

231, 251, 261 South Liberty St

Rezoning (M-1 to B-1) and Special Use Permit



1. Rezoning from M-1, General Industrial District to B-1, Central Business District.
2. SUP per Section 10-3-85(1) to allow manufacturing, processing, and assembly operations when employing not more than 15 persons on the premises in a single shift and provided that all storage and activities are conducted within a building within the B-1, Central Business District.

CC tabled these items on January 14, 2020 until further review of the Downtown Parking Study, which was presented to CC on April 14, 2020.





Visit Home Loans

5

1111

Home Depot



ONE WAY



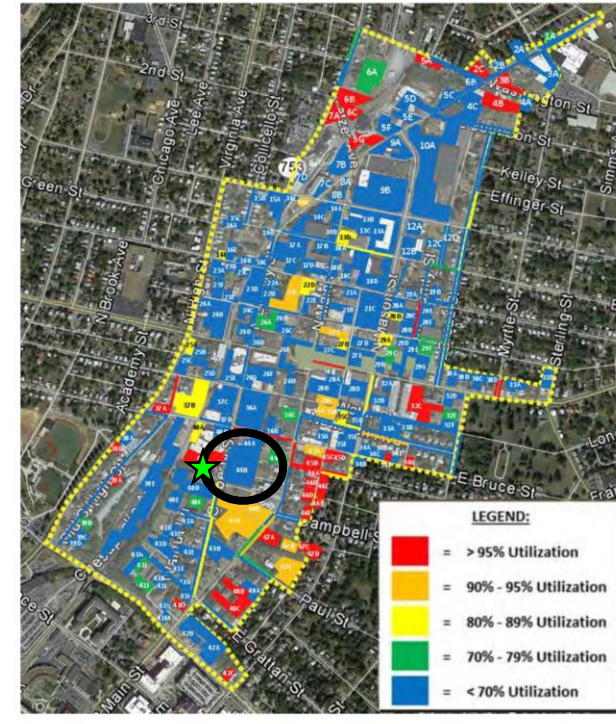
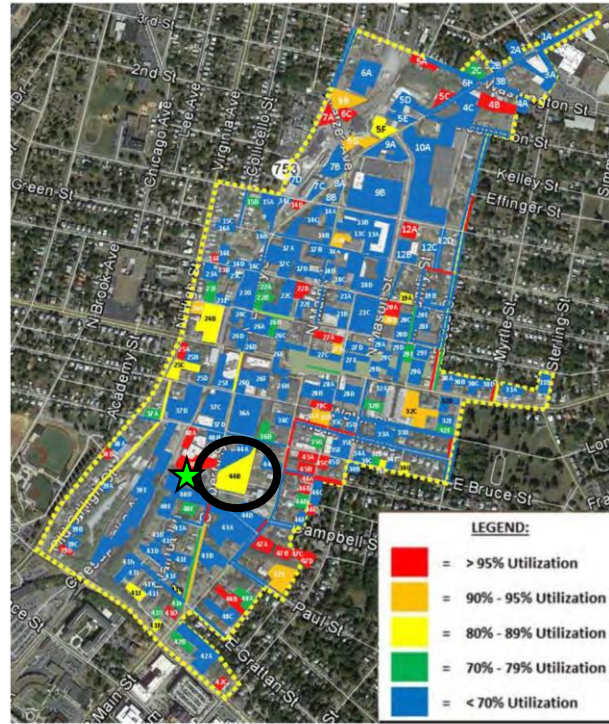
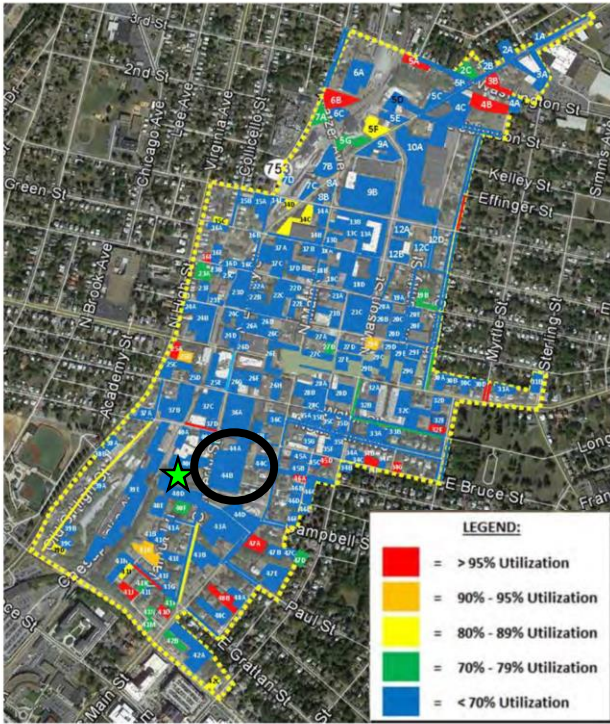


Figure 8: Facility-by-Facility Utilization (4/16/2019)

MORNING (7:00 AM – 9:00 AM)

MID-DAY (11:00 AM – 1:00 PM)

EARLY EVENING (4:00 PM – 6:00 PM)



Municipal lot Mid-day count is at 80% utilization. In conversation with one of the consultants he confirmed that:

- 70% and below is perceptively an open opportunity to park.
- 70-85% means perceptively finding parking is reasonable.
- 85% is the tipping point and perceptively the parking area is full.



Peak Hour
Existing
Conditions

Figure 14: Peak Hour Projected Demand under Existing Condition

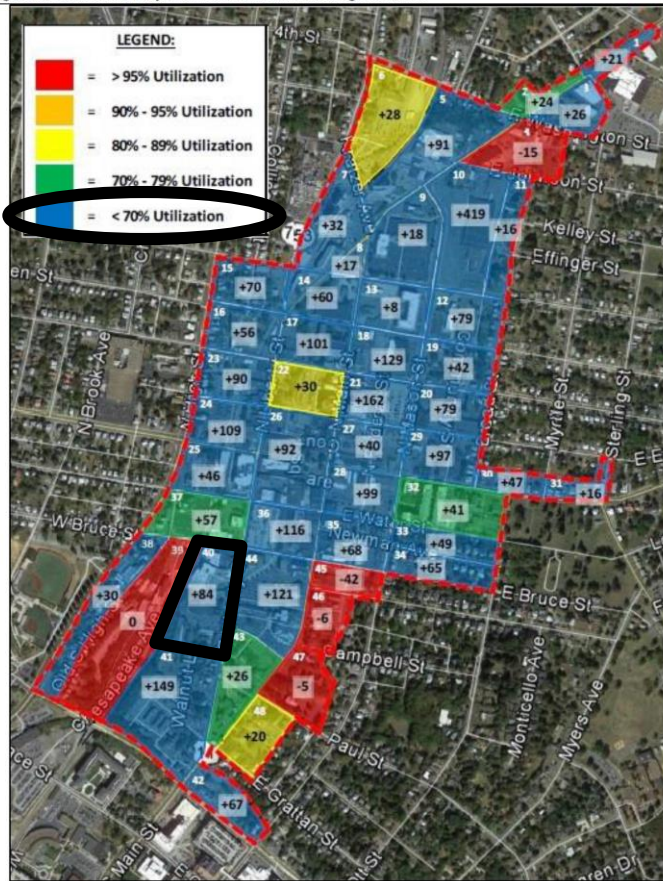
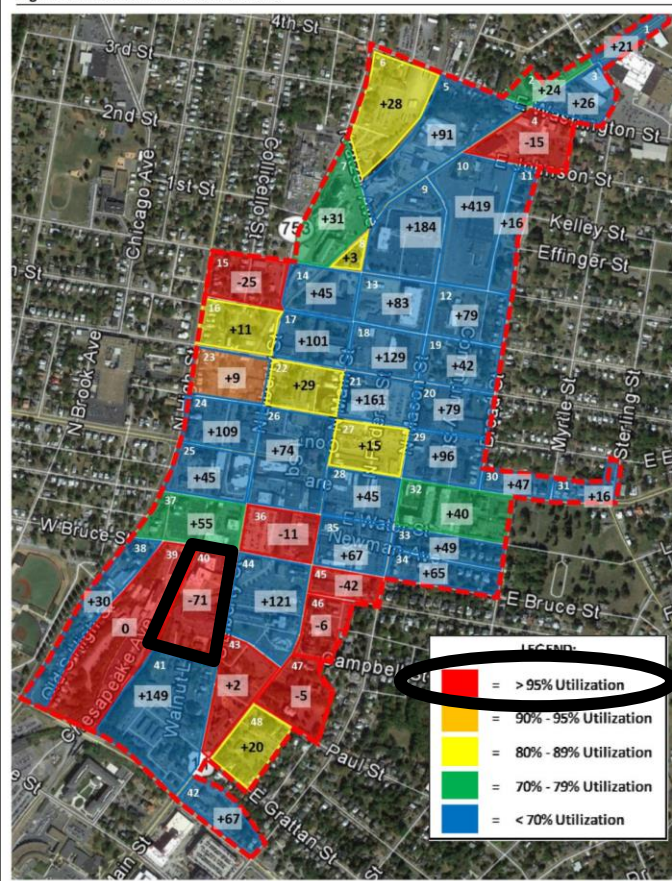


Figure 19: Mid-Term Peak Hour Demand



Peak Hour
Mid-Term
Conditions

“During the Water Street Parking Structure renovation, this will eliminate 324 existing public parking spaces. The redevelopment of the Daily News Record was assumed to introduce up to 100 residential units and 30,000 sq. ft. of new use. The land uses were assumed at 20,000 sq. ft of Office, 5,000 sq. ft of Retail and 5,000 sq. ft of restaurant space. These mid-term developments are projected to introduce more than 64,000 square feet of new commercial and institutional space to downtown Harrisonburg and up to 200 new residential units. The projects will introduce demand for 328 additional parking spaces. Taking into account the absence of the Water Street Parking Structure, there will be a deficit of 653 spaces.

... these mid-term developments will create a massive shortfall in Block 36 that could potentially absorb any available capacity in the blocks surrounding the site.”

The applicant's current requests:

- Rezone from M-1 to B-1.
- Obtain a SUP for manufacturing, processing, and assembly.
 - B-1 has no minimum off-street parking requirements.

Another option to do the same operations:

- Keep M-1 zoning.
- SUP for business and professional offices.
 - M-1 has minimum off-street parking requirements.

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.

Recommendation

Staff recommends denial of the rezoning request, however, Planning Commission (6-1) recommends approval.

Staff and Planning Commission (7-0) recommends approval of the SUP with the following conditions:

- 1. The special use permit shall only be applicable for a newspaper production facility or a substantially similar operation.**
- 2. If in the opinion of Planning Commission or City Council, the use becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.**

