

STATE OF VIRGINIA
CITY OF HARRISONBURG, to wit:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, March 9, 2021, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Rezoning – Virginia Mennonite Retirement Community Master Plan Amendment

Public hearing to consider a request from Virginia Mennonite Retirement Community, Inc. (VMRC) to rezone +/- 0.67 acres by amending the existing master plan area known as Park Village by adding two parcels. If approved, the two parcels would be rezoned from R-2, Residential District to R-2C, Residential District Conditional/I-1, Institutional Overlay. The Zoning Ordinance states 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 I-1, Institutional Overlay District is intended to provide for orderly development of certain nonprofit institutional uses and is created as a special overlay district to be superimposed on base districts by approval of City Council. Dimensional and density regulations in the I-1 district are intended to supplement those permitted in the underlying zoning classification. If this request is approved, the lots would be permitted to have reduced front, side, and rear yard setbacks than what is typically regulated by the R-2 district. 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 two parcels are addressed as 1543 Park Road, and 1550 and 1552 College Avenue and are identified as tax map parcels 51-D-9 and 52-G-1, respectively.

Please note that in accordance with an Emergency Continuity of Governance Ordinance adopted by City Council on April 6, 2020, 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.

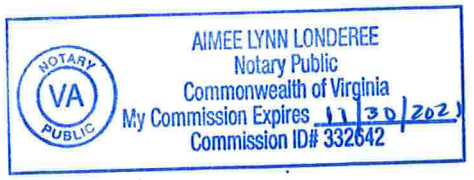
Given under my hand this 11th day of February, 2021



Subscribed and sworn to before me this 11th day of February 2021, a Notary Public in and for the Commonwealth of Virginia.



My commission expires 11/30/2021



Park Village Inc
1501 Virginia Avenue
Harrisonburg, VA 22802

Stephen King
County of Rockingham
PO Box 1252
Harrisonburg, VA 22803

52-G-2 R-2
King Justin R Heidi B
1560 College Avenue
Harrisonburg, VA 22802

51-G-13 R-2
May Mary Jane
1559 College Avenue
Harrisonburg, VA 22802

51-G-12 R-2
James L Mullenex Trustee
1557 College Avenue
Harrisonburg, VA 22802

51-G-7 & 8 R-2
Secrist Michael D Melissa L
12218 Birds Nest Road
Hinton, VA 22831

51-D-7 & 8 R-2
Zook Darrell Gwendolyn
1236 Upland Drive
Harrisonburg, VA 22802

51-D-5 & 6 R-2
Eberly Maurita Willard Eva
1538 College Avenue
Harrisonburg, VA 22802

51-D-10 R-2
Patricia Grieser Vickie Huddle
1539 Park Road
Harrisonburg, VA 22802

RZ VMRC MASTER PLAN AMEND

