

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on September 14, 2021 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Rezoning – Parcel at the Terminus of Suter Street (R-2 to R-8C)

Public hearing to consider a request from PDY LLC to rezone a +/- 2.03-acre parcel from the R-2, Residential District to the R-8, Small Lot Residential District Conditional. The Zoning Ordinance states the R-2, Residential District is intended for medium-density, single-family and duplex residential development. The Zoning Ordinance states the R-2, Residential District is intended for medium-density, single-family and duplex residential development. The R-8, Small Lot Residential District is intended for medium- to high-density residential development that includes single-family detached, duplex, and in special circumstances townhouse development. The residential density ranges for R-8 are single-family, 2,800 sq. ft. minimum; duplex, 1,800 sq. ft. minimum/unit; townhouses, 1,800 sq. ft. minimum/unit; and other uses, 6,000 sq. ft. minimum. The Comprehensive Plan designates this site as Medium Density Mixed Residential. These areas have been developed or are planned for small-lot single-family detached and single-family attached (duplexes and townhomes) neighborhoods, where commercial and service uses might be finely mixed within residential uses or located nearby along collector and arterial streets. Mixed-use buildings containing residential and non-residential uses and multi-family dwellings could be appropriate under special circumstances. The gross density of development in these areas could be around 20 dwelling units per acre. The property is located at the terminus of Suter Street and is identified as tax map parcel 41-C-41.

Special Use Permit – Parcel at the Terminus of Suter Street (To Allow Townhomes in the R-8 District)

Public hearing to consider a request from PDY LLC for a special use permit per Section 10-3-59.4 (1) of the Zoning Ordinance to allow attached townhomes of not more than eight units within the R-8, Small Lot Residential District. The +/- 2.03-acre property is located at the terminus of Suter Street and is identified as tax map parcel 41-C-41.

Rezoning – 1051 & 1351 Peach Grove Avenue (The Residence & Shoppes at Peach Grove) (R-5C, High Density Residential Conditional Proffer Amendment)

Public hearing to consider a request from Skylar & Talli, LLC to amend proffers for a +/- 5.44-acre property zoned R-5C, High Density Residential Conditional. The Zoning Ordinance states 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 this site as Mixed Use. Mixed Use areas are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. 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. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings. The property is addressed at 1051 & 1351 Peach Grove Avenue and is identified as tax map parcel 92-F-10.

Rezoning – 601 Pear Street, Cobber's Valley Development (R-1 to R-8C)

Public hearing to consider a request from Cobbler's Valley Development Inc. to rezone a +/-3.14-acre portion of a +/- 5.7-acre parcel from R-1, Single Family Residential to R-8, Small Lot Residential Conditional. The Zoning Ordinance states the R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. 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 this site as Medium Density Mixed Residential. These areas have been developed or are planned for small-lot single-family detached and single-family attached (duplexes and townhomes) neighborhoods, where commercial and service uses might be finely mixed within residential uses or located nearby along collector and arterial streets. Mixed-use buildings containing residential and non-residential uses and multi-family dwellings could be appropriate under special circumstances. The gross density of development in these areas could be around 20 dwelling units per acre. The property is addressed at 601 Pear Street and is identified as tax map parcel 8-E-2.

Special Use Permit – 601 Pear Street, Cobber’s Valley Development (To Allow Townhomes in the R-8 District)

Public hearing to consider a request from Cobbler’s Valley Development Inc for a special use permit per Section 10-3-59.4(1) of the Zoning Ordinance to allow attached townhomes of not more than eight units within the R-8, Small Lot Residential District. The +/- 3.14-acre property is addressed at 601 Pear Street and is identified as tax map parcel 8-E-2.

Residents/Media will be able to attend the meeting according to best practices and procedures associated with pandemic disaster.

1. Masks must be worn by those unvaccinated
2. Social Distance rules will apply

The Public can also view the meeting live on:

- The City’s website, <https://harrisonburg-va.legistar.com/Calendar.aspx>
- Public Education Government Channel 3

A phone line will also be live where residents will be allowed to call in and speak with City Council during the Public Hearings and the Public Comments portion of the night’s meeting. We ask those that wish to speak during the public comment period to not call in until after all the public hearings and public comment on those have been heard. This will avoid anyone calling on any other item from holding up the queue and then being asked to call back at a later time.

The telephone number to call in is: (540) 437-2687

Residents also may provide comment prior to the meeting by visiting this page:

www.harrisonburgva.gov/agenda-comments

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.

CITY OF HARRISONBURG
Eric D. Campbell, City Manager

Advertisement Dates:

Monday, August 30, 2021

Tuesday, September 7, 2021