

STATE OF VIRGINIA
CITY OF HARRISONBURG, to wit:

The Harrisonburg City Council will hold a public hearing on Tuesday, October 14, 2014 at 7:00 p.m., or as soon as the agenda permits, in the City Council Chamber located at 409 South Main Street, to consider the following:

Rezoning – EMU Master Plan Change 2014

Public hearing to consider a request from Eastern Mennonite University to rezone 26.6 +/- acres of property zoned R-3, Medium Density Residential District and I-1, Institutional Overlay District by amending their master plan. The amendment includes increasing the allowable height of their previously approved multi-panel array of solar cells resting on carport style structures located on the University Commons parking lot. The amendment also includes eliminating the single width solar cell carport style structure that was previously approved and planned to be located up to 5-feet from the property line along Dogwood Drive. Furthermore, solar panels will now be located on portions of the University Commons building rather than on the roof of the Hillside building. All other specifics of the master plan would remain the same. The subject property is located along Park Road, West Dogwood Drive, and Hillcrest Drive, with short frontages along College Avenue and Smith Avenue. The property is identified as tax map parcel 51-A-1. The Comprehensive Plan designates this area as Institutional. This designation states that these areas are for development by certain nonprofit and public institutional uses such as private colleges and universities, hospitals, offices of nonprofit organizations, community assembly uses and institutions that provide for the shelter and care of people. 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 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 Zoning Ordinance states that 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.

Alley Closing – Adjacent to 40-N-13A & 14 (LFSVA)

Consider a request from Lutheran Family Services of Virginia, Inc. (LFSVA) the sole “member” of Massanutten Street, LLC to close approximately 700 +/- sq. ft. of public alley right-of-way. The entire alley stretches about 660 feet between Jackson Street and West Washington Street, however, the section requested for closure extends from Jackson Street southward about 50 feet. The section to be closed is about 14 feet wide and is adjacent to tax map parcels 40-N-13A and 14.

For any additional information, contact the Community Development Department, 409 South Main Street, Monday through Friday, 8:00am to 5:00pm.

All persons interested will have an opportunity to express their views at this public hearing.

Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the City Manager at least five (5) days prior to the date of the meeting.

CITY OF HARRISONBURG
Kurt D. Hodgen
City Manager

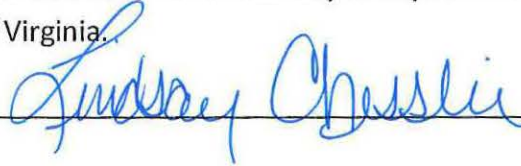
See attached list.

On the 14th of October 2014 at 7:00 p.m.

Given under my hand this 11th day of September, 2014.



Subscribed and sworn to before me this 11th day of September 2014, a Notary Public in and for the Commonwealth of Virginia.



My commission expires April 30, 2017.



40 N 40 M-1
THE WATERMAN GROUP LLC
44 WATERMAN DR
HARRISONBURG VA 22802

40 N 8 9 R-2
SYSOUNTHONE TUE HEUANG
SYHABANDITH
754 N LIBERTY ST

40 N 12 R-2
JAYME & RUSSELL RENTALS LLC
7941 EDEN VALLEY RD
HARRISONBURG VA 22802

40 N 10 R-2
LANTZ DIANA LUDHOLTZ
764 LIBERTY ST
HARRISONBURG VA 22802

40 N 8 9 R-2
SYSOUNTHONE TUE HEUANG
SYHABANDITH
754 N LIBERTY ST

40 N 7 R-2
ORTIZ VICTOR M
736 N LIBERTY ST
HARRISONBURG VA 22802

40 N 6 R-2
J & D PROPERTIES HARRISONBURG LLC
1891 VIRGINIA AVE
HARRISONBURG VA 22802

40 N 13A R-2
MASSANUTTEN STREET LLC
2609 MCVITTY RD
ROANOKE VA 24018

40 N 13 R-2
MASSANUTTEN STREET LLC
2609 MCVITTY RD
ROANOKE VA 24018

40 N 11 R-2
LANTZ DIANA LUDHOLTZ
764 LIBERTY ST
HARRISONBURG VA 22802

40 J 4 R-2
WELCH KEITH L
789 N LIBERTY ST
HARRISONBURG VA 22802

40 J 3 R-2
FOWLER KAREN E
5695 ZEPP RD
MAURERTOWN VA 22644

40 N 5 R-2
KISER CHARLES E MARY S SARAH M
962 MUDDY CREEK RD
HARRISONBURG VA 22802

40 N 14 M-1
MASSANUTTEN STREET LLC
2609 MCVITTY RD
ROANOKE VA 24018

40 N 22 M-1
JWK LAND LLC
750 MASSANUTTEN ST
HARRISONBURG VA 22802