



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

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Virginia State Code 15.2-2232 Findings, Proposed Fire Station #5 at 450 Mount Clinton Pike

On March 13, 2024, at its regularly scheduled meeting, the Planning Commission for the City of Harrisonburg conducted a review of, and held a public hearing for, the proposed Homeless Services Center at 450 Mount Clinton Pike (the Site) pursuant to Harrisonburg City Code Section 10-1-6 and Virginia Code Section 15.2-2232. The Planning Commission received a staff report from the Department of Community Development.

After due consideration of the information and comments received regarding the Site and the City of Harrisonburg's current Comprehensive Plan, the Planning Commission finds the general or approximate location, character, and extent of the Site is substantially in accord with the City's adopted Comprehensive Plan, which designates the Site as Industrial.

Additionally, the property is zoned M-1, General Industrial District and conforms with the Comprehensive Plan's Industrial Designation. The M-1 District allows "public uses" by right and a City fire station is classified as a public use and thus is allowed by right.

The City has been planning to provide a fifth fire station for quite some time and it has been included in the Capital Improvement Program for a number of years. Within the Comprehensive Plan, Chapter 13 – Community Infrastructure, Services, Safety and Health, the need for a fifth fire station to be located within the Park View area of the City to assist in reducing response times (see page 13-15). Specifically, the new fire station works towards achieving Comprehensive Plan Objective 15.2, which is:

To provide a well prepared first response force that is capable of response and mitigation as an all hazards organization.

Respectfully Submitted,

Brent Finnegan, Chair of the Planning Commission