

Rezoning & Special Use Permit – 161 and 241 Blue Ridge Drive



1. To rezone two parcels from R-1, Single Family Residential District to R-5C, High Density Residential District Conditional, and
2. For a special use permit to allow multi-family dwellings of more than 12 units per building.

Rezoning & Special Use Permit – 161 and 241 Blue Ridge Drive











Proffers (Summarized)

1. Occupancy Restrictions and Parking
2. Bicycle and Pedestrian Connection
3. Road and Sidewalk Improvements
4. Donation of Right-of-Way
5. Donation of Additional Parcels
6. Density and Unit Mix
7. Parking Lot Placement
8. Bus Shelter
9. Playground
10. Street Trees
11. Affordable Housing

Affordable Housing Proffer

For 15 years after the final certificate of occupancy is issued, 5% of the total number of units will be in the form of for-lease affordable dwelling units for households with incomes at or below 80% area median income (AMI). (NOTE: Family size will not be considered for thresholds.)

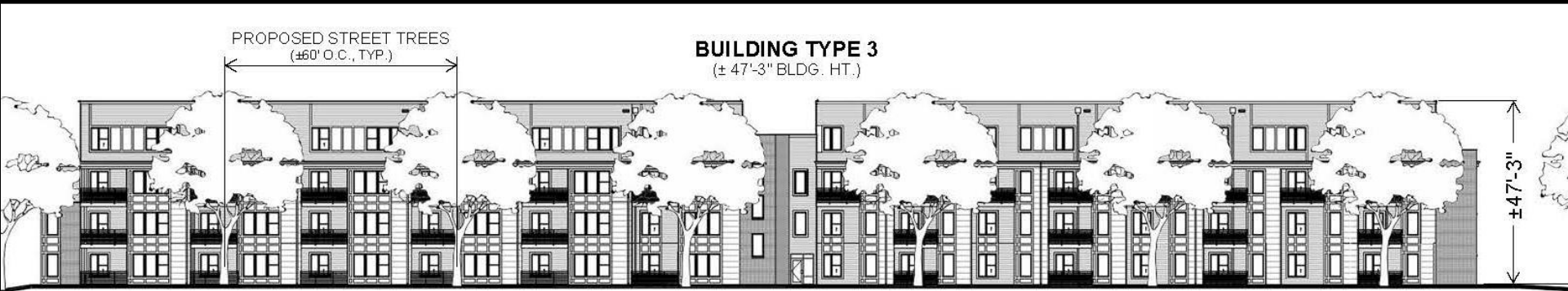
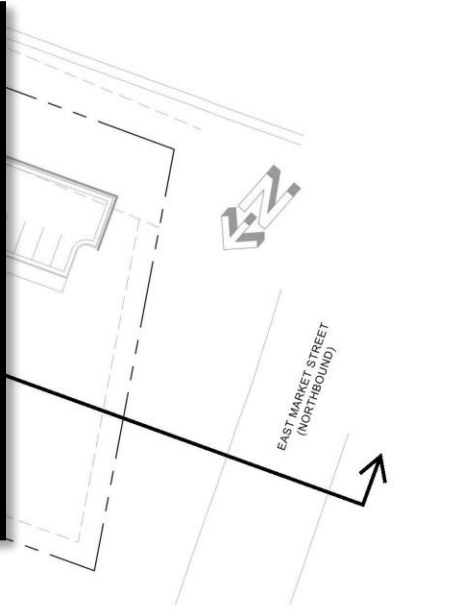
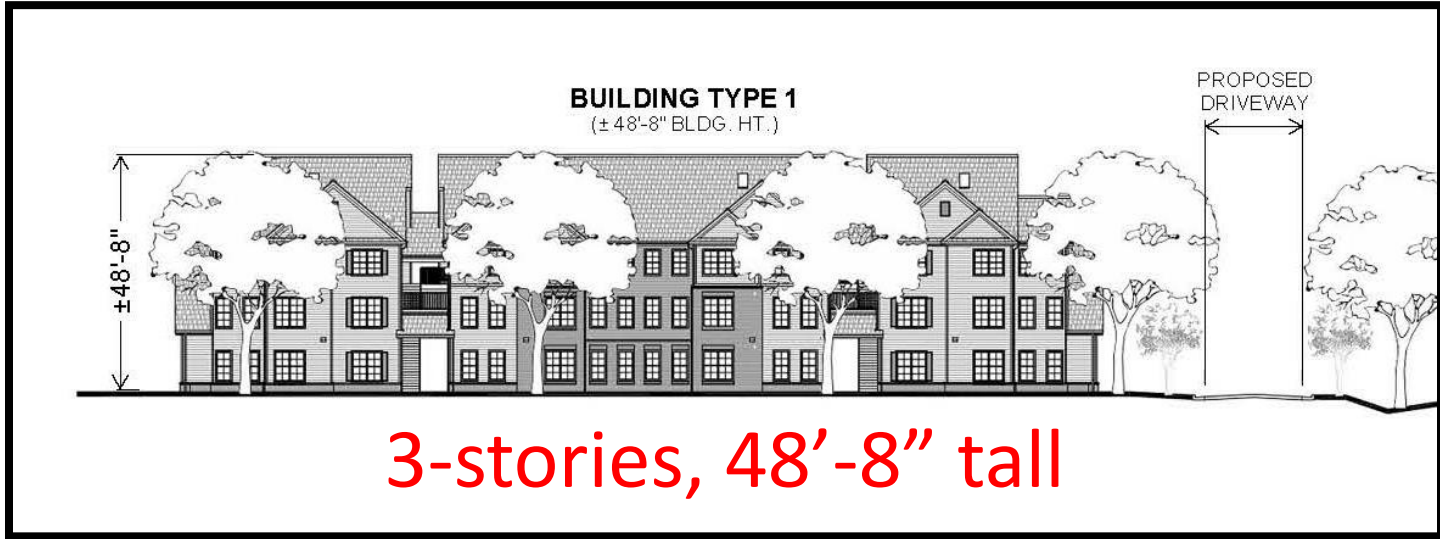
FY 2020 Income Limit Area	Median Family Income Explanation	FY 2020 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Harrisonburg, VA MSA	\$71,900	Very Low (50%) Income Limits (\$) Explanation	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500
		Extremely Low Income Limits (\$)* Explanation	15,100	17,250	21,720	26,200	30,680	35,160	39,640	44,120
		Low (80%) Income Limits (\$) Explanation	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900

If 142 dwellings constructed x 5% = 7.1 = 8 dwelling units reserved for households with incomes at or below 80% AMI



This plan is conceptual in nature, intended to depict general building/parking locations and vehicular/pedestrian circulation routes. Improvements depicted on this plan are subject to modification during the site plan review phase of the project.





4-stories, 47'-3" tall



VALLEY | ENGINEERING
IDEAS MADE REAL

Two41 Central
View From Oakland Street-
Looking Northeast



VALLEY | ENGINEERING
IDEAS MADE REAL

Two41 Central

View From Blue Ridge Drive-
Looking Southwest



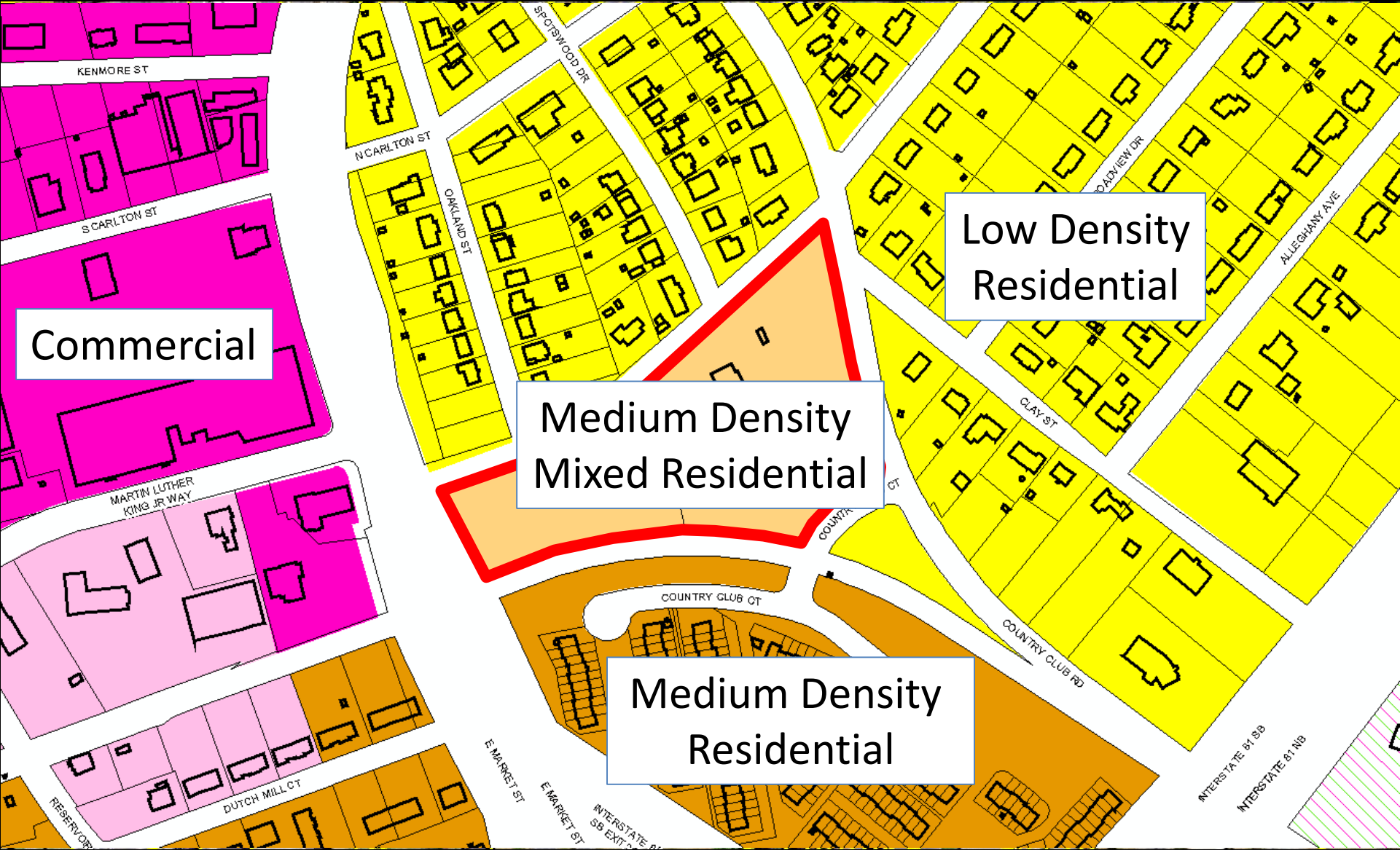
VALLEY | ENGINEERING
IDEAS MADE REAL

Two41 Central
View From Blue Ridge Drive-
Looking Northeast



This plan is conceptual in nature, intended to depict general building/parking locations and vehicular/pedestrian circulation routes. Improvements depicted on this plan are subject to modification during the site plan review phase of the project.





Commercial

Low Density Residential

Medium Density Mixed Residential

Medium Density Residential

Comprehensive Housing Assessment & Market Study

- Significant mismatch with many higher income households residing in more affordable units and lower income households residing in more costly units.
- Low rental vacancy rate indicates “a very tight market with an inadequate inventory. This creates high levels of competition within the market as renters compete for scarce units and where the lowest income households have the fewest options.”
- Only 10% of rental units are affordable to 0-30% AMI households, most of which are large units.
- The subject site within Market Type A - “priorities and policies that are appropriate to market Type A areas include an emphasis on increasing density through zoning changes, infill development and housing rehabilitation to maintain the quality of housing.”

Floodplain



- Design and layout.
- More compatible than the existing non-conforming ability.
- Existing conditions (utility lines, floodplain, railroad).
- Number of bedroom configurations.
- Adding residential units to the market (the City has a low vacancy rate).
- Affordable housing proffer.



Recommendation

Under the presumption that Option #2 as presented for the Zoning Ordinance amendments was previously approved, staff and Planning Commission (5-2) recommends approving the rezoning and SUP requests.

Proffers (Summarized)

1. Occupancy Restrictions and Parking
2. Bicycle and Pedestrian Connection
3. Road and Sidewalk Improvements
4. Donation of Right-of-Way
5. Donation of Additional Parcels
6. Density and Unit Mix
7. Parking Lot Placement
8. Bus Shelter
9. Playground
10. Street Trees
11. Affordable Housing

No more than 3
unrelated persons
per dwelling.
Minimum 1.5
parking spaces per
dwelling.



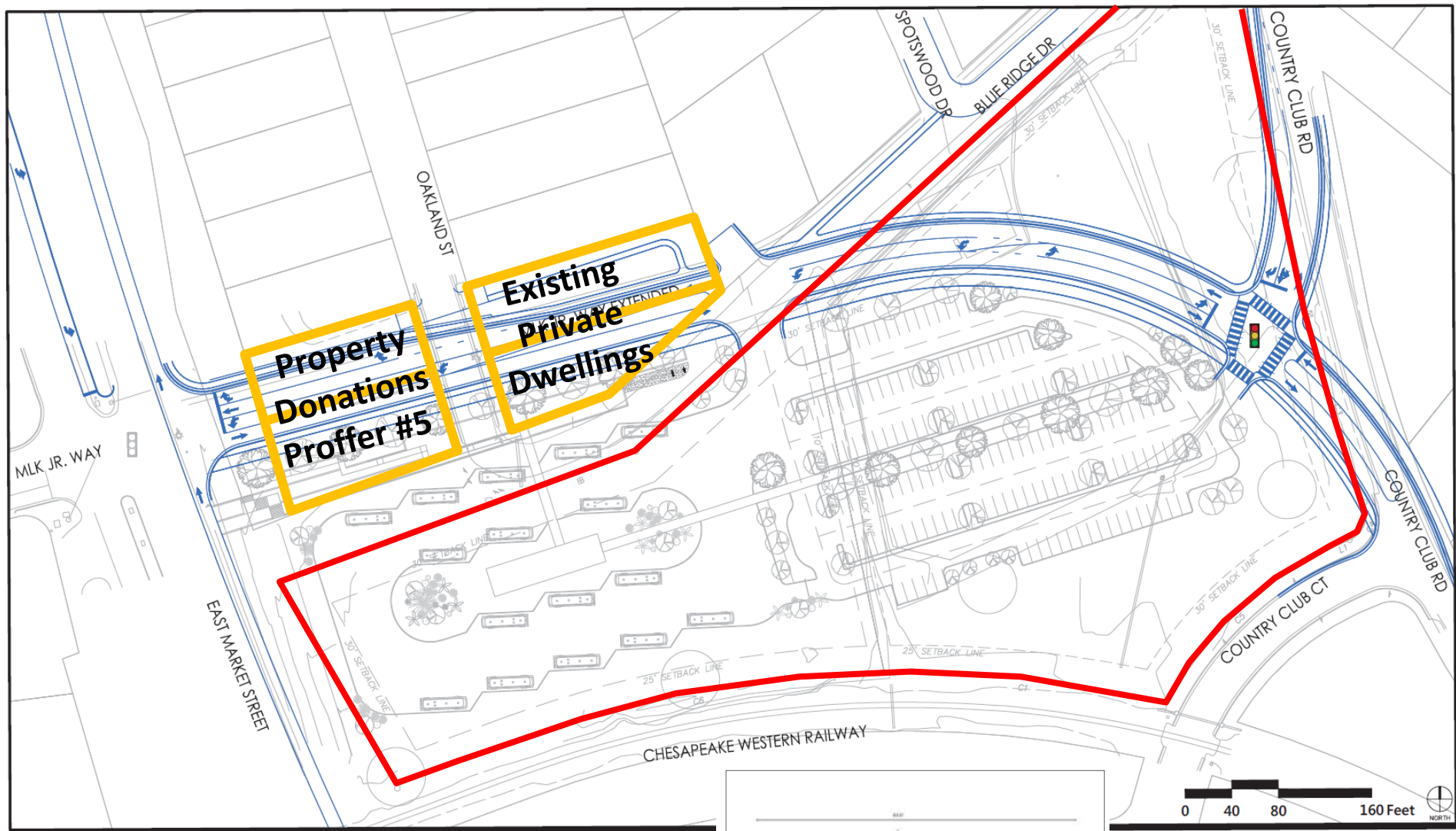
Proffer #5
Proffer #2

Proffer #3

Proffer #4

This plan is conceptual in nature, intended to depict general building/parking locations and vehicular/pedestrian circulation routes. Improvements depicted on this plan are subject to modification during the site plan review phase of the project.

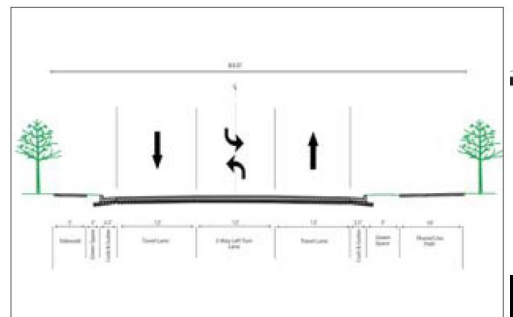




1600 Wilson Boulevard, Suite 360
 Arlington, Virginia 22209
 www.stantec.com



- Legend**
- Proposed Traffic Signal
 - Existing Traffic Signal



Preliminary Concept Design | January 2018
 City of Harrisonburg
 Downtown Transit Center
 241 Blue Ridge Drive, Harrisonburg VA 22802
 Figure No. 4.1 B
 Title Proposed Roadway
 Scale: 1" = 80'-0"

4.1.A Typical Section of MLK Jr. Way Extended

Proffers (Summarized)

1. Occupancy Restrictions and Parking
2. Bicycle and Pedestrian Connection
3. Road and Sidewalk Improvements
4. Donation of Right-of-Way
5. Donation of Additional Parcels
6. Density and Unit Mix
7. Parking Lot Placement
8. Bus Shelter
9. Playground
10. Street Trees
11. Affordable Housing

Maximum of 142 dwelling units, limited to 1, 2, and 3 bedroom units. Seventy-five (75%) of units shall be 2 bedrooms or less.



Proffer #10

This plan is conceptual in nature, intended to depict general building/parking locations and vehicular/pedestrian circulation routes. Improvements depicted on this plan are subject to modification during the site plan review phase of the project.



