

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on January 8, 2019 at 7:00 p.m., or as soon as the agenda permits, in the City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia, to consider the following:

Special Use Permit – 701 Port Republic Road (Section 10-3-91 (2), Warehousing in B-2)

Public hearing to consider a request from Harrisonburg Port Road Station, LLC for a special use permit per section 10-3-91 (2) of the Zoning Ordinance to allow warehousing and other storage facilities within the B-2, General Business District. The +/- 36,590 sq. ft. property is located at 701 Port Republic Road and is identified as tax map parcel 12-M-2.

Rezoning - 110 Old South High Street & 70 South High Street (R-3/M-1 to B-1C)

Public hearing to consider a request from Community Mennonite Church to rezone 1.29 +/- acres from R-3, Medium Density Residential District and M-1, General Industrial District to B-1C, Central Business District Conditional. The Zoning Ordinance states that 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/unit; townhouses, 2,000 sq. ft. minimum per unit; other uses, 6,000 sq. ft. minimum and by special use permit multi-family, 3,000 sq. ft. minimum per unit. The M-1, General Industrial District is intended primarily for manufacturing, processing, storage, and distribution activities, which are not properly associated with, nor compatible with, residential and institutional development. No minimum lot size restrictions exist in the M-1, General Industrial District. The B-1, Central Business District is intended as an urban and regional center for the conduct of commercial, financial, professional and governmental activities to which the public requires direct and frequent access. No minimum lot size or setback restrictions exist in the B-1, Central Business District. The Comprehensive Plan designates this area as Mixed Use. This designation includes both existing and proposed areas for mixed use. Mixed Use areas shown on the Land Use Guide map are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. Mixed Use can take the form of a single building, a single parcel, a city block, or entire neighborhoods. Quality architectural design features and strategic placement of green spaces for large scale developments will ensure development compatibility of a mixed use neighborhood with the surrounding area. These areas are prime candidates for “live-work” and traditional neighborhood developments (TND). Live-work developments combine residential and commercial uses allowing people to both live and work in the same area. The scale and massing of buildings is an important consideration when developing in Mixed Use areas. Commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way. 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: single-family detached, single-family attached (duplexes and townhomes), and multi-family buildings. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings. The properties are addressed as 110 Old South High Street, 70 South High Street and 163 and 166 West Water Street and are identified as tax map parcels 25-C-11 and 35-X-14, 15.

Zoning Ordinance Amendment – Section 10-3-84 (5), Religious, Educational, Charitable, and Benevolent Institutional Uses

Public hearing to consider a request to amend Section 10-3-84 (5) of the Zoning Ordinance to remove language that currently prohibits religious, educational, and benevolent institutional uses within the B-1, Central Business District from providing housing facilities on the same property. Currently, “[r]eligious, educational, charitable and benevolent institutional uses, which do not provide housing facilities” are allowed as a by right use. The words, “which do not provide housing facilities” are proposed to be removed to allow religious, educational, and benevolent institutional uses to have housing facilities on the same property or within the same structure.

Publication dates:

Monday, December 24, 2018

Monday, December 31, 2018