



# 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.











# 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

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





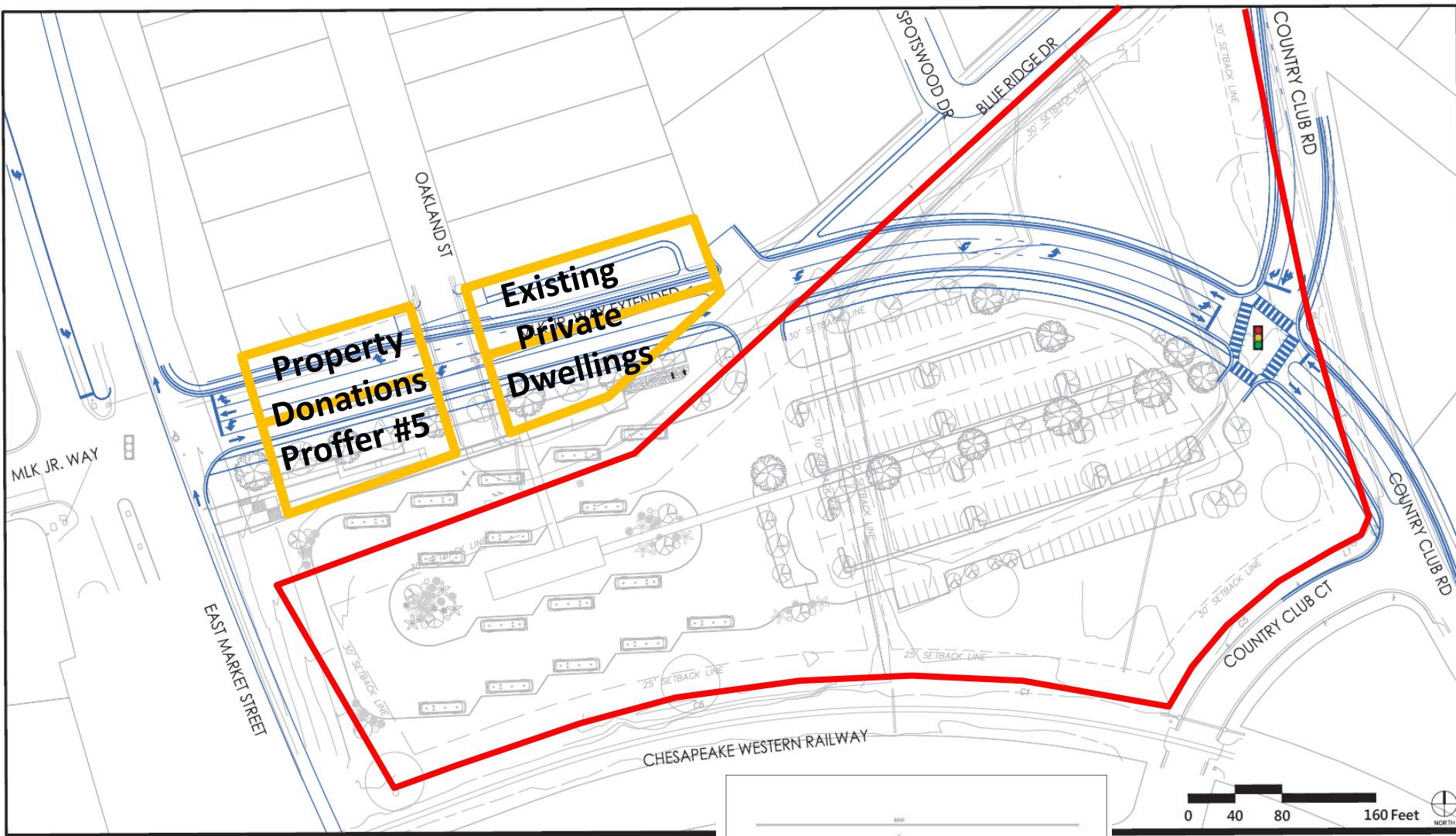
Proffer #3

Proffer #4

Proffer #5  
Proffer #2

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.

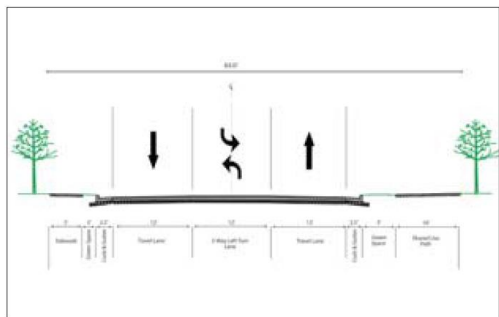




1600 Wilson Boulevard, Suite 360  
 Arlington, Virginia 22209  
 www.stantec.com



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



4.1A Typical Section of MLK Jr. Way Extended



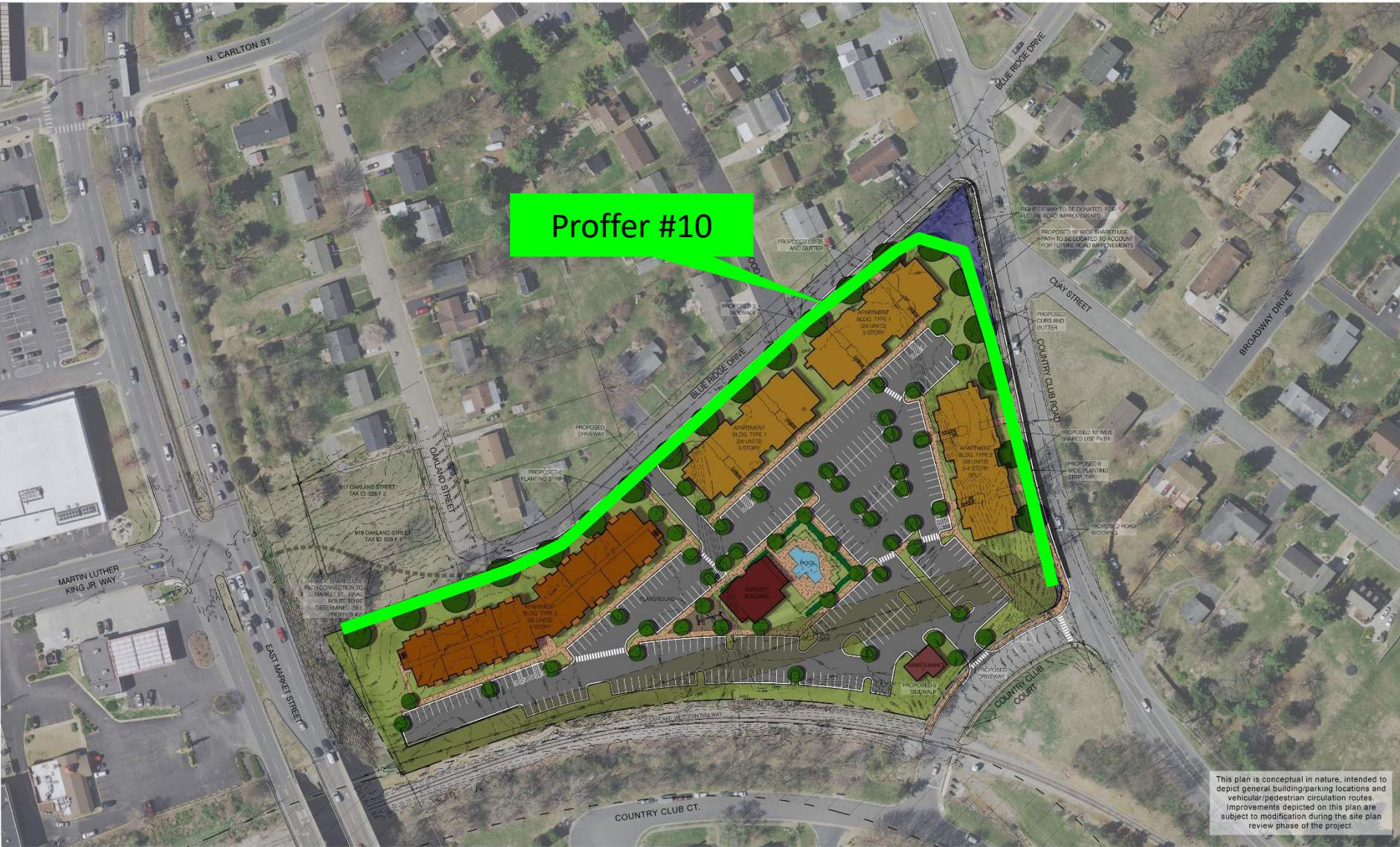
Preliminary Concept Design | January 2018  
 Client/Project  
 City of Harrisonburg  
 Downtown Transit Center  
 241 Blue Ridge Drive, Harrisonburg VA 22802  
 Figure No.  
 4.1 B  
 Title  
 Proposed Roadway  
 Scale: 1" = 80'-0"

# 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



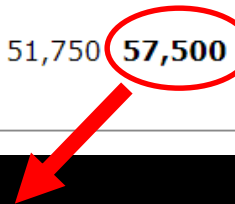
This plan is conceptual in nature, intended to depict general building/parking locations and vehicular/pedestrian circulation routes. Improvements depicted on the site plan are subject to modification during the site plan review phase of the project.



# 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 <b>Explanation</b>	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 (\$) <b>Explanation</b>	25,200	28,800	32,400	<b>35,950</b>	38,850	41,750	44,600	47,500
		Extremely Low Income Limits (\$)* <b>Explanation</b>	15,100	17,250	21,720	<b>26,200</b>	30,680	35,160	39,640	44,120
		Low (80%) Income Limits (\$) <b>Explanation</b>	40,250	46,000	51,750	<b>57,500</b>	62,100	66,700	71,300	75,900

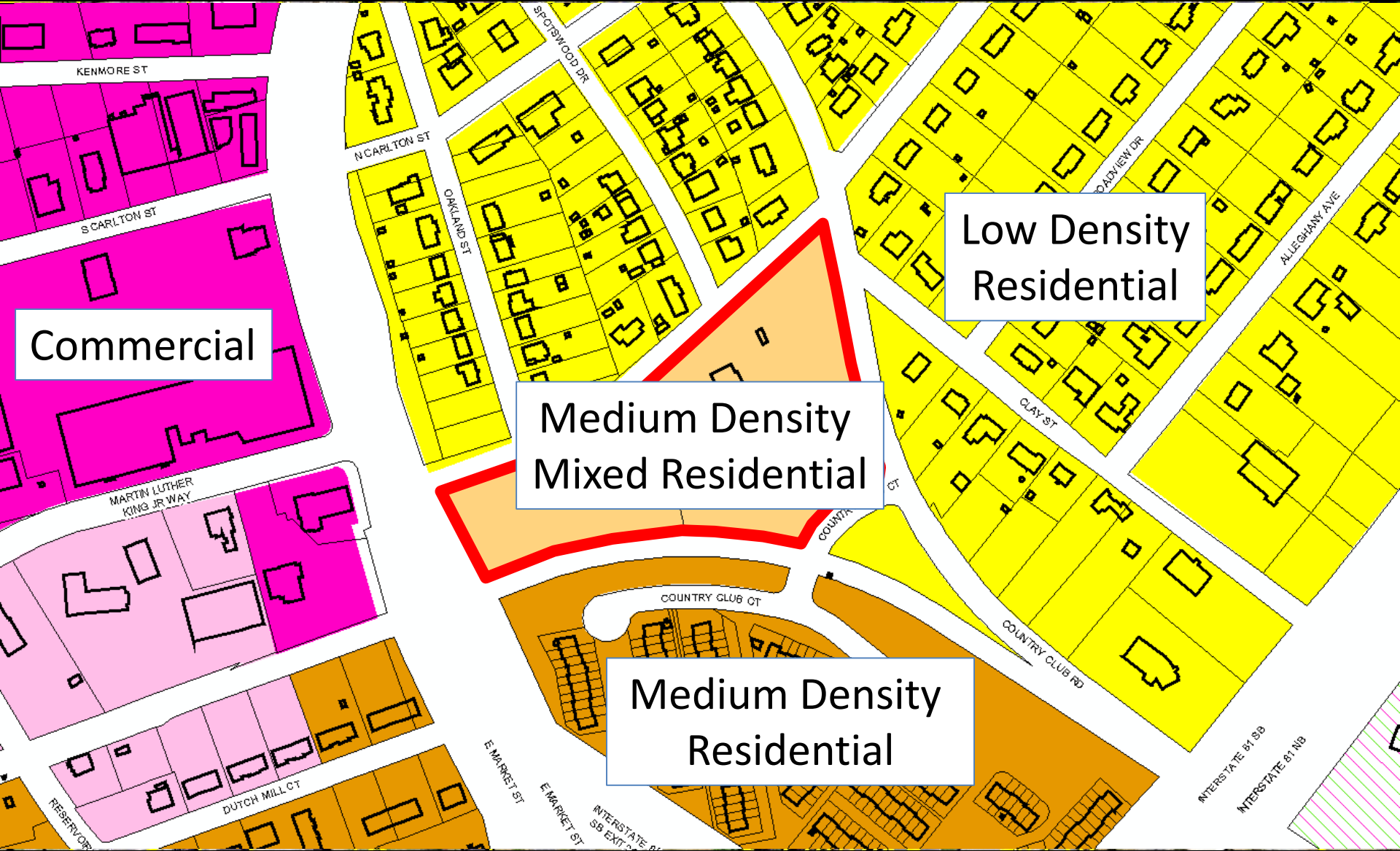


# Section 10-3-55.6 (e)

Multiple-family development SUPs may be approved if the following conditions as determined by City Council are met:



- 4) The applicant has shown that the site is environmentally suitable for multiple-family development. There shall be adequate area within the site, or the development shall be designed, to accommodate buildings, roads and parking areas with minimal impact on steep slopes and floodplains.



Commercial

Low Density Residential

Medium Density Mixed Residential

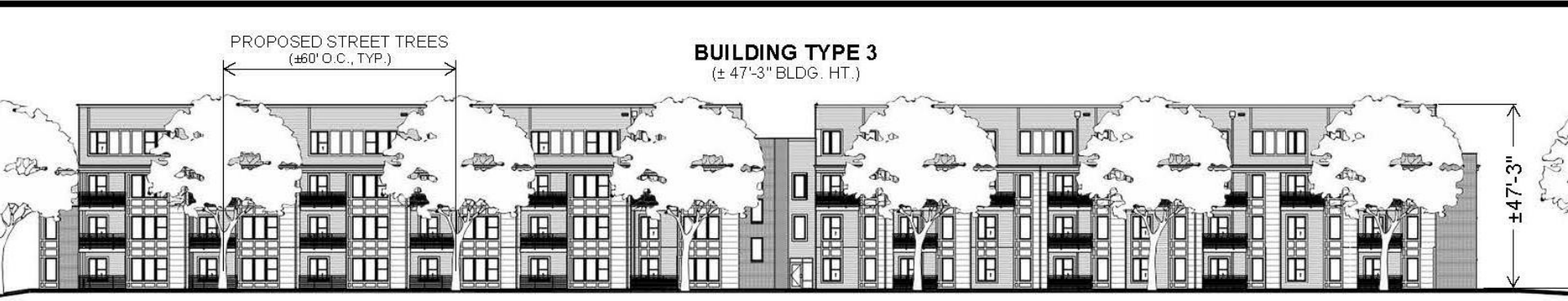
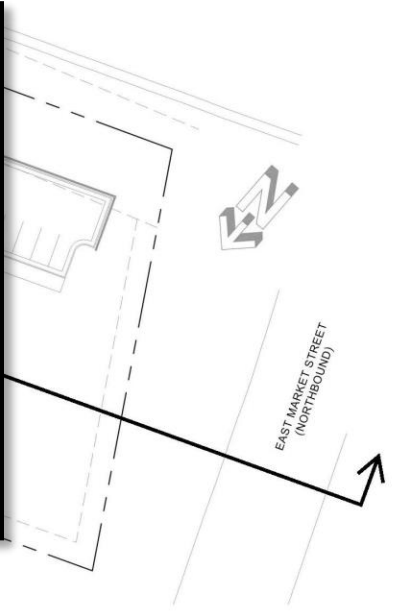
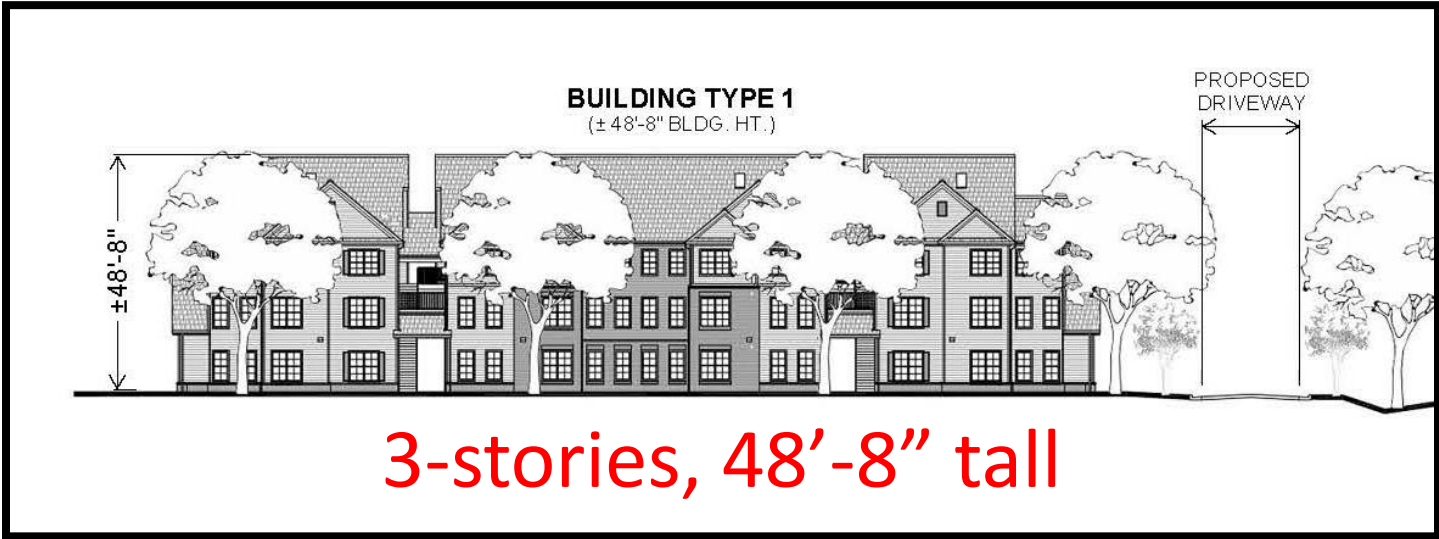
Medium Density Residential



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

- 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.

Traffic



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.

# Recommendation

**Staff and Planning Commission (4-2) recommends denying the rezoning and SUP requests.**

As indicated above, staff believes that the applicant's proposal for one, two, and three-bedroom unit multi-family buildings has merit. Unfortunately, staff finds it difficult to believe that the conditions within Section 10-3-55.6 (e) (1) and (3) of the ZO have been met, and therefore staff cannot support the applicant's request for rezoning and SUP, and recommends denial of both requests. However, staff believes consideration should be given to whether or not the regulatory controls within Section 10-3-55.6 (e) should be alleviated or removed. These regulations were created in 2007 and could no longer be relevant or needed. Additionally, if Planning Commission desires, staff can also review the Land Use Guide and evaluate whether amendments should be made for this site. This may be appropriate to do after the housing study is completed in January 2021.

