

HCPS New High School Site



1. 15.2-2232 Review – Receive Planning Commission’s findings that the public facility is in substantial accord with the Comprehensive Plan.
2. Rezoning from R-5C to B-2.



LOVE CR

TASHA CR

BAXTER DR

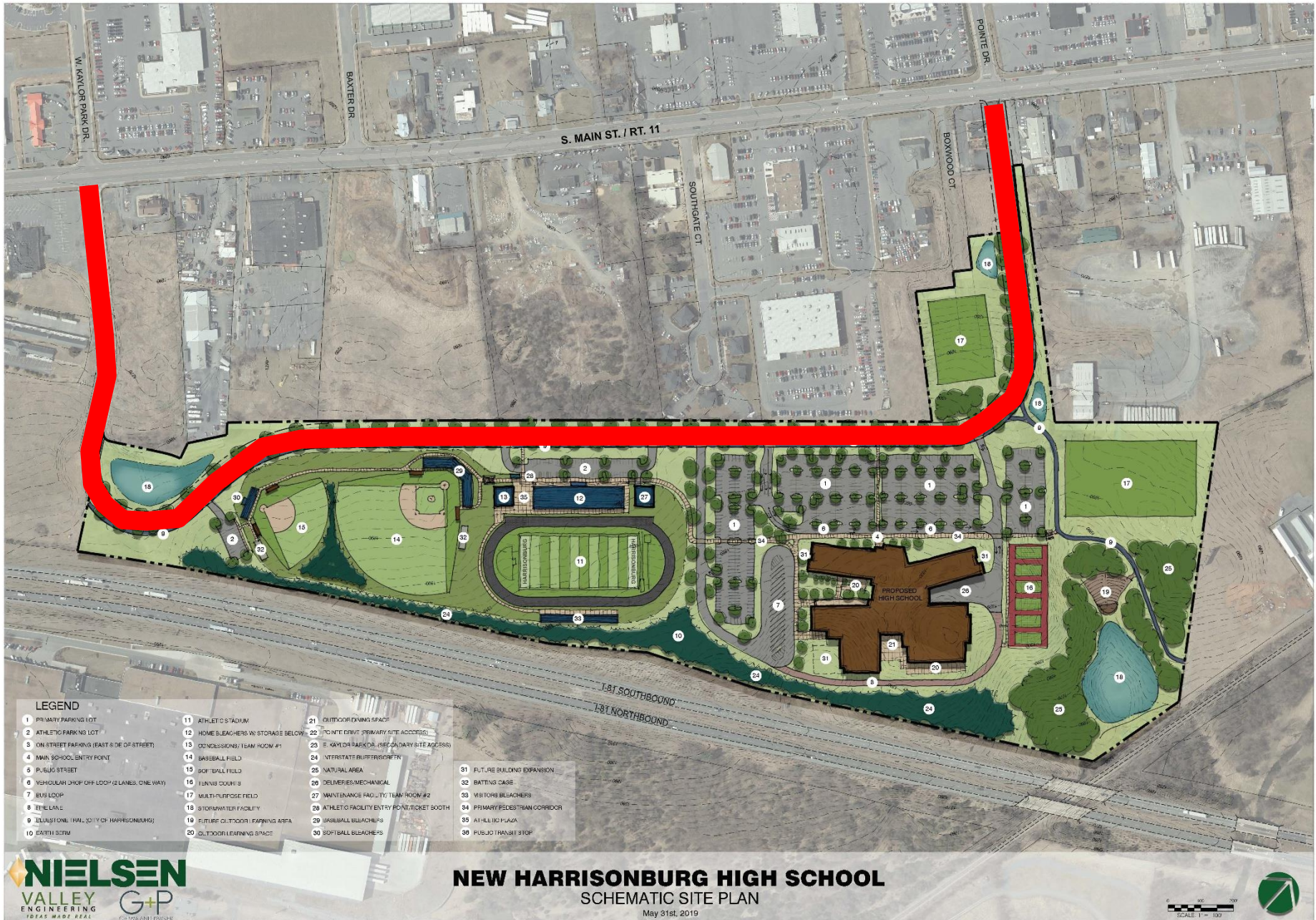
S MAIN ST

SOUTHGATE CT

BOXWOOD CT

E KAYLOR PARK DR

INTERSTATE 61 SB
INTERSTATE 61 NB

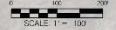


LEGEND

- | | | |
|---|------------------------------------|---|
| 1 PRIMARY PARKING LOT | 11 ATHLETIC STADIUM | 21 OUTDOOR DINING SPACE |
| 2 ATHLETIC PARKING LOT | 12 HOME BLEACHERS W/ STORAGE BELOW | 22 TO NITE DRIVE (PRIMARY SITE ACCESS) |
| 3 ON STREET PARKING (EAST & DE OF STREET) | 13 CONCESSIONS / TEAM ROOM #1 | 23 E. KAYLOR PARK DR. (SECONDARY SITE ACCESS) |
| 4 MAIN SCHOOL ENTRY POINT | 14 BASEBALL FIELD | 24 INTERSTATE PLUFF/GRADEN |
| 5 PUBLIC STREET | 15 SOFTBALL FIELD | 25 NATURAL AREA |
| 6 VEHICULAR SHOP OFF LOOP (LANES: ONE WAY) | 16 TENNIS COURTS | 26 DELIVERIES/MECHANICAL |
| 7 BUS LOOP | 17 MULTI-PURPOSE FIELD | 27 MAINTENANCE FACILITY / TEAM ROOM #2 |
| 8 TRAIL LANE | 18 STORMWATER FACILITY | 28 ATHLETIC FACILITY ENTRY POINT/TICKET BOOTH |
| 9 BUSSTOP ONE (TRAIL) (211 OF HARRISONBURG) | 19 FUTURE OUTDOOR LEARNING AREA | 29 BASEBALL BLEACHERS |
| 10 EARTH BERM | 20 OUTDOOR LEARNING SPACE | 30 SOFTBALL BLEACHERS |
| | | 31 FUTURE BUILDING EXPANSION |
| | | 32 BATTING CAGE |
| | | 33 VISITORS BLEACHERS |
| | | 34 PRIMARY PEDESTRIAN CORRIDOR |
| | | 35 AT HILL TOP PLAZA |
| | | 36 PUBLIC TRANSIT STOP |

**NEW HARRISONBURG HIGH SCHOOL
SCHEMATIC SITE PLAN**

May 31st, 2019



15.2-2232 Review

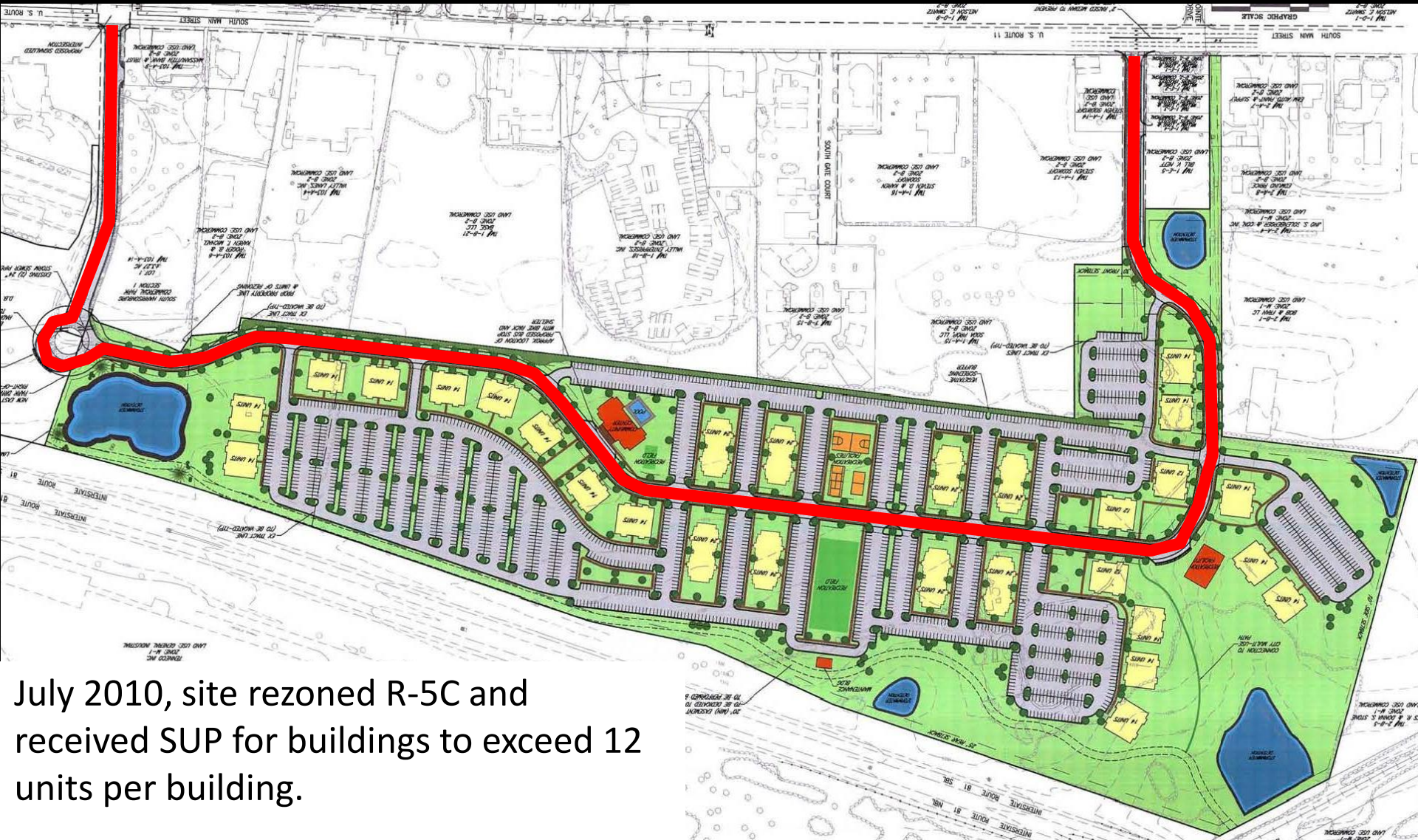
- Review is required whenever a project is proposed to construct, establish, or authorize a public facility not shown on the comprehensive plan.
- The location, character and extent of the public facility must be approved as being substantially in accord with the adopted comprehensive plan.
- Planning Commission shall communicate findings to City Council.

Planning Commission's Findings

PC determined (6-0) that the general or approximate location, character, and extent of the site is substantially in accord with the City's adopted Comprehensive Plan, which designates the site as Governmental/Quasi-Governmental.

The above findings are not without the Planning Commission's reservations associated with the trade-offs and costs. The Commission is concerned with the lack of pedestrian and bicycle facilities, limiting pedestrian and bicycle access to the school. The Commission hopes that future school planning can achieve the Comprehensive Plan's Objective 7.2 "[t]o carefully plan the location of new and updated Harrisonburg City Public School facilities to enhance, connect to, and be part of the surrounding community," and specifically Strategy 7.2.2 "[t]o design new schools to fit into surrounding neighborhoods or in areas designated for future residential development. Consideration should be given to making schools accessible by pedestrians and bicyclists, well-landscaped, with lighting not to intrude into the surrounding neighborhood, and to not be dominated by parking lots."

Rezoning – Existing Proffers



July 2010, site rezoned R-5C and received SUP for buildings to exceed 12 units per building.

Rezoning

Request to rezone from R-5C to B-2.

- Rezoning would remove all proffers associated with R-5C zoning approved in 2010.
- B-2 matches existing Commercial land use designations as shown in Comprehensive Plan's Land Use Guide.
- Educational use is allowed by right in B-2.
- B-2 provides more flexibility with setback and height regulations.

Recommendation

Staff and Planning Commission (6-0) recommends approving the rezoning request from R-5C to B-2.