



## City of Harrisonburg, Virginia Planning Commission

Virginia State Code 15.2-2232

Findings, Proposed Harrisonburg City Public Schools

New High School Site Adjacent to I-81 and is Located Between Boxwood Court and East Kaylor Park Drive

On June 12, 2019, 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 Harrisonburg City Public Schools new high school site adjacent to Interstate 81 and is located between Boxwood Court and East Kaylor Park Drive (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 Planning and 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 Governmental/Quasi-Governmental.

Additionally, all the sites adjacent to this property, on the west side of Interstate 81 are designated and planned for commercial uses. A request is being made to rezone the site to B-2, General Business District, where educational uses are permitted by right.

The above findings are not without the Planning Commission's reservations associated with the trade-offs and costs. The Commission is concerned with the lack of pedestrian and bicycle facilities, limiting pedestrian and bicycle access to the school. The Commission hopes that future school planning can achieve the Comprehensive Plan's Objective 7.2 "[t]o carefully plan the location of new and updated Harrisonburg City Public School facilities to enhance, connect to, and be part of the surrounding community," and specifically Strategy 7.2.2 "[t]o design new schools to fit into surrounding neighborhoods or in areas designated for future residential development. Consideration should be given to making schools accessible by pedestrians and bicyclists, well-landscaped, with lighting not to intrude into the surrounding neighborhood, and to not be dominated by parking lots."

Respectfully Submitted,

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Gil Colman, Planning Commission Vice-Chair