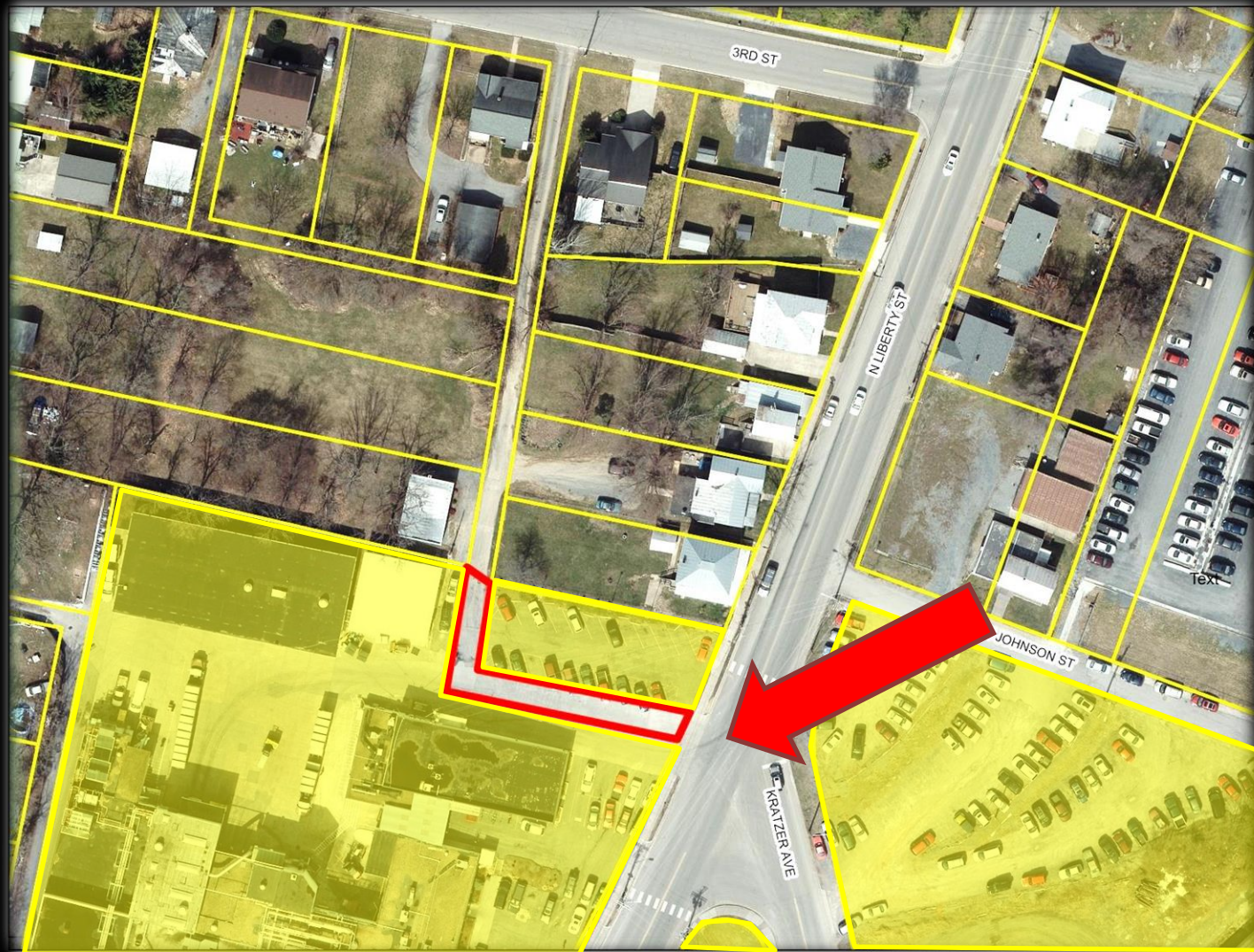
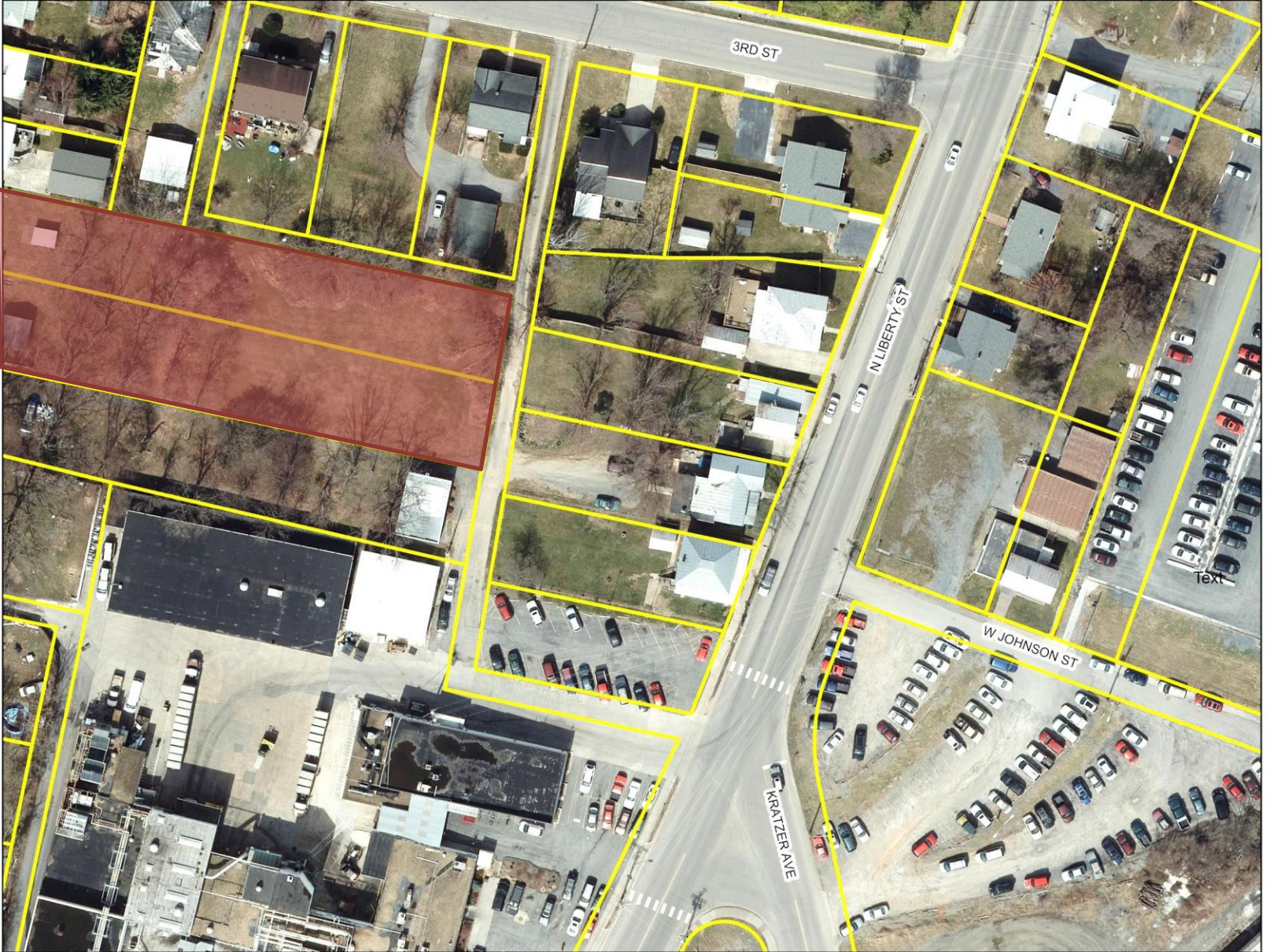


Alley Closing – N Liberty St (George's Food, LLC)









3RD ST

N LIBERTY ST

W JOHNSON ST

KRATZER AVE

Text





3RD ST

N LIBERTY ST

W JOHNSON ST

KRATZER AVE

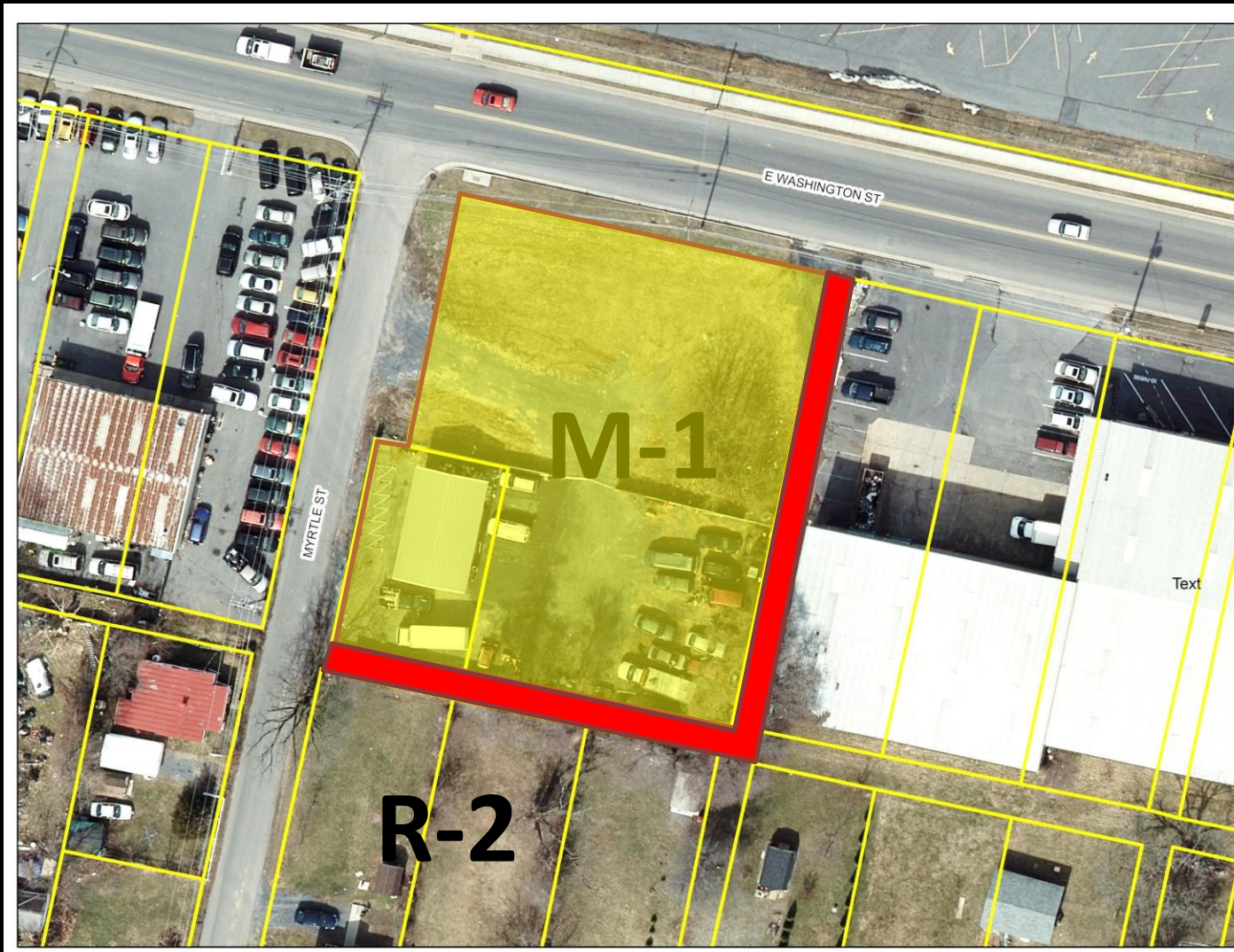
Text

Recommendation:

Staff and PC recommends closing the alley with the following easements established:

- Public Sanitary Sewer (for sanitary sewer main operated by Harrisonburg Department of Public Utilities),**
- Utility Easement (for overhead electric facilities operated by Harrisonburg Electric Commission), and**
- Utility Easement (for 4” gas line operated by Columbia Gas).**

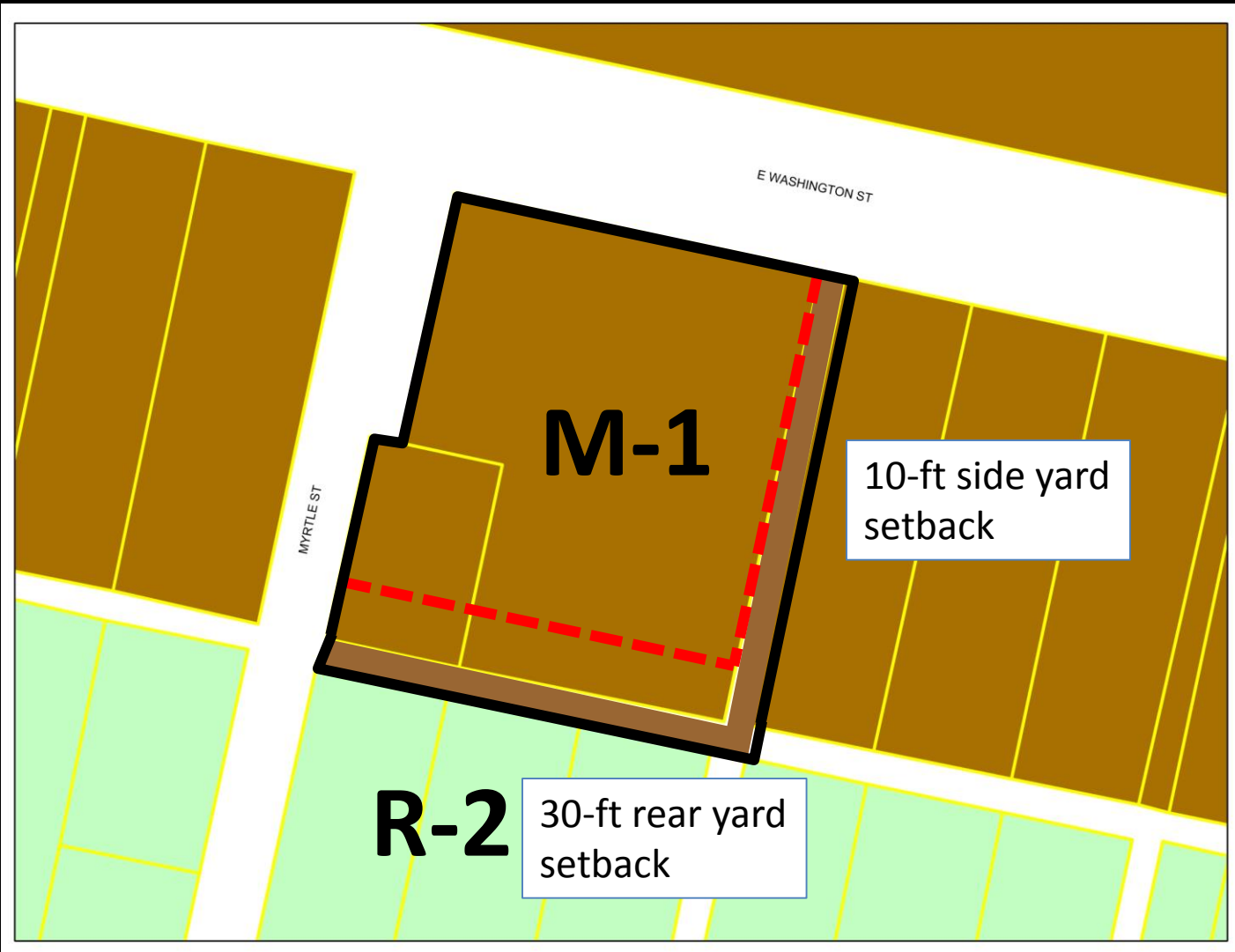
Alley Closing – 211 E Washington St











E WASHINGTON ST

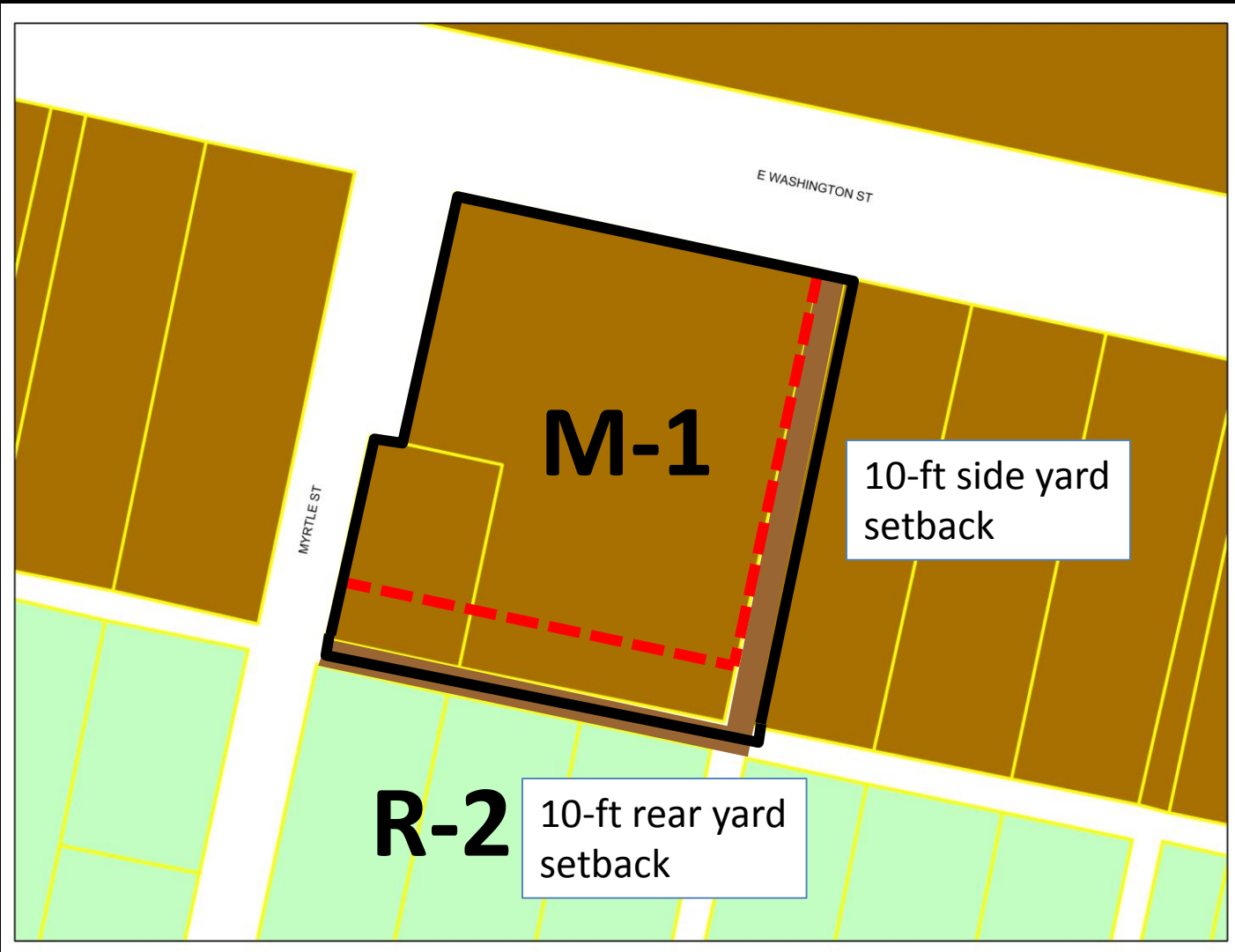
MYRTLE ST

M-1

10-ft side yard setback

R-2

30-ft rear yard setback



E WASHINGTON ST

MYRTLE ST

M-1

10-ft side yard setback

R-2

10-ft rear yard setback

Recommendation:

Staff and PC recommends closing the alley.

Street Closing & Special Use Permit

Virginia Mennonite Retirement Community





COLLEGE







SPRUCE COURT

PINE COURT

HAWTHORNE CIRCLE

CIRCLE

SHANK DRIVE

HERITAGE DR

PARK RD

ONE DR

Recommendation:

Staff and PC recommends closing the public street ROWs with the following easements established:

- **Public Sanitary Sewer and Water infrastructure**
- **Public Utility Easements for primary electric facilities and street lighting circuits (coordinated with HEC)**
- **Public Utility Easements as necessary for other utilities (cable, gas, etc.)**



Recommendation:

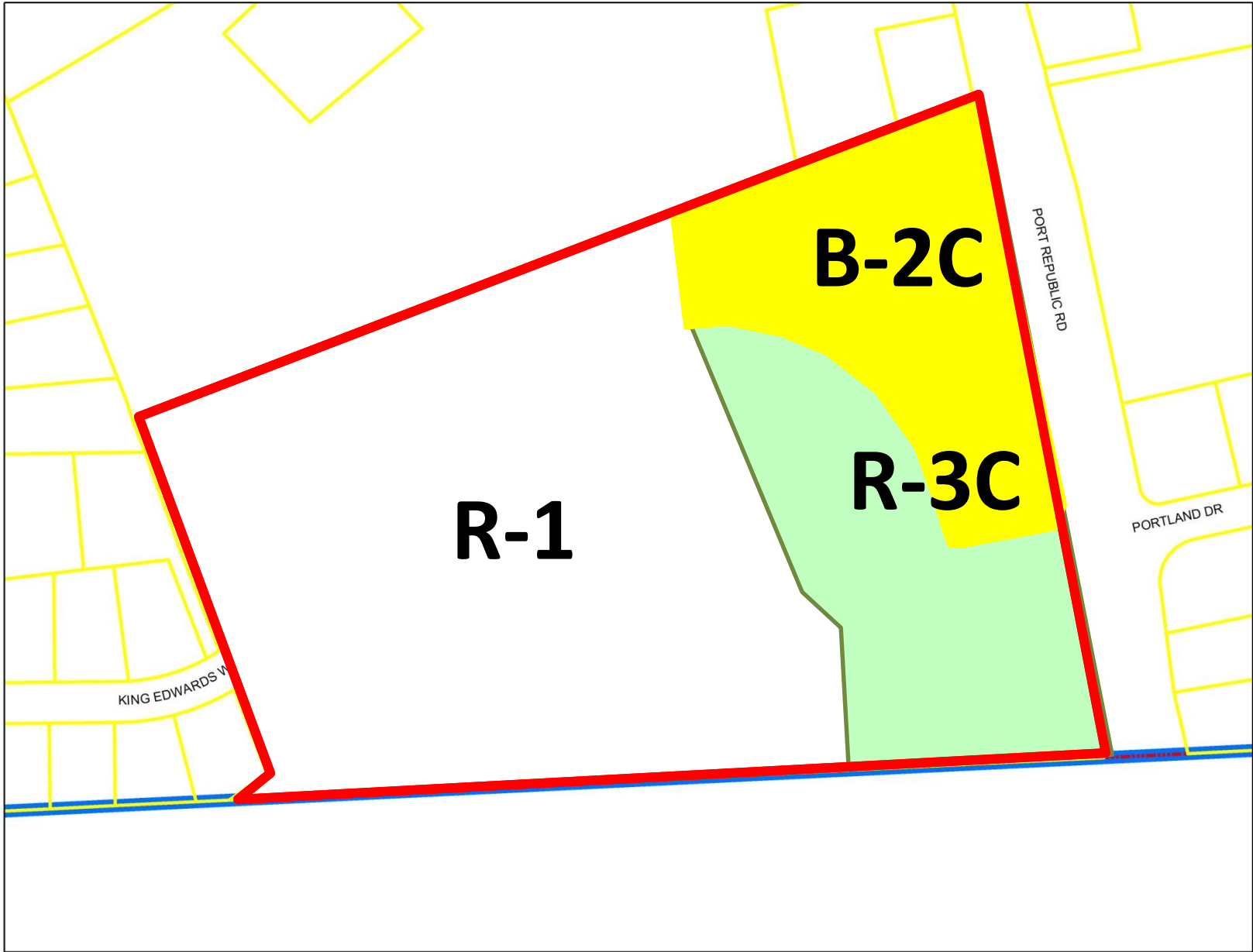
Staff and PC recommends approving the SUP with the following condition:

The requested street closing of Villa Drive, Pine Court, Spruce Court, Hawthorne Circle, and Shank Drive (east of Park Road) shall be recorded and the additional acreage added to the VMRC campus as necessary, before approval of a building permit for the multi-family building at 1610-1616 Park Road.

Rezoning – Wine Dr and Little Sorrell Dr (R-3C Proffer Amend.)





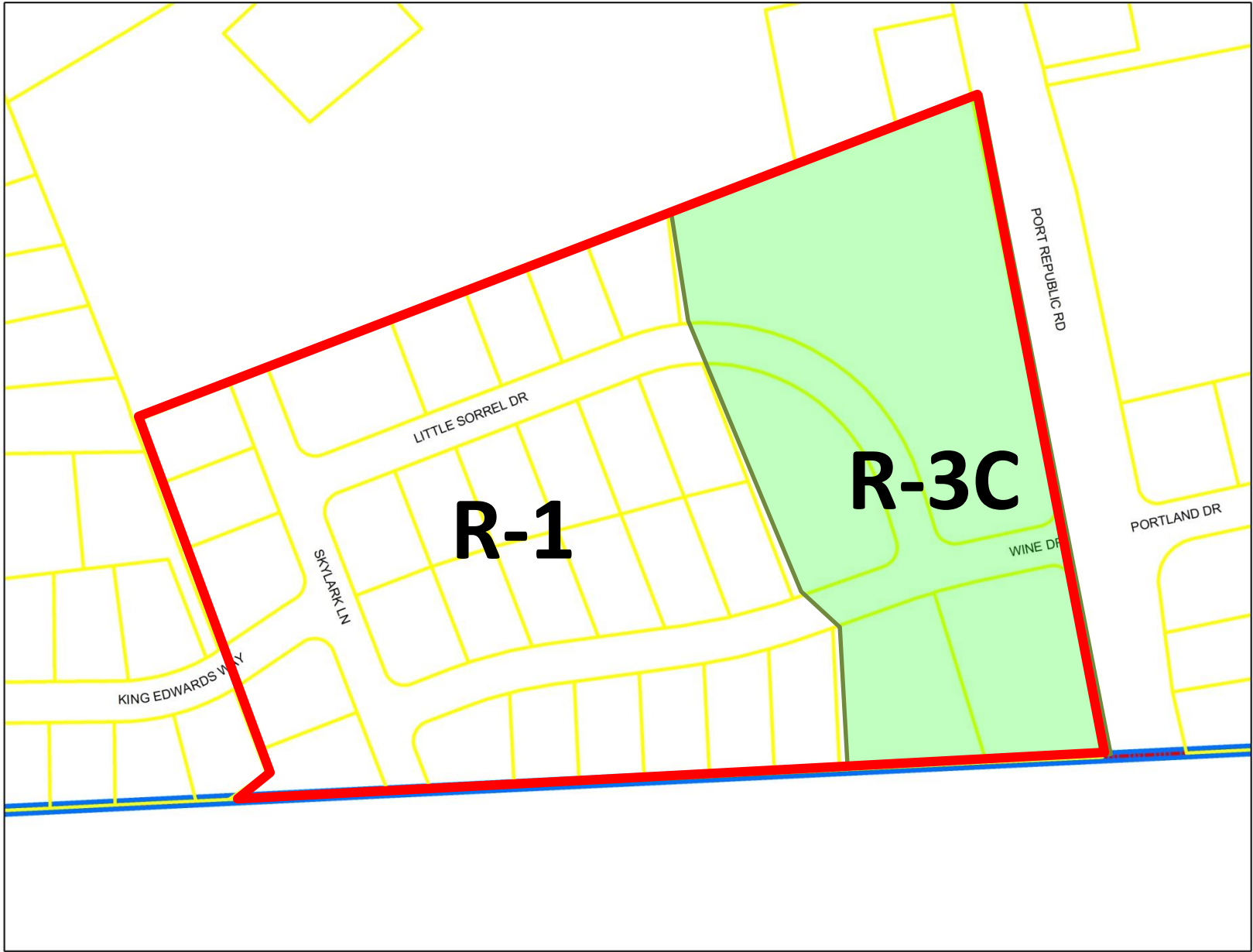


R-3 History

- R-3, Multiple Dwelling Residential District (“old R-3”)

applies “to multi-family buildings constructed by or with Comprehensive Site Plans approved by August 14, 2010. Effective this date, all other construction must apply with Article J.2.”

- R-3, Medium Density Residential District (“new R-3”)



R-1

R-3C

LITTLE SORREL DR

SKYLARK LN

KING EDWARDS WAY

WINE DR

PORTLAND DR

PORT REPUBLIC RD

2007 R-3C Proffers

1. All buildings would be used only for medical offices and professional offices.

2. Screening between residential R-1 and proposed medical or professional office R-2



sh
or
en
ncl

2007 R-3C Proffers

1. A

2. Sc

4. Isl
owne



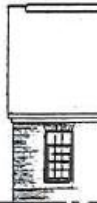
3.

1

2007 R-3C Proffers



Today's Request



Right Side Elevation
Scale: 1/8" = 1'-0"

Front Elevation
Scale: 1/8" = 1'-0"

Amended Proffers

The subject lot containing 0.852 acres is presently zoned R-3C. I am requesting that the existing proffers be amended to the following:

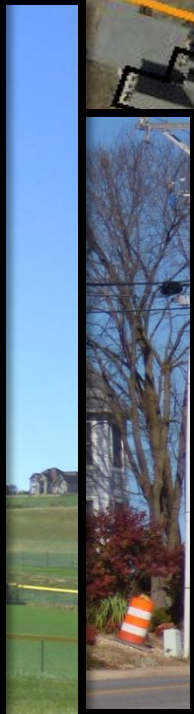
1. All buildings would be used only for medical offices and professional offices.
2. Screening between properties zoned R-1 and the subject property will be a six-foot-tall vinyl fence, similar to the picture from 2007 rezoning.
3. All buildings would be no more than two story, substantially of brick material, and of colonial design similar to attached pictures. Design would have to be approved by Architectural Control Committee.
4. Islands would be landscaped by Developer and maintained by adjoining property owners. This is a deed requirement.

Recommendation:

Staff and PC recommends approving the requested rezoning from R-3C, Multiple Dwelling Residential District Conditional to R-3C, Medium Density Residential District Conditional with amendments to the existing proffers.

Rezoning & SUP – 1820 Heritage Center Way (B-2C Proffer Amendment and Structures 75+ feet)





**350 feet with
guyed wires**



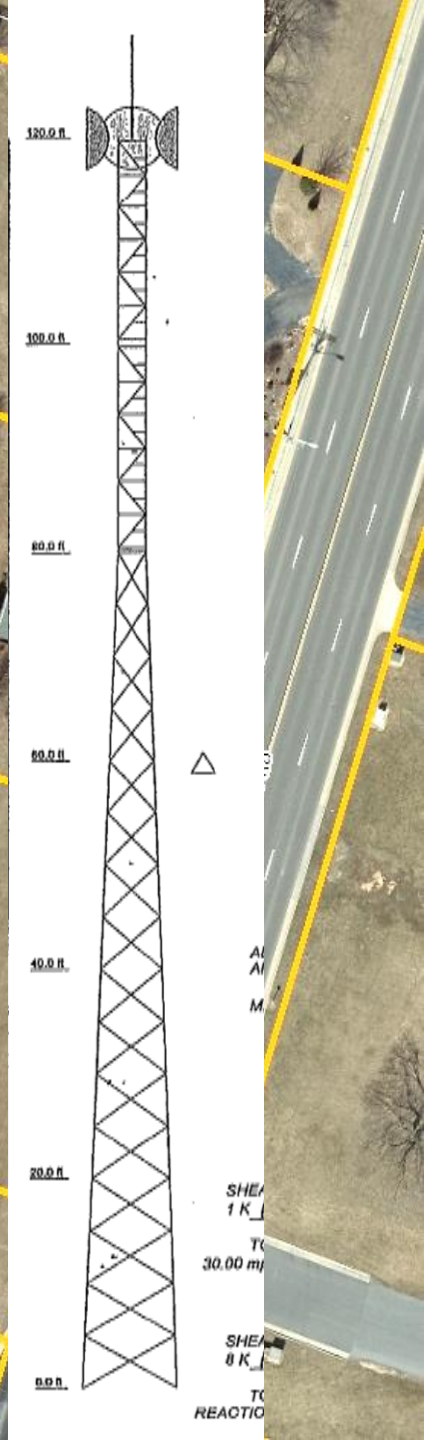
It is proffered that the 2.14± acre portion of the property rezoned as B-2C will be used only for the following uses permitted by right under section 10-3-90:

8) Radio and television stations and studios or recording studios.

18) Public uses.

1. The basic layout as shown on the Proposed Rezoning Plan, hereto attached, is proffered.
2. Access to the site will be along a proposed driveway commencing at the existing CG-11 entrance on Garbers Church Road onto the Myers' Property. The driveway will connect to the proposed site across property owned by the Valley Brethren-Mennonite Heritage Center and join the Center's existing driveway. Negotiations with the Myers family and the Heritage Center are on-going. Both parties have given approval to the concept and believe appropriate easements can be agreed to. Letters of agreement are included with this submission.
3. A landscape /tree screen and/or a six foot fence will be provided along portions of the adjoining neighbor's property line (T.M. 117-E-1) as specified by the current resident.
4. The proposed building will not exceed 35' in height and will be constructed generally of brick and drivit with an asphalt shingle roof.
No free standing signs greater than eight feet in height will be installed on the property.
5. Site lighting will be diverted downward and will meet City requirements.





1. The basic layout as shown on the Proposed Rezoning Plan, hereto attached, is proffered.

8) Radio and television stations and studios or recording studios.

18) Public uses.

It is also proffered that:

- The proffers dated February 5, 2007 are still in effect ("2007 Proffers").**

- Proffer number 1 of the 2007 Proffers will be hereby amended for the relocation of the STL radio tower as shown on the attached drawing.**

Recommendation:

- Approval of the rezoning
- Approval of the SUP with the following conditions:
 - If the radio tower ceases to be used for more than 12 months, all equipment, including the structure, shall be removed within a timeframe determined by the City at the owner's expense.
 - Placement of advertising of any kind is prohibited on the antennas and equipment.

