Republic Road, and is identified as tax map parcel 92-F-1.

Comprehensive Plan Amendment – 1340, 1348, and 1356 South Main Street, and 1341 Edgelawn Drive (Stone Suites) (Land Use Guide Change: Professional and Low Density Residential to Mixed Use Development Areas)

Public hearing to consider a request from Marusstodd, Properties, LLC with representative Blackwell Engineering to amend the Comprehensive Plan’s Land Use Guide map within Chapter 5 Land Use & Development Quality. The proposal is to amend the Land Use Guide designation for 5 parcels containing a total of 1.3 +/- acres of land fronting South Main Street, East Weaver Avenue, and Edgelawn Drive from Professional and Low Density Residential, to Mixed Use Development Areas. 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 and land uses. The Low Density Residential designation states that these areas consist of single family detached dwellings with a maximum density of 1 to 4 units per acre. Low density sections are found mainly in and around well established neighborhoods and are designed to maintain the existing character of neighborhoods and to provide traditional areas for home ownership. The Mixed Use

Development Areas designation includes both existing and proposed new mixed use areas. These areas are intended to combine residential and non-residential uses in planned neighborhoods where the different uses are finely mixed instead of separated. These areas are prime candidates for “live-work” and traditional neighborhood developments. Live-work developments combine residential and office/service uses allowing people to both live and work in the same area, which could be combined in the same building or on the same street. The gross residential density in areas outside downtown should not exceed an average of 15 units per acre, though all types of residential units are permitted: single family detached, single family attached and apartments. Apartments are permitted only if single family detached and/or attached units are also provided and together cover a greater percentage of the project site. Residential densities in downtown may be higher than an average of 15 units per acre, and 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. The subject site consists of five parcels addressed as 1340, 1348, and 1356 South Main Street and 1341 Edgelawn Drive, and are identified as tax map numbers 18-R-22, 22A, 23, 24, and 24A.

Zoning Ordinance Amendment – Section 10-3-55.4, Uses permitted only by Special Use Permit, to allow Business and Professional Offices

Public hearing to consider a request from Marusstodd, Properties, LLC with representative Blackwell Engineering to amend the Zoning Ordinance Section 10-3-55.4, Uses permitted by Special Use Permit in the R-5, High Density Residential District. The amendment would add “business and professional offices” as a use permitted by special use permit in the R-5 zoning district. Specifically, the amendment would add “business and professional offices” to the existing uses listed in Section 10-3-55.4 (4), which currently includes “Retail stores, convenience shops, personal service establishments, restaurants (excluding those with drive-through facilities).” All uses permitted by Section 10-3-55.4 (4) must adhere to the conditions set forth in subsections 10-3-55.6 (f) and (g).

Rezoning – 1340, 1348, 1356 South Main Street, and 1341 Edgelawn Drive (Stone Suites) (R-1/R-3 to R-5C)

Public hearing to consider a request from Marusstodd Properties, LLC with representative Blackwell Engineering to rezone 5 parcels containing a total of 1.3 +/- acres from R-1, Single Family Residential and R-3, Medium Density Residential to R-5C, High Density Residential District Conditional. The Zoning Ordinance states that the R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. The residential density ranges from 1 to 4 units per acre, with a minimum lot size of 10,000 sq. ft. The 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. The R-5, High Density Residential District is intended for medium to high density residential development, including townhouses and multiple family dwelling units, together with certain governmental, educational, religious, recreational and utility uses. The residential density ranges for R-5 district are multifamily, 1,800 sq. ft. minimum; multifamily quadraplex, 3,000 sq. ft./unit minimum; and

townhouse, 2,000 sq. ft./unit minimum. The Comprehensive Plan designates four of the five parcels on this site as Professional, and the fifth parcel (identified as tax map number 18-R-22A) as Low Density Residential. 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 and land uses. The Low Density Residential states that these areas consist of single family detached dwellings with a maximum density of 1 to 4 units per acre. Low density sections are found mainly in and around well established neighborhoods and are designed to maintain the existing character of neighborhoods and to provide traditional areas for home ownership. The subject site consists of five parcels addressed as 1340, 1348, and 1356 South Main Street and 1341 Edgelawn Drive, and are identified as tax map numbers 18-R-22, 22A, 23, 24, and 24A.

Special Use Permit – 1340, 1348, 1356 South Main Street, and 1341 Edgelawn Drive (Stone Suites) (Section 10-3-55.4 (4) to allow Retail Stores, Convenience Shops, Personal Service Establishments, Restaurants, and the Proposed Business and Professional Offices)

Public hearing to consider a request from Marusstodd Properties, LLC with representative Blackwell Engineering for a special use permit per Section 10-3-55.4 (4) to allow retail stores, convenience shops, personal service establishments, restaurants (excluding drive-through facilities) under conditions set forth in subsections 10-3-55.6 (f) and (g) and such other conditions deemed necessary by City Council. The special use permit would also permit business and professional offices if this section is amended as proposed in a separate application. The 1.3 +/- acre site consists of five parcels addressed as 1340, 1348, and 1356 South Main Street and 1341 Edgelawn Drive, and are identified as tax map numbers 18-R-22, 22A, 23, 24, and 24A.

Special Use Permit – 1340, 1348, 1356 South Main Street, and 1341 Edgelawn Drive (Stone Suites) (Section 10-3-55.4 (1) to Allow Multi-Family Dwellings of More Than Twelve Units Per Building)

Public hearing to consider a request from Marusstodd Properties, LLC with representative Blackwell Engineering for a special use permit per Section 10-3-55.4 (1) to allow multi-family dwellings of more than twelve (12) units per building under conditions set forth in subsection 10-3-55.6 (e) and such other conditions deemed necessary by City Council. The 1.3 +/- acre site consists of five parcels addressed as 1340, 1348, and 1356 South Main Street and 1341 Edgelawn Drive, and are identified as tax map numbers 18-R-22, 22A, 23, 24, and 24A.

Copies of the proposed easement are available on the city's website and are available in the City Manager's Office, 409 South Main Street, Harrisonburg, Virginia, 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 person requiring auxiliary aids, including signers, in connection with this public hearing shall notify the City Manager at least five (5) days prior to the time of the hearing.

CITY OF HARRISONBURG

Kurt D. Hodgen,
City Manager

To be advertised two (2) times:

Tuesday, June 26, 2017

Monday, July 3, 2017