



# CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

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To: Eric Campbell, City Manager  
From: Adam Fletcher – Director, Department of Community Development and Harrisonburg Planning Commission  
Date: July 13, 2021 (Regular Meeting)  
Re: Special Use Permit – 650 and 680 Stone Spring Road (to Allow Multi-Family Dwellings of More Than Twelve Units Per Building)

### **Summary:**

Public hearing to consider a request from Harman Realty Inc. and Stone Spring Holdings LLC with representatives Valeo Development 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 +/- 17.05-acre site includes portions of parcels addressed as 650 and 680 Stone Spring Road and identified as tax map parcels 93-A-1A and 93-A-1, respectively.

Staff and Planning Commission (4-2) recommended approval of the special use permit request as submitted.

### **Background:**

The Comprehensive Plan designates this site as Medium Density Mixed Residential. These areas have been developed or are planned for small-lot single-family detached and single-family attached (duplexes and townhomes) neighborhoods, where commercial and service uses might be finely mixed within residential uses or located nearby along collector and arterial streets. Mixed-use buildings containing residential and non-residential uses and multi-family dwellings could be appropriate under special circumstances. Attractive green and open spaces are important for these areas and should be incorporated. Open space development (also known as cluster development) is encouraged, which provides for grouping of residential properties on a development site to use the extra land for open space or recreation. Like the Low Density Mixed Residential designation, the intent is to have innovative residential building types and allow creative subdivision designs that promote neighborhood cohesiveness, walkability, connected street grids, community green spaces, and the protection of environmental resources or sensitive areas (i.e. trees and floodplains). Residential building types such as zero lot-line development should be considered as well as other new single-family residential forms. The gross density of development in these areas could be around 20 dwelling units per acre. Commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way.

The following land uses are located on and adjacent to the property:

Site: Vacant land, zoned R-5C

North: Townhomes and apartments, zoned R-3  
East: Vacant land and detached single-family dwelling, zoned R-5C  
South: Apartments and vacant land, zoned R-5C  
West: Across Interstate 81, Industrial uses, zoned M-1; and a City park, zoned R-1

**Key Issues:**

The applicant is requesting a special use permit (SUP) per Section 10-3-55.4(1) of the Zoning Ordinance to allow more than 12 dwelling units per building within the R-5, High Density Residential District. The subject property consists of portions of two separate parcels. The property owner and developer intend to subdivide these two parcels and eventually create a +/-17.05-acre parcel to be located at the end of Leland Circle. The applicant has provided a proposed site plan showing an apartment complex consisting of 265 dwelling units. If the SUP is approved, at least three of the apartment buildings will contain more than 12-dwelling units.

This site is a portion of a larger +/-72.6-acre area that was rezoned in February 2008 from R-3, Multiple Dwelling Residential District to R-5C, High Density Residential District Conditional. Specific proffers with the rezoning included a public street that would loop through the property and for it to be completed when 60 percent of total site development occurred. The proffers also included for the public street (now known as Leland Circle) to align with Ramblewood Road. Other proffers included green space, a bike/multi-use path, and limiting the total number of residential units to 1,054. The applicant also agreed to dedicate the necessary right-of-way and easements for the Erickson Avenue/Stone Spring Road improvement project.

Currently, “The Overlook,” a 180-unit apartment complex situated on +/-14.4-acres of the original tract, is the only other development located on the R-5C site. In November 2008, The Overlook received favorable recommendations from staff and Planning Commission, and unanimous City Council approval to Section 10-3-55.4(1) in order to construct buildings with more than 12-dwelling units per building. However, The Overlook ultimately decided against that design for their development and instead has 15-buildings with 12-dwelling units in each. The SUP for that site has since expired.

The requested SUP does not change the allowed uses or proffered density for the area. Staff believes that the SUP requested is consistent with good zoning practice and will have no more adverse effect on the health, safety, or comfort of persons living and working in the area and will be no more injurious, economically, or otherwise, to property or improvements in the surrounding area. Staff recommends approval of the SUP.

**Environmental Impact:**

N/A

**Fiscal Impact:**

N/A

**Prior Actions:**

N/A

**Alternatives:**

- (a) Approve the special use permit request as submitted;
- (b) Approve the special use permit request with conditions; or
- (c) Deny the request.

**Community Engagement:**

As required, the request was published in the local newspaper twice advertising for Planning Commission’s public hearing and twice advertising for City Council’s public hearing. The advertisement was published as shown below:

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In addition, adjoining property owners were notified of the public hearing; the property was posted with signage advertising the request; and a notice was provided on the City’s website at <https://www.harrisonburgva.gov/public-hearings>.

**Recommendation:**

Staff recommends alternative (a) approval of the special use permit request as submitted.

**Attachments:**

- 1. Extract from Planning Commission
- 2. Site maps
- 3. Application, applicant letter, and supporting documents
- 4. Proposed site development layout
- 5. Public comment received

**Review:**

Planning Commission recommended approval of the special use permit request as submitted.