



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

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To: Ande Banks, City Manager
From: Thanh Dang, Assistant Director, Department of Community Development and Harrisonburg Planning Commission
Date: February 28, 2023 (Regular Meeting)
Re: Rezoning – Bluestone Town Center (R-1, R-3, and B-2 to R-7)

Summary:

Project name	Bluestone Town Center
Address/Location	1010 Garbers Church Road, 1645 and 1815 Erickson Avenue, 1781 South High Street, and South Dogwood Drive (although there is no property frontage along South High Street or South Dogwood Drive)
Tax Map Parcels	21-K-4 & 5; 115-B-1 & 4; and 117-C-3
Acreage	+/- 89.75-acres
Property Owner(s)	Barber Martha Clark Others ATTN Charles Clark, GSW Investors, Cook Creek Church of Brethren Cemetery, and Willow Lane Partners C/O Sarah Rees
Owner's Representative	Harrisonburg Redevelopment & Housing Authority
Present Zoning	R-1, Single-Family Residential District, R-3, Medium Density Residential District, and B-2, General Business District
Proposed Zoning	R-7, Medium Density Mixed Residential Planned Community District
Staff Recommendation	Denial in part (further details below) Approval in part (further details below)
Planning Commission Public Hearing & Recommendation	January 17, 2023 – Approval (6-0)
City Council	February 14, 2023 (Public Hearing/First Reading) – Tabled February 28, 2023 (Work Session and Second Reading)

Background:

N/A

Key Issues:

Since the February 14, 2023, City Council meeting, the applicant has updated (1) their letter, (2) the Master Plan Text, and (3) the Conceptual Layout, and has submitted a new document titled “Typical Manufactured Home, Single Family Detached, & Townhome Landscaping Plan.”

The following concerns were raised by staff at the February 14 City Council meeting and the applicant has responded in the following ways:

- **How front, side, and rear yards are determined.** The applicant has amended the Master Plan Text, specifically Section E. Modifications and Adjustments, General Modifications, subsection (4), which now states:

The front setback of a building will be based on the primary road the building abuts. For corner lots, the building will front on one of the two streets.

- **Omission of Open Space/Recreation areas.** The applicant has amended the Master Plan Text by adding within Section F. Other Regulations:

Pocket parks are to be located in at least four (4) of the six (6) locations generally illustrated on the Conceptual Site Layout.

(a) Each park will be a minimum of 1,000 sf.

(b) Each park will contain one or a combination of the following amenities:

- i. Picnic areas, which will include at least one (1) picnic table and one (1) outdoor grill.
- ii. Play areas, which include playgrounds, tot lots, or other such similar amenities.
- iii. Sports utility areas/courts
- iv. Gazebos
- v. Dog parks

(c) At least two of the parks will be play areas. No more than one (1) of the parks will be dog parks.

(d) A minimum of three (3) trees shall be planted in each park.

Sheet 2 of the Conceptual Site Layout has also been updated to show general locations of proposed pocket parks.

- **Omission of a Landscape Plan.** The applicant has amended the Master Plan Text by adding within Section F. Other Regulations:

(3)(d) A minimum of three (3) trees shall be planted in each park.

(4) Landscaping for manufactured home lots, single family detached lots, and townhome lots will have the minimum number of trees/shrubs as noted in the Typical Manufactured Home, Single Family Detached, & Townhome Landscape Plan.

A new document titled “Typical Manufactured Home, Single Family Detached, & Townhome Landscaping” was also submitted illustrating landscaping plans for those lots. The landscaping notes on the document describe how many trees and shrubs shall be required and the minimum size required at the time of planting. Also, Note 8 states “Trees and shrubs are only required at the time of issuance of a certificate of occupancy. Future property owners are not required to maintain trees and shrubs.” This note was made to give future property owners the flexibility to

change their yards. Typically, requirements detailed in master plans or proffers are required to be maintained by property owners in perpetuity or until the proffers are amended.

Alternatives:

- (a) Approve the rezoning request;
- (b) Approve the rezoning request, but to not accept Proffer 2.b., Proffer 3.c, and Proffer 4;
- (c) Approve the rezoning request, but not accept Proffer 2.b. and Proffer 4; or
- (d) Deny the rezoning request.

Community Engagement:

Please refer to the February 14 agenda packet and staff memorandum for more details about the request.

Recommendation:

Staff continues to recommend denial in part and approval in part. From a land use perspective, staff does not believe that the development is in conformance with the Comprehensive Plan’s Land Use Guide. With this said, as most are aware, the City needs more housing in the City, and as noted by staff’s evaluation of the project, as noted by the Housing Coordinator, staff “recommends approval, preferably with questions addressed and recommended modifications incorporated.”

Attachments:

- Updated Letter February 21, 2023 (Replaces previous submittal)
- Updated Master Plan Text February 24, 2023 (Replaces previous submittal)
- Updated Conceptual Site Layout February 24, 2023 (Replaces previous submittal)
- Typical Manufactured Home, Single Family Detached, & Townhome Landscaping Plan February 24, 2023 (New submittal)

Review:

Please refer to the February 14 agenda packet and staff memorandum for more details about the request.