

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on April 13, 2021 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Rezoning – 518 East Market Street (R-3C, Multiple Dwelling Conditional to R-3C, Medium Density Conditional – Proffer Amendment)

Public hearing to consider a request from Margaret Sheridan to rezone a +/- 16,624 square foot parcel from R-3C, Multiple Dwelling Residential District Conditional to R-3C, Medium Density Residential District Conditional. The Zoning Ordinance states the R-3, Multiple Dwelling Residential District is intended for medium- to high-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 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. minimum/unit; townhouses, 2,000 sq. ft. minimum/unit; other uses, 6,000 sq. ft. minimum and by special use permit multifamily, 3,000 sq. ft. minimum/unit. The Comprehensive Plan designates this site as Mixed Use. Mixed Use areas are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings. The property is addressed as 518 East Market Street and is identified as tax map parcel 27-B-2.

Rezoning – 486 West Market Street (R-3C, Multiple Dwelling Conditional to R-2C, Residential Conditional)

Public hearing to consider a request from Bridgewater College Properties, LLC to rezone a +/- 22,075 sq. ft. parcel from R-3C, Multiple Dwelling Residential District Conditional to R-2, Residential District. The Zoning Ordinance states that the R-3, Multiple Dwelling Residential District is intended for medium- to high-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 R-2, Residential District is intended for medium-density, single-family and duplex residential development. The residential density ranges for R-2 are single-family, 7,000 sq. ft. minimum and duplex, 5,500 sq. ft./unit. The Comprehensive Plan designates this site as Neighborhood Residential. These areas are typically older residential neighborhoods, which contain a mixture of densities and a mixture of housing types, but should have more single-family detached homes than other types of housing. This type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the desired character of the neighborhood. The property is addressed as 486 West Market Street and is identified as tax map parcel 35-P-22.

Zoning Ordinance Amendment – To Modify or Remove Conditions Associated with Multiple-Family Development Special Use Permits in the R-5, High Density Residential District

Public hearing to consider amendments to the Zoning Ordinance by modifying or removing the regulations contained in Section 10-3-55.6 (e) within the R-5, High Density Residential District. Section 10-3-55.6 (e) states that multi-family development special use permits may be approved if four conditions as determined by City Council are met. The four conditions are summarized as (1) existing multiple-family development,

or land planned for multiple-family development according to the Comprehensive Plan is located in close proximity to the proposed multiple-family development; (2) the applicant has demonstrated that adequate vehicular, transit, pedestrian and bicycle facilities currently serve the site, are planned to serve the site with reasonable expectation of construction within the timeframe of need created by the development, will be provided by the applicant at the time of development, or are not needed because of the circumstances of the proposal; (3) the applicant has demonstrated that the proposed multiple-family development's design is compatible with adjacent existing and planned single-family, duplex, and townhouse development; and (4) the applicant has shown that the site is environmentally suitable for multiple-family development.

Please note that in accordance with an Emergency Continuity of Governance Ordinance readopted by City Council on February 23, 2021, members of the public are not permitted in Council Chambers due to the Covid-19 pandemic, but are encouraged to participate and express their views electronically by emailing comments to <https://www.harrisonburgva.gov/agenda-comments>, or by calling in during the public hearing at the telephone number to be listed on the agenda. The agenda will be posted at <https://harrisonburg-va.legistar.com/Calendar.aspx>. Interested parties may watch the City Council meeting including the public hearing on Public Education Government Channel 3 or on the City's website at <https://harrisonburg-va.legistar.com/Calendar.aspx>.

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

CITY OF HARRISONBURG
Eric D. Campbell, City Manager

Advertisement Dates:
Monday, March 29, 2021
Monday, April 5, 2021