



# City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**STAFF REPORT**  
**September 9, 2015**

## **REZONING – 475 LUCY DRIVE/2065 RESERVOIR STREET (R-3 TO B-2)** **GENERAL INFORMATION**

**Applicant:** Eddie Warner  
**Tax Map:** 80-A-3  
**Acreage:** 0.86 acres (37,643 square feet)  
**Location:** 475 Lucy Drive and 2065 Reservoir Street  
**Request:** Public hearing to consider a request to rezone one parcel from R-3, Medium Density Residential District to B-2, General Business District.

## **LAND USE, ZONING, AND SITE CHARACTERISTICS**

The Comprehensive Plan designates this area as Commercial. This designation states that these areas include uses for retail, office, wholesale, or service functions. These areas are generally found along the City's major travel corridors and in the Central Business District of the City.

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

**Site:** Single family dwelling, zoned R-3  
**North:** Business and professional offices, zoned B-2  
**East:** Undeveloped parcel, zoned B-2  
**South:** Across Lucy Drive, Charleston Townes student housing complex, zoned R-3  
**West:** Mabel Memorial Church, zoned R-3

## **EVALUATION**

The applicant is requesting to rezone a 37,643 square feet parcel located primarily along Lucy Drive from R-3, Medium Density Residential District to B-2, General Business District. Given the property's shape and its location near the Lucy Drive/Reservoir Street intersection, the property is identified with two addresses—475 Lucy Drive and 2065 Reservoir Street.

The subject site is a historical piece of real estate as it was home to the Mabel Memorial Schoolhouse, which staff understands was built in the early 1900s and may have been connected to James Madison University's early history. The schoolhouse structure was later used as a residence. Only portions of the building remain as much of it was demolished in 2013 after Lucy Drive was extended to Reservoir Street.

The 2004 Comprehensive Plan Land Use Guide designated the subject site as Medium Density Mixed Residential; at that time, the site did not have Lucy Drive public street frontage as the nearby properties had not yet been developed. During the 2011 Comprehensive Plan update, this

site, and the adjacent property to the west fronting along Reservoir Street, were given the Commercial designation with the publicly recognized plan that the parcels would in the future be developed commercially. Currently, all privately owned properties along the northern side of Lucy Drive are designated Commercial, where the subject site remains the only remaining property on the north side of Lucy Drive that is not zoned B-2 and not in compliance with the Plan's Land Use Guide. Rezoning the property as requested would bring the property in line with the City's long term plan for this side of Lucy Drive.

With regard to public water and sewer, sanitary sewer is currently available in the Lucy Drive public street right-of-way (ROW); however, public water is not. Water infrastructure is located nearby in the Reservoir Street ROW and further east within the Lucy Drive ROW. Because of this, the development of the property will likely require a public water main extension. This is a typical engineered Comprehensive Site Plan matter—not one associated with this rezoning. Staff has already made the property owner aware of this issue.

If approved, all land use permissions of the B-2 zoning district would be afforded to this lot, including all allowances of the City's Sign Ordinance. The property owner did not submit a plan of development; however, like all developments, during a project review, the site must be developed in accordance with the City's Design and Construction Standards Manual, where the developer could be required to perform a Traffic Impact Analysis, improve the site's public street frontage, and install any other required public improvements.

Staff has no concerns with rezoning this parcel to the General Business District and recommends approving rezoning the site from R-3 to B-2.