

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on February 9, 2021 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Rezoning – 161 and 241 Blue Ridge Drive (R-1 to R-5C)

Public hearing to consider a request from Martha E. Grover, Trustee and MG Harrisonburg LLC with representatives Bluestone Land LLC to rezone two parcels from R-1, Single Family Residential District to R-5C, High Density Residential District Conditional. The R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. 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 the R-5 district are multifamily, 1,800 sq. ft. minimum/unit; multifamily quadraplex, 3,000 sq. ft. minimum/unit; and townhouse, 2,000 sq. ft. minimum/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 two parcels totaling +/- 7.0 acres are addressed as 161 and 241 Blue Ridge Drive and are identified as tax map parcels 28-G-2 and 1, respectively.

Special Use Permit - 161 and 241 Blue Ridge Drive (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 Martha E. Grover, Trustee and MG Harrisonburg LLC with representatives Bluestone Land LLC for a special use permit per Section 10-3-55.4 (1) to allow multi-family dwellings of more than 12 units per building in the R-5, High Density Residential District. The two parcels totaling +/- 7.0 acres are addressed as 161 and 241 Blue Ridge Drive and are identified as tax map parcels 28-G-2 and 1, respectively.

Comprehensive Plan Amendment – 3485, 3491, 3585, and 3611 South Main Street (Stoney Ridge Development) (Commercial to Medium Density Residential)

Public hearing to consider a request from Bluestone of Harrisonburg LLC to amend the Comprehensive Plan's Land Use Guide map within Chapter 6 Land Use & Development Quality. The proposal is to amend +/- 5.54 acres of land from the Commercial designation to Medium Density Residential. Commercial uses include retail, office, professional service functions, restaurants, and lodging uses. Commercial areas should offer connecting streets, biking and walking facilities, and public transit services. Interparcel access and connections are essential to maintaining traffic safety and flow along arterials. Parking should be located to the sides or rear of buildings. Medium Density Residential areas have been developed or are planned for development of a variety of housing types which in special circumstances may include multi-family dwellings (apartments). Densities in these areas should be around 15 dwelling units per acre. Non-residential uses may also be appropriate. The land area consists of portions of parcels addressed as 3485, 3491, 3585, and 3611 South Main Street and identified as tax map parcels 108-B-1, 2, and 6.

Rezoning – 3485, 3491, 3585, and 3611 South Main Street (Stoney Ridge Development) (B-2 to R-5C and B-2C)

Public hearing to consider a request from Bluestone of Harrisonburg LLC to rezone +/- 5.54 acres from B-2, General Business District to R-5C, High Density Residential District Conditional and to rezone +/- 20.76

acres from B-2, General Business District to B-2C, General Business District Conditional. The Zoning Ordinance states the B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. 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 the R-5 district are multifamily, 1,800 sq. ft. minimum/unit; multifamily quadraplex, 3,000 sq. ft. minimum/unit; and townhouse, 2,000 sq. ft. minimum/unit. The Comprehensive Plan designates this site as Commercial. Commercial uses include retail, office, professional service functions, restaurants, and lodging uses. Note that within a separate application submitted concurrently with this request, the applicant is requesting to amend +/- 5.54 acres of land from the Commercial designation to Medium Density Residential. The property is located at 3485, 3491, 3585, and 3611 South Main Street and identified as tax map parcels 108-B-1, 2, and 6.

Please note that in accordance with an Emergency Continuity of Governance Ordinance adopted by City Council on April 6, 2020, members of the public are not permitted in Council Chambers due to the Covid-19 pandemic, but are encouraged to participate and express their views electronically by emailing comments to <https://www.harrisonburgva.gov/agenda-comments>, or by calling in during the public hearing at the telephone number to be listed on the agenda. The agenda will be posted at <https://harrisonburg-va.legistar.com/Calendar.aspx>. Interested parties may watch the City Council meeting including the public hearing on Public Education Government Channel 3 or on the City's website at <https://harrisonburg-va.legistar.com/Calendar.aspx>.

Any person requiring auxiliary aids, including signers, in connection with these public hearings shall notify the City Manager at least five (5) days prior to the time of the hearing.

CITY OF HARRISONBURG
Eric D. Campbell, City Manager

Advertisement Dates:
Monday, January 25, 2021
Monday, February 1, 2021