

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on March 8, 2022 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Rezoning – 765 East Market Street, and Properties along East Market Street and Franklin Street (B-2 and R-2 to R-5C) (The Edge Apartments)

Public hearing to consider a request from Joyce A. Shultz and Joyce A. Shultz MD Living Trust with representatives Bluestone Land LLC to rezone 23 parcels from B-2, General Business District and R-2, Residential District to R-5C, High Density Residential District Conditional. The Zoning Ordinance states the B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. The R-2, Residential District is intended for medium-density, single-family and duplex residential development. The R-5, High Density Residential District is intended for medium to high density residential development, including townhouses and multiple family dwelling units, together with certain governmental, educational, religious, recreational and utility uses. The residential density ranges for the R-5 district are multifamily, 1,800 sq. ft. minimum/unit; multifamily quadraplex, 3,000 sq. ft. minimum/unit; and townhouse, 2,000 sq. ft. minimum/unit. The Comprehensive Plan designates this site as Mixed Use. Mixed Use areas are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. 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. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings. The site totals +/- 6.48 acres, is addressed as 765 East Market Street, East Market Street, and Franklin Street, is identified as tax map parcels 28-K-1 through 4, 28-K-9 through 18, and 28-K-20 through 28.

Special Use Permit - 765 East Market Street, and Properties along East Market Street, and Franklin Street (Section 10-3-55.4 (1) to Allow Multi-Family Dwellings of More Than Twelve Units Per Building) (The Edge Apartments)

Public hearing to consider a request from Joyce A. Shultz and Joyce A. Shultz MD Living Trust with representatives Bluestone Land LLC for a special use permit per Section 10-3-55.4 (1) to allow multi-family dwellings of more than 12 units per building in the R-5, High Density Residential District. The site totals +/- 6.48 acres, is addressed as 765 East Market Street, East Market Street, and Franklin Street, is identified as tax map parcels 28-K-1 through 4, 28-K-9 through 18, and 28-K-20 through 28.

Rezoning – 1381 Little Sorrell Drive (R-3C to B-2C)

Public hearing to consider a request from Mountain View Apartments LLC with representatives Harrisonburg Community Health to rezone a parcel from R-3C, Medium Density Residential District Conditional to B-2C, General Business District Conditional. The Zoning Ordinance states that the R-3, Medium Density Residential District is intended for medium density residential development and other uses intended to respect the residential character, which are aesthetically compatible within the district by means of architectural expression, landscaping, and restrained traffic flow. The B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. The Comprehensive Plan designates this site as Limited Commercial. These areas are suitable for commercial and professional office development but in a less intensive approach than the Commercial designation. These areas need careful controls to ensure compatibility with adjacent land uses. The +/- 37,000 square foot property is addressed as 1381 Little Sorrell Drive and is identified as tax map parcel 88-H-8.

Zoning Ordinance Amendment – To Amend Off-Street Vehicle and Bicycle Parking Requirements for “Community Buildings” and “Community Centers”

Public hearing to consider amending off-street vehicle and bicycle parking requirements in Article G for community building and community center uses.

Pursuant to Harrisonburg City Code Section 2-2-6, the City of Harrisonburg City Council will hold a meeting on March 8, 2022 at 7:00 p.m. in the City Council Chambers, 409 South Main Street, Harrisonburg, VA.

Please note that in accordance with an Emergency Continuity of Governance Resolution adopted by City Council on January 11, 2022, members of the public are not permitted in Council Chambers due to the COVID-19 pandemic, but are encouraged to participate and express their views electronically by emailing comments to <https://www.harrisonburgva.gov/agenda-comments> or by calling in during the public hearing at the telephone number to be listed on the agenda.

The agenda will be posted at <https://harrisonburg-va.legistar.com/Calendar.aspx>.

Interested parties may watch the Council meeting, including the public hearing, on Public Education Government Channel 3 or on the City’s website, <https://harrisonburg-va.legistar.com/Calendar.aspx>.

Publication dates:

Monday, February 21, 2022

Monday, February 28, 2022