



City of Harrisonburg, Virginia

Planning Commission

Virginia State Code 15.2-2232 Findings, Proposed New Harrisonburg City Hall

On April 9, 2014, at its regularly scheduled meeting, the Planning Commission for the City of Harrisonburg conducted a review of the proposed City Hall project (the Project) pursuant to Harrisonburg City Code Section 10-1-6 and Virginia Code Section 15.2-2232. The Planning Commission received the staff report of the Department of Planning and Community Development and heard comments from City staff and other interested members of the public.

After due consideration of the information and comments received regarding the Project, and of the City of Harrisonburg's current Comprehensive Plan, the Planning Commission finds the general or the approximate location, character, and extent of the Project is substantially in accord with the City's adopted Comprehensive Plan, particularly with Strategies 7.4.4, 7.4.5, 7.4.6; Objectives 15.1.1, 15.1.2; and Objective 18.5, and approves the Project. In addition the reasons for the Planning Commission's approval of the Project include the following:

1. The site of the Project is designated by the comprehensive Plan's Land Use Guide as Public/Semi-Public. The Comprehensive Plan specifically states that Public/Semi-Public lands include lands that are owned or leased by the City of Harrisonburg, and that a City Hall and City administrative and support facilities are examples of uses appropriate for Public/Semi-Public lands.
2. The site of the Project has been used continuously as city Administrative offices since 1960. The Planning and Community Development building will be demolished, with those services moving into the new building.
3. The site of the Project is zoned B-1, which permits public uses by right.
4. The Project is undergoing a formal site plan review by City staff to ensure compliance with all applicable state and local laws, regulations, and design standards.
5. A traffic impact study is not required for the Project. Moreover, the Project will improve traffic flow and safety on the site. Additionally, the site is located along South Main Street and South Liberty Street, two highly traveled and well known arterial streets, and the site is well connected to the City's overall transportation network.
6. The architect retained by the City to design the Project fully considered applicable historic preservation standards and the design of the Project mitigates the impact of the Project on the existing City Municipal Building. Furthermore, the design of the Project respects and complements the historic character of the city and the site of the Project.

Respectfully Submitted,

Deb Fitzgerald, Planning Commission Chair