



# City of Harrisonburg, Virginia

## Department of Planning & Community Development

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Building Inspections

Engineering

Planning & Zoning

July 31, 2017

### TO THE MEMBERS OF CITY COUNCIL CITY OF HARRISONBURG, VIRGINIA

**SUBJECT:** Public hearing to consider a request from Davis Mill, LLC with representative Blackwell Engineering for a special use permit per Section 10-3-55.4 (1) of the Zoning Ordinance to allow multiple family dwellings of more than 12 units per building within the R-5, High Density Residential District. The 4.34 +/- acre site is zoned R-5C and is addressed as 2465, 2485, 2511, and 2521 Reservoir Street, and 2401, 2402, and 2408 Clubhouse Court, and is identified as tax map parcels 81-A-7, 9, 10, 11 and a portion of 81-E-7.

### EXTRACT FROM MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON: July 12, 2017

Chair Way read the request and asked staff to review.

Mrs. Banks said the Comprehensive Plan designates this area as Medium Density Mixed Residential. This designation states that these largely undeveloped areas continue the existing medium density character of adjacent areas, but in a different form. They are planned for small-lot single family detached and single family attached neighborhoods where green spaces are integral design features. Apartments could also be permitted under special circumstances. They should be planned communities that exhibit the same innovative features as described for the low density version of mixed residential development. The gross density of development in these areas should be in the range of 4 to 12 dwelling units per acre and 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 following land uses are located on and adjacent to the property:

Site: Single-family dwellings and Campus View Apartments & Clubhouse (under development), zoned R-5C

North: Vacant lots and multiple-family dwellings, zoned R-3

East: Multiple-family dwellings, zoned R-3 and R-5C

South: Vacant lots and townhomes, zoned R-3

West: Single-family dwellings and multiple-family dwellings, zoned R-3

The applicant, Davis Mill, LLC, a development company and owner of Campus View Apartments, is requesting a special use permit (SUP) per Section 10-3-55.4 (1) of the Zoning Ordinance to allow multiple family dwellings of more than 12 units per building within the R-5, High Density Residential District. If approved, the applicant proposes to construct two, 14-unit, multiple family apartment buildings on the subject property.

In 2012, Davis Mill, LLC received approval of a SUP to allow multiple family dwellings of more than 12 units per building for the original phase of Campus View Apartments. The applicant stated that due to the

topography of the property and because many of the units would have exposed foundations, it clearly made sense to remove one of the proposed 12-unit buildings and redistribute those units within the remaining buildings. Thus, instead of constructing nine 12-unit buildings, the applicant only built eight, six of which are 14-unit buildings.

In April of this year, Planning Commission recommended approval of rezoning the subject parcels from R-3, Medium Density Residential to R-5C, High Density Residential Conditional. City Council later approved the request in May. As part of the request, the applicant made it known that they desired the flexibility to apply for the requested SUP and intentionally proffered two extra dwelling units within each of the three multiple family apartment buildings that were proposed with the rezoning. After completing the grading plan for the remaining three buildings, it was determined that existing steep terrain would allow for two of the buildings to each have two additional basement dwelling units.

With the 2017 approved rezoning request to R-5C, the bulleted information below are the current regulating proffers:

- There shall be no more than 42 additional units constructed on the subject properties, beyond those already approved by the SUP (8/2014) and as shown on the engineered comprehensive site plan revised and approved on 4/13/16 and;
- That once completed the entire 11.37 acre development known as Campus View Apartments will consist of 13 residential buildings with a total of not more than 174 units, and one clubhouse/community building.

If the SUP request is approved, this phase of Campus View Apartments would consist of three multiple family buildings containing a total of 40 dwelling units. The entire apartment complex would ultimately consist of 13 multiple family buildings with a total of 172 units, which is an overall density of 15.1 units per acre.

Staff recommends in favor of the SUP as requested.

Chair Way asked if there were any questions for staff.

Mrs. Whitten asked are all these four bedroom units.

Mrs. Banks said yes.

Mrs. Whitten said a total of 698 people will live there. Is there one clubhouse or are they working on another clubhouse?

Mrs. Banks said if I remember correctly, there is a clubhouse that is part of the condominiums. I will let the applicant speak to that, but I believe there are two.

Chair Way asked if there were any more questions for staff. Hearing none, he opened the public hearing and asked if anyone would like to speak in favor or against this request.

Ed Blackwell, Blackwell Engineering, said he is representing the owner Guy Blundon. Mr. Blundon is here tonight, so if you have any questions for him he can answer those. We were here a couple months ago, and I said at that time, we may or may not be back to ask for the SUP, it would depend on the grades of our buildings. We have pretty good relief from one side and the other we would have a pretty high foundation wall on the backside from a building point of view; that it is easy to build those basement units like we did in the previous section years ago. They worked out well. Two of the proposed buildings lay well for those basement units. On one side, it is like a three-story building and the other side it is like a four-story building. The building that is up against Reservoir Street will look like a three-story building. If you have any questions, I will be glad to answer them.

Guy Blundon, Richmond, Virginia, owner, said yes, there are two clubhouses, we call them the pool house and the clubhouse. Between us and the condominium association we have cross easements for the use of the pool and our clubhouse. So all of their people can use our clubhouse and all our people can use their pool. All parking is unreserved with the capability to park at either property. The condominium association board has approved the easement for this last phase. We received the zoning that would provide for six additional units. We are asking for only four additional units. We are going to have a new access on Reservoir Street, so we will have two entrances into the property. We want to have two bus stops; one on Reservoir Street and one on Stonewall Drive. The units are the same, I think our neighbors, the condominium association, are perfectly comfortable with it. Any other questions I can answer?

Chair Way asked if anyone else would like to speak in favor or against this request. Hearing none, he closed the public hearing and asked Planning Commission for a motion on the request for the purpose of discussion.

Mrs. Whitten said there will be a traffic light, I guess, or is there already a traffic light there.

Mrs. Banks said there will not be one at the new entrance. There is a traffic signal at Stonewall Drive and Reservoir Street.

Mrs. Whitten asked if there was a median.

Ms. Dang said there is a break in the median for the other side.

Mr. Baugh said Public Works had looked at it.

Mr. Fletcher said there was a significant amount of work with Blackwell Engineering, the Department of Public Works, and our City Engineer to get the alignment that they ended up with.

Chair Way asked for a motion on the request.

Mrs. Fitzgerald moved to approve the special use permit at 465, 2485, 2511, 2521 Reservoir Street (Campus View) (Section 10-3-55.4 (1), Multiple Family Dwellings of More than 12 Units Per Building) as presented by staff.

Mr. Colman seconded the motion.

Chair Way asked if there was any other discussion. Hearing none, he called for a voice vote on the motion.

All voted in favor (6-0) to approve the special use permit at 465, 2485, 2511, 2521 Reservoir Street (Campus View) (Section 10-3-55.4 (1), Multiple Family Dwellings of More than 12 Units Per Building) as presented by staff.

Chair Way said this will go forward to City Council on August 8, 2017.

Respectfully Submitted,

*Alison Banks*

Alison Banks  
Senior Planner