

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on April 12, 2022 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Rezoning – 1441, 1451, 1477 North Main Street (M-1 to B-2C)

Public hearing to consider a request from Northside LLC with representatives Holtzman Oil Corporation to rezone four parcels from M-1, General Industrial District to B-2C, General Business District Conditional.

The Zoning Ordinance states that 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. The B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. The Comprehensive Plan designates this site as Industrial. These areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development, and related activities. They include the major existing and future employment areas of the City. The site totals +/- 4-acres, is addressed as 1441, 1451, and 1477 North Main Street and is identified as tax map parcels 42-B-12, 13 & 14 and 44-B-2.

Rezoning – 797 Chicago Avenue (B-2 and B-2C to R-5C)

Public hearing to consider a request from Turkey Properties LLC to rezone a +/- 2.32-acre portion of a +/- 2.5-acre parcel from B-2, General Business District and B-2C, General Business District Conditional to R-5C, High Density Residential District Conditional. The Zoning Ordinance states that the B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. 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. 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. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings. The site is addressed as 797 Chicago Avenue and is identified as tax map parcel 39-P-1.

Special Use Permit – 797 Chicago Avenue (Section 10-3-55.4 (1) to Allow Multi-Family Dwellings of More Than Twelve Units Per Building)

Public hearing to consider a request from Turkey Properties LLC for a special use permit per Section 10-3-55.4 (1) to allow multi-family dwellings of more than 12 units per building in the R-5, High Density Residential District. The site consists of a +/- 2.32-acre portion of a +/- 2.5-acre parcel, is addressed as 797 Chicago Avenue and is identified as tax map parcel 39-P-1.

City of Harrisonburg Capital Improvement Program FY 2023-2023 through 2026-2027

Public hearing to consider the proposed Capital Improvement Program, for fiscal years 2022-2023 through fiscal years 2026-2027. The Capital Improvement Program is a multi-year projection and scheduling of capital projects of \$50,000 or greater. This plan is prepared annually in an effort to facilitate planning and setting priorities among capital improvements needs over a subsequent five-year period. Copies of the capital improvement program are available for review on the city's website, in the Department of Community Development, and the City Manager's Office.

Pursuant to Harrisonburg City Code Section 2-2-6, the City of Harrisonburg City Council will hold a meeting on April 12, 2022 at 7:00 p.m. in the City Council Chambers, 409 South Main Street, Harrisonburg, VA. The agenda will be posted at <https://harrisonburg-va.legistar.com/Calendar.aspx>. Interested parties may watch the Council meeting, including the public hearing, on Public Education Government Channel 3 or on the City's website, <https://harrisonburg-va.legistar.com/Calendar.aspx>.

Publication dates:

Monday, March 28, 2022

Monday, April 4, 2022