



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

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To: Planning Commission
From: Department of Community Development
Date: July 20, 2023 (Regular Meeting)
Re: Rezoning and Special Use Permit – 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court (R-3 to R-5C) (To Allow Multiple-Family Dwellings of More Than 12 Units Per Building)

Summary:

Project name	Sunchase Apartments
Address/Location	1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court
Tax Map Parcels	84-A-14 and 15
Total Land Area	+/- 19.5-acre
Property Owner	Sunchase Harrisonburg LLC
Owner's Representative	Trey Steigman
Present Zoning	R-3, Multiple Dwelling Residential District
Proposed Zoning	R-5C, High Density Residential District Conditional
Special Use Permit Request	Section 10-3-55.4(1) To Allow Multiple-Family Dwellings of More Than 12 Units Per Building
Staff Recommendation	Approval
Planning Commission	July 20, 2023 (Public Hearing)
City Council	Anticipated August 22, 2023 (First Reading/Public Hearing) Anticipated September 12, 2023 (Second Reading)

Background:

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

Site: Sunchase Apartments, zoned R-3

North: Across Neff Avenue and adjacent to the site, Arcadia Apartments, retail uses and offices, zoned R-3 and B-2

East: Across Reservoir Street, Harriet Tubman Cultural Center, Church, zoned R-3 and B-2

South: Single Family attached and detached dwellings, zoned R-3

West: A Dream Come True Playground, zoned R-1

Key Issues:

The applicant, Sunchase Harrisonburg LLC, is requesting to rezone a +/- 19.5-acre property from R-3, Multiple Dwelling Residential District to R-5C, High Density Residential District Conditional and is simultaneously requesting a Special Use Permit (SUP) per Section 10-3-55.4 (1) of the Zoning Ordinance (ZO) to allow multiple-family dwellings of more than twelve (12) units per building in the R-5, High Density Residential District. The +/- 19.5-acre property has multiple addresses including: 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, and 1948 Sunchase Drive and 720, 723, 728, 736, and 744 Chase Court. The sites are identified as tax map parcels 84-A-14 and 15.

If the requests are approved, the applicant intends to add 20, four-bedroom dwelling units to the property. The applicant describes that they have 10 buildings on the property that have basement and storage spaces that can be converted into apartment units.

Proffers

The applicant has offered the following proffers (written verbatim):

- The maximum number of dwelling units proposed for Lot 1 TMP 084-A-14 is 208 Units.
- The maximum number of dwelling units proposed for Lot 2 TMP 084-A-15 is 28 Units.

The applicant is proffering the maximum total number of new dwelling units that can be built on the properties is 20. There are currently 216 multiple-family dwelling units on the property consisting of two parcels. A rezoning to the R-5 district without proffers for either of the two parcels could have up to 471 dwelling units. With the submitted proffers, the maximum number of dwelling units is 236.

Land Use

The Comprehensive Plan designates the site as High Density Residential and states:

These areas have been developed or are planned for development that have the highest residential density ranges outside of the downtown area and properties designated Mixed Use by the Land Use Guide. Density is planned to allow up to 24 dwelling units per acre. While a number of existing multifamily developments and areas adjacent to such developments are identified as High Density Residential, residential land use could include small-lot single-family detached and single-family attached neighborhoods. In special circumstances, non-residential uses may be appropriate.

Staff believes the rezoning and approving the SUP is in line with Comprehensive Plan. With the submitted proffers, the maximum density is 12.1 units per acre, which is well within the planned density.

Regarding off-street parking, if the rezoning and SUP are approved, no additional parking is needed to be in compliance with the ZO. Sunchase currently has 114 more parking spaces than the ZO requires. Presently, the site contains a total of 870 parking spaces. The ZO, however, requires 756 spaces because they have 216 dwelling units and the ZO requirement is 3.5 spaces for each dwelling unit with four or more bedrooms. If they create 20 new four-bedroom dwelling units, these units would require 70 parking spaces for a grand total of 826 required parking spaces. If no

additional parking is constructed, the site would still have 44 more parking spaces than what the ZO requires.

Transportation and Traffic

A traffic impact analysis (TIA) was not required for the rezoning and SUP requests.

Public Water and Sanitary Sewer

Staff has no concerns regarding water and sanitary sewer service availability for the proposed development.

Housing Study

The City’s Comprehensive Housing Assessment and Market Study (Housing Study) places the subject site within Market Type A. Among other things, this Market Type is characterized by high population growth. The study notes that Market Type A has “above median overall access to amenities such as public transit within walking distance, full-service grocery stores, and multiple parks and recreation facilities.” The study also notes that “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.”

Public Schools

The student generation attributed to the proposed 20 residential units is estimated to be two students. Based on the School Board’s current adopted attendance boundaries, Stone Spring Elementary School, Skyline Middle School, and Harrisonburg High School would serve the students residing in this development. Harrisonburg City Public Schools (HCPS) staff noted that schools are over capacity in many of the schools.

Recommendation

Staff recommends approval of both the rezoning and special use permit.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Recommend approval of the rezoning request and SUP request as presented by the applicant;
- (b) Recommend approval of the rezoning and SUP request with suggested conditions;
- (c) Recommend approval of the rezoning and SUP request with other conditions;
- (d) Recommend approval of the rezoning request and denial of the SUP; or
- (e) Recommend denial of both the rezoning and SUP request.

Community Engagement:

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

Rezoning – 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court

Public hearing to consider a request from Sunchase Harrisonburg LLC to rezone a +/- 19.5-acre property from R-3, Multiple Dwelling Residential District to R-5, High Density 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-5, High Density Residential District is intended for medium to high density residential development, including townhouses and multiple family dwelling units, together with certain governmental, educational, religious, recreational and utility uses. The residential density ranges for the R-5 district are multifamily, 1,800 sq. ft. minimum/unit; multifamily quadraplex, 3,000 sq. ft. minimum/unit; and townhouse, 2,000 sq. ft. minimum/unit. The Comprehensive Plan designates site area as High Density Residential. These areas have been developed or are planned for development that have the highest residential density ranges outside of the downtown area and properties designated Mixed Use by the Land Use Guide. Density is planned to allow up to 24 dwelling units per acre. While a number of existing multi-family developments and areas adjacent to such developments are identified as High Density Residential, residential land use could include small-lot single-family detached and single-family attached neighborhoods. In special circumstances, non-residential uses may be appropriate. The property is addressed as 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court and is identified as tax map parcel numbers 84-A-14 and 15.

Special Use Permit – 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court (To Allow Multiple-Family Dwellings of More Than 12 Units Per Building)

Public hearing to consider a request from Sunchase Harrisonburg LLC for a special use permit per Section 10-3-55.4(1) of the Zoning Ordinance to allow multiple-family dwellings o more than twelve (12) units per building in the R-5, High Density Residential District. The +/- 19.5-acre property is addressed as 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court and is identified as tax map parcel numbers 84-A-14 and 15.

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 rezoning request and SUP request as presented by the applicant.

Attachments:

1. Site maps

2. Application and supporting documents

Review:

N/A