

STATE OF VIRGINIA
CITY OF HARRISONBURG, to wit:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, March 10, 2020, at 7:00 p.m., or as soon as the agenda permits, in City Council Chambers 409 South Main Street, to consider the following:

Rezoning – 650 Keezletown Road (Juniper Hill Commons) (R-1 to R-7)

Public hearing to consider a request from Harrisonburg Cohousing, LLC to rezone a +/- 5.5-acre parcel from R-1, Single-Family Residential District to R-7, Medium Density Mixed Residential Planned Community District. The R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. The R-7, Medium Density Mixed Residential Planned Community District is intended to permit the development of master planned residential communities offering a mix of single family detached and attached dwellings and open spaces. The minimum district size is two acres and the maximum density is 15 dwelling units per acre. The Comprehensive Plan designates this site as Low Density Mixed Residential. These areas have been developed or are planned for residential development containing a mix of large and small-lot single-family detached dwellings, where commercial and service uses might be finely mixed within residential uses or located nearby along collector and arterial streets. Duplexes and mixed use buildings with residential dwelling units limited to one or two dwelling units per building might be appropriate. The gross density of development in these areas should be around 7 dwelling units per acre. The planned development is proposed to have a single-family detached dwelling, duplex structures, townhomes, and apartment units. The +/- 5.5-acre property is addressed as 650 Keezletown Road and is identified as 72-B-6.

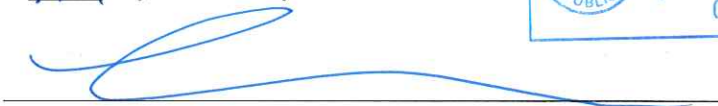
Special Use Permit – Virginia Mennonite Retirement Community, Inc. (Section 10-3-48.4 (6) to Allow Multiple Family Dwellings Up to 12 Units Per Building)

Public hearing to consider a request from Virginia Mennonite Retirement Community, Inc. (VMRC) for a special use permit per Section 10-3-48.4 (6) of the Zoning Ordinance to allow multiple family buildings of up to 12 units per building under the conditions set forth under 10-3-48.6 (e) within the R-3, Medium Density Residential District. The +/- 16.16 acre parcel is addressed as 1530, 1532, 1534, 1536, 1538, 1540, 1542, 1550, 1552, 1554, 1556, 1570, 1572, 1574, 1576, 1590, 1592, 1594, 1596, and 1610 Park Road; 1605, 1609, 1606, 1607, 1608, 1610, 1615, 1617, and 1619 Spruce Court; 1571, 1573, 1575, 1577, 1584, 1585, 1586, 1587, 1588, 1589, 1590, and 1591 Pine Court; 1504, 1508, 1512, 1516, 1520, 1524, 1528, 1532, 1536, 1540, 1544, 1548, 1552, 1556, 1560, 1564, 1568, 1572, 1578, 1582, and 1586 Hawthorne Circle; and 1238, 1240, 1241, 1244, 1245, 1248, 1249, 1252, 1256, 1260, 1264, 1268, 1272, 1276, 1280, 1284, 1288, 1292, and 1294 Shank Drive. The property is identified as tax map parcel 52-D-4.

Applications, maps, and other information are available for review in the Department of Planning & Community Development, 409 South Main Street, 2nd Floor, 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 individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the Planner at 540-432-7700 at least five days prior to the date of the meeting. More information is available at www.harrisonburgva.gov/public-hearings.

On the 10th day of March, 2020 at 7:00 p.m.

Given under my hand this 19th day of February 2020





Subscribed and sworn to before me this 19th day of February, 2020, a Notary Public in and for the Commonwealth of Virginia.



My commission expires 11/30/2021

VMRC
1501 VIRGINIA AVENUE
HARRISONBURG, VA 22802

52 A 38 R-3/I-1
EMU
1200 PARK ROAD
HARRISONBURG VA 22802

COUNTY OF ROCKINGHAM
ATTN: STEPHEN KING
PO BOX 1252
HARRISONBURG, VA 22803

51 D 11 R-2
CORDOVA ANAID &
MIGUEL A MUNIZ
1535 PARK ROAD
HARRISONBURG VA 22802

51 D 10 R-2
DORIS J MAST OBERHOLTZER
LOREN J MAST
10464 BONNY BRAE LANE
BROADWAY VA 22815

52 G 5 R-2
PARK VIEW MENNONITE CHURCH
1600 COLLEGE AVENUE
HARRISONBURG VA 22802

52 E 27 R-3
VINE PROPERTY LLC
279 COMFORT COURT
HARRISONBURG VA 22802

52 H 56 R-3
NISSLEY TANYA S
1631-A BURKWOOD COURT
HARRISONBURG VA 22802

52 H 56A R-3
FIX ARIEL H
1631 S BURKWOOD COURT
APARTMENT B
HARRISONBURG VA 22802

52 H 57 R-3
DEBRA KRATZ REVOCABLE TRUST
DEBRA & FLOYD KRATZ TRUSTEES
752 GOSHALL ROAD
TELFORD PA 18969

52 H 58 R-3
LEEPER MARY SUZANNE DEVON
1601 HILLCREST DRIVE
HARRISONBURG VA 22802

52 J 73 74 R-3
METZLER INTERIORS INC
1865 COLLEGE AVENUE
HARRISONBURG VA 22802

52 D 11 R-3
PLEASANT VIEW INC
PO BOX 426
BROADWAY VA 22815

52 D 5 R-3
FOX JAMES A NANCY ELIZABETH
1615 VIRGINIA AVENUE
HARRISONBURG VA 22802

52 C 1 B-2
TRUSTEES VALLEY CHURCH OR CHRIST
1570 VIRGINIA AVENUE
HARRISONBURG VA 22802

VMRC

RZ
650 Keezletown Rd.

72 B 6 R-1
HARRISONBURG COHOUSING LLC
1315 HARMONY DRIVE
HARRISONBURG, VA 22802

65 A 4 & 70 A 1 M-1
CH LLC
1882 KEEZLETOWN ROAD
HARRISONBURG, VA 22802

72 B 7 R-1
MORRIS WILLA J
114 TWIN HILLS LA
FISHERVILLE, VA 22939

73 A 4 R-1
OWAH ANDREW E HENRIETTA Y
1901 SPOTSWOOD TERRACE
HARRISONBURG, VA 22802

73 A 1-3 R-1
McCormick James C Jr
655 Keezletown Road
Harrisonburg, VA 22802

73 B 1 70 D 1 R-1
SPOTSWOOD COUNTRY CLUB INC
1980 COUNTRY CLUB ROAD
HARRISONBURG, VA 22802

COUNTY OF ROCKINGHAM
ATTN: STEPHEN KING
PO Box 1252
HARRISONBURG, VA 22803

72 B 3 R-1
BARRON FRANK JOHN & CARMEN SUE
630 KEEZLETOWN ROAD
HARRISONBURG, VA 22802

72 B 5 R-3C
FAIRWAY VIEW LLC
1880 COUNTRY CLUB ROAD
HARRISONBURG, VA 22802

72 B 4 R-3C
SHENK DANIEL R NAOMI R
351 MONTICELLO AVENUE
HARRISONBURG, VA 22801

72 B 12 M-1
Chad E Wilcher
1740 Country Club Road
Harrisonburg, VA 22802