

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on June 13, 2017 at 7:00 p.m., or as soon as the agenda permits, in the City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia, to consider the following:

Rezoning – 160 & 164 Waterman Drive (M-1 to B-2)

Public hearing to consider a request from S & B Rentals LLC to rezone a parcel containing 39,154+/- square feet from M-1, General Industrial District to B-2, General Business District. The Zoning Ordinance states that the M-1, General Industrial District is intended primarily for manufacturing, processing, storage, and distribution activities, which are not properly associated with, nor compatible with, residential and institutional development. No minimum lot size restrictions exist in the M-1, General Industrial District. 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. No minimum lot size restrictions exist in the B-2, General Business District. 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. The largest concentration of commercial land use is located between E. Market Street and Reservoir Street and includes the Valley Mall, a number of shopping centers, and significant office development. The property is located at 160 & 164 Waterman Drive and is identified as tax map parcel 36-M-11.

Special Use Permit - 160 & 164 Waterman Drive (Section 10-3-91(8) to Allow for Reducing Required Parking)

Public hearing to consider a request from S & B Rentals LLC for a special use permit per Section 10-3-91 (8) to allow for the reduction in required parking spaces within the B-2, General Business District. Areas that would have been used for parking must remain as open space and shall not be used to meet any conflicting requirements of the Zoning Ordinance. The 39,154+/- square feet property is located at 160 & 164 Waterman Drive and is identified as tax map parcel 36-M-11.

Rezoning – Virginia Mennonite Retirement Community Master Plan Amendment (Park Village)

Public hearing to consider a request from Virginia Mennonite Retirement Community, Inc. (VMRC) to rezone a 13.35 +/- acre section of the Virginia Mennonite Retirement Community by amending the existing master planned complex known as Park Village and other small areas as shown in the Master Plan Drawing. If approved, the identified area would be rezoned from R-3, Multiple Dwelling Residential and I-1, Institutional Overlay District to R-3, Medium Density Residential and I-1, Institutional Overlay District. The Zoning Ordinance states that the R-3, Multiple Dwelling Residential District is intended for medium- to high-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 residential density ranges for R-3 are single-family, 6,000 sq. ft. minimum; duplex, 4,000 sq. ft./unit; multi-family, 3,000 sq. ft. minimum per unit; townhouses, 2,000 sq. ft. minimum per unit; and other uses, 6,000 sq. ft. minimum. 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 residential density ranges for R-3 are single-family, 6,000 sq. ft. minimum; duplex, 4,000 sq. ft./unit; townhouses, 2,000 sq. ft. minimum per unit; other uses, 6,000 sq. ft. minimum and by special use permit multi-family, 3,000 sq. ft. minimum per unit. The I-1, Institutional Overlay District is intended to provide for orderly development of certain nonprofit institutional uses and is created as a special overlay district to be superimposed on base districts by approval of City Council. Dimensional and density regulations are intended to supplement those permitted in the underlying zoning classification. The request is also to incorporate the following public streets, which are planned to soon be owned and maintained by the applicant, into the master plan: Villa Drive, Pine Court, Spruce Court, Hawthorne Circle, and Shank Drive (east of Park Road). The amendment would also allow a reduction of front yard setbacks to twenty feet along Park Road and Virginia Avenue; allow a reduction of rear and side yard setbacks to five feet around all other property lines within the Park Village section; allow one parking space per dwelling unit with one bedroom and 1.5 parking spaces per dwelling unit with two or more bedrooms; allow driveway spaces behind garages to be counted as parking spaces; and allow deviation from required parking lot landscaping by allowing landscaping to be installed near the parking lot instead of internal to the parking lot and by allowing a reduction from 10-feet to 5-feet for landscaping borders between the parking lots and public street rights-of-way. Properties within this section of VMRC are addressed as 1530, 1532, 1534, 1536, 1538, 1540, 1542, 1550, 1552, 1554, 1556, 1570, 1572, 1574, 1576, 1590, 1592, 1594, 1596, 1610, 1612, 1614, and 1616 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; and 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, and 1292 Shank Drive. The properties are identified as tax map parcels 52-D-4, 6-10.

Copies of the proposed easement are available on the city's website and are available in the City Manager's Office, 409 South Main Street, Harrisonburg, Virginia, 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 person requiring auxiliary aids, including signers, in connection with this public hearing shall notify the City Manager at least five (5) days prior to the time of the hearing.

CITY OF HARRISONBURG

Kurt D. Hodgen,
City Manager

To be advertised two (2) times:
Tuesday, May 30, 2017
Monday, June 5, 2017