



City of Harrisonburg, Virginia

Department of Planning & Community Development

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Building Inspections
Engineering
Planning & Zoning

To: Kurt Hodgen – City Manager
From: Adam Fletcher – Department of Planning and Community Development, and
Planning Commission
Date: July 11, 2017
Re: Comprehensive Plan Amendment, Rezoning, and Special Use Permit Requests related to 1340,
1348, and 1356 South Main Street, and 1341 Edgelawn Drive

Summary:

Public hearings to consider four requests from Marusstodd Properties, LLC with representative Blackwell Engineering to construct a mixed-use building containing non-residential uses on the first floor of any building and a total of 22, one-bedroom residential units. The requests include the following:

- To amend the Comprehensive Plan's Land Use Guide map from Professional and Low Density Residential, to Mixed Use Development Area;
- To rezone five parcels containing 1.3 +/- acres from R-1, Single Family Residential and R-3, Medium Density Residential to R-5C, High Density Residential District Conditional;
- To receive a special use permit per section 10-3-55.4 (1) to allow multi-family dwellings of more than twelve (12) units per building; and
- To receive a special use permit per section 10-3-55.4 (4) to allow retail stores, convenience shops, personal service establishments, business and professional offices, and restaurants (excluding drive-through facilities).

The subject site consists of five parcels addressed as 1340, 1348, and 1356 South Main Street and 1341 Edgelawn Drive, and are identified as tax map numbers 18-R-22, 22A, 23, 24, and 24A.

Background:

The Comprehensive Plan designates four of the five parcels as Professional and one parcel as Low Density Residential. The Professional designation states that these areas are for professional service oriented uses with consideration to the character of the area. These uses are found in the residential areas along major thoroughfares and adjacent to the Central Business District. Conversion of houses in these areas to office and professional service uses is permitted with appropriate attention to maintaining compatibility with adjacent residential areas and land uses. The Low Density Residential designation states that these areas consist of single family detached dwellings with a maximum density of 1 to 4 units per acre. Low density sections are found mainly in and around well established neighborhoods and are designed to maintain the existing character of neighborhoods and to provide traditional areas for home ownership.

The following land uses are located on and adjacent to the property:

- Site:** Professional offices, zoned R-3 along South Main Street and a portion zoned R-1 along Edgelawn Drive; and one single-family dwelling zoned R-1 along Edgelawn Drive
- North:** Professional and financial offices, zoned R-3 along South Main Street; and single-family dwellings fronting Edgelawn Drive, zoned R-1
- East:** Across Edgelawn Drive, single-family dwellings, zoned R-1
- South:** Across Weaver Avenue, professional office, zoned B-2C; and dwellings, zoned R-3
- West:** Across South Main Street, single-family detached dwellings and multiple-family building, zoned R-3

Key Issues:

The applicant has submitted four separate applications. The first is to amend the Comprehensive Plan's Land Use Guide map. The second is to rezone five parcels containing 1.3 +/- acres from R-1, Single Family Residential and R-3, Medium Density Residential to R-5C, High Density Residential District Conditional. The third is a special use permit (SUP) per Section 10-3-55.4 (1) to allow multi-family dwellings of more than 12 units per building. The fourth and final application is a SUP per Section 10-3-55.4 (4) to allow retail stores, convenience shops, personal service establishments, business and professional offices, and restaurants (excluding drive-through facilities). (Note: Business and professional offices would only be permitted if the Zoning Ordinance is amended as requested in a separate application.)

If all of the requests made by the applicant are approved, the property owner's plan is to raze the four existing buildings and construct a mixed-use building containing the allowable non-residential uses and 22, one-bedroom multiple-family residential units.

Before getting into the specifics of the requests, it is important to understand the uses and densities permitted by right on the subject properties. This particular site is zoned R-1, Single-Family Residential District and R-3, Medium Density Residential District. Tax map parcels 18-R-22A, 24A, and a 5,600 +/- square feet portion of parcel 18-R-23 abutting Edgelawn Drive are zoned R-1. The larger remaining lots and portion of 18-R-23 abutting South Main Street are zoned R-3. The R-1 district is intended for low density, relatively spacious single-family residential development. When creating new parcels, the residential density is a maximum of four units per acre with a minimum lot size of 10,000-square feet. The R-3 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 R-3 district permits medical and professional offices by right as well as other non-residential uses. The R-3 district's by right residential uses include single-family detached dwellings, duplex dwellings, and attached townhouses of no more than eight units in a row within one structure. Among other SUPs, multiple-family dwellings of up to 12 units per building and personal service establishments may be requested.

If this site were to be developed with the current R-1 and R-3 designations, the property owner could construct a combination of the following by right as lot area and setback requirements allow:

- Residential uses:

- Two single-family detached dwelling units on the R-1 portions; and then on the R-3 portions, eight single-family detached units, six duplexes (12 units), or 24 townhouse units, or any workable combination.
- Non-residential uses:
 - Churches and other places of worship;
 - Governmental uses such as community centers, parks, and playgrounds;
 - College and university buildings;
 - Hospitals, convalescent or nursing homes, funeral homes, medical offices, and professional offices;
 - Charitable or benevolent institutions;
 - Child day care centers;
 - Private clubs; and/or
 - Public uses.

Regardless of the number of residential units or bedrooms built, each unit could be occupied by up to four individuals. Also note, so long as all zoning regulations were met, and with appropriate renovations necessary for the Building Code, any of the existing structures could be used for any of the uses listed above.

In the R-3, Medium Density Residential District, uses may be three stories, where the maximum height is 35-feet for single-family dwellings and duplexes, and 40-feet for townhouses, multiple-family buildings, and other uses. While the applicant has not proffered restrictions on height or layout of the site, the applicant's conceptual drawings show a three story building when viewed from South Main Street. Given the grades on the site, with the lowest point at South Main Street, a building with its roof maintained at the same elevation would appear two stories from Edgelawn Drive. The R-5 maximum by-right height is 52-feet with the ability to have four stories for multiple-family structures and mixed use buildings.

With regard to the rezoning request, the applicant has submitted the following proffers (written verbatim):

1. Any building constructed on site shall contain residential and non-residential uses. The first floor of any building shall contain only non-residential uses.
2. The site shall contain no more than 22 one bedroom multiple-family units.
3. No parking lot (including travel lanes and drive aisles) shall be located between any building and the following streets: South Main Street and East Weaver Avenue.
4. Only one vehicular access point to South Main Street shall be permitted, and it shall be only for right-in/right-out traffic movements.
5. No vehicular access shall be permitted from the site to Edgelawn Drive.
6. A 6-foot opaque fence shall be installed at a minimum of 19-feet from the centerline of the existing Edgelawn Drive public street right-of-way.
7. A 6-foot opaque fence shall be installed along the northeastern property line adjoining tax map parcel #18-R-19 & 20.

Note that the submitted layout and building elevation are not proffered.

Off-street parking requirements are calculated based on uses and can be found in Article G of the Zoning Ordinance. In the conceptual layout provided, the applicant has shown a scenario in which the uses of greatest intensity would be allowed, and has shown that off-street parking spaces can be accommodated on site. Through proffers, the applicant has limited the residential uses to one bedroom units and has shown the conceptual layout with a restaurant, which requires more parking spaces than any use allowed by the requested special use permit. While this conceptual layout is not proffered, parking requirements for other configurations and uses proposed in the future would be reviewed by staff during the engineered comprehensive site plan phase of development. The conceptual layout provides nine spaces more than the minimum requirement.

As required by Section 10-3-118 of the Zoning Ordinance, since the allowable uses under the rezoning and SUPs met the threshold for the City to be able to review a traffic impact analysis (TIA), staff requested for traffic to be evaluated. The completed TIA assumed uses with the highest traffic generation factors. That is, while retail stores, business and professional offices, and restaurants without drive-throughs could occupy this future space, the Institute of Traffic Engineer's Trip Generation Manual (a tool used nationally by transportation engineers) indicates that a restaurant without a drive through generates more traffic than the other uses permitted if the applications are approved. Therefore, the TIA was conducted assuming a 4,364 square foot restaurant and 22 one-bedroom residential units. The TIA affirmed that a vehicular access point on South Main Street should be right-in/right-out only, which the applicant has proffered (Proffer #4). The TIA also considered two alternatives for the entrance on East Weaver Avenue. Alternative 1 considered a full access commercial ingress and egress option and Alternative 2 considered a full commercial access entrance with a right out exit movement only. The TIA recommended Alternative 1 over Alternative 2. While the gross square footages of the commercial uses are not proffered, the City will have another opportunity to review traffic impacts during the engineered comprehensive site plan phase of development.

The applicant has also proffered that no access will be permitted on Edgelawn Drive (Proffer #5). While dedication of right-of-way is not required at this time, the applicant is aware that Edgelawn Drive is a substandard public street although it may appear to function more like an alley. Furthermore, the applicant is aware that right-of-way shall be dedicated at the time of subdivision. A subdivision would be required to vacate property lines to be able to construct a building like the one shown on the conceptual layout. The applicant's representative and staff both acknowledged that Edgelawn Drive has a different character than typical local streets, and does not require widening to 36-feet of pavement and 50-feet of right-of-way, which is the City's standard for local streets. Staff supports a reduced pavement width for the street of 18-feet and reduced right-of-way of 38-feet. In such a scenario, on street parking would not be permitted on Edgelawn Drive. Furthermore, staff has offered the property owner the option to dedicate 19-feet of fee simple right-of-way along the frontage from the centerline of the street or to dedicate 11.5-feet of fee simple right-of-way and 7.5-feet of public sidewalk easement along the frontage from the centerline. The applicant understands that they will be responsible for requesting variances from multiple sections of the Subdivision Ordinance to the reduced street width and for not constructing street improvements at the time of subdivision. Although the Subdivision Ordinance variances are not formally being requested at this time, these matters should be considered when making recommendations.

The applicant has proffered installing 6-foot tall opaque fences along the northern and eastern perimeters adjacent to tax map parcels 18-R-19 and 20, and along Edgelawn Drive (Proffers #6 and #7,

respectively). Per Zoning Ordinance Section 10-3-30.1, Parking Lot Landscaping, the property owner will be required to plant street trees between any parking lot and a public street including Edgelawn Drive, East Weaver Avenue, and South Main Street.

In comparing previous rezonings within this area, last month, in April 2017, a request to rezone the property addressed as 1476 and 1486 owned by Sunrise Church of the Brethren was presented to Planning Commission. Planning Commission recommended for approval (5-2) to rezone the property from R-3 to B-2C. The applicant proffered to retain most of the uses allowed in B-2, and effectively removed uses that were most intensive including sales and repair of vehicles, recreation equipment and trailers; radio and television stations and studios and recording studios; public utilities; parking lots and parking garages; and vehicle fuel stations, bus terminals and similar facilities. The request will be presented to City Council on May 9, 2017—the day before the subject applications herein discussed are considered by the Commission.

In 2008, the property located across East Weaver Avenue, addressed as 1400 South Main Street, was rezoned from R-3 to B-2C. The proposal was presented at Planning Commission and a public hearing held in January 2008. The applicant tabled their request and the rezoning was presented a second time to Planning Commission in February 2008 with new proffers that significantly limited the uses that could occur on site. The applicant proffered to allow only mercantile establishments, which promote the show, sale, and rental of goods, personal service establishments, and other shops and stores customary to shopping centers and convenience outlets; and governmental, business and professional offices. Additionally, the applicant proffered that the sale of alcoholic beverages would not be allowed and that hookah bars and lounges and tattoo parlors would be prohibited. The property owner further proffered that regular business hours shall be between 6:00am and 10:00pm, no free standing signs shall be erected on site, and that no uses permitted by SUP would be allowed except for applications requesting the reduction in the required side yard setback to zero feet along the lot line of an adjoining lot or parcel zoned B-2 or M-1. Restaurants were specifically not listed as an allowable use because it was recognized that the site could likely not meet the minimum parking requirements on the site.

Going back to 1997, the property located at 1416 South Main Street was rezoned from R-3 to B-2C. It was rezoned for a Rite-Aid pharmacy, which exists today. At the time of that rezoning, the Land Use Guide recommended the property and other properties along the east side of South Main Street, including the subject property, for Professional use. The 1991 Comprehensive Plan described Professional land uses as “areas...designated for professional service oriented uses with consideration to the character of the area. These uses are found in residential areas along major thoroughfares.” The 1997 staff report noted the following:

“In reviewing the request staff’s main concerns were the proximity of the site to single family dwellings and compatibility with the comprehensive plan. Uses on this side of Main Street both north and south of this block are nonresidential in nature. As recognized by the comprehensive plan, the continued residential use of this small remaining residential area fronting Main Street is not likely or practical. The Comprehensive Plan may have recommended this area for professional use in order to provide an alternative future use for the property and at the same time buffer the adjacent single family neighborhood from negative impacts of commercial uses in the area. However, given the nature of the commercial uses nearby on Main Street and the amount of land available for professional offices in the city, staff believes that some limited

commercial use of the area could be appropriate and would not be inconsistent with the comprehensive plan.”

Two decades later, staff continues to recognize that low density residential uses fronting South Main Street is not likely or practical. South Main Street is a five-lane roadway, with a posted 35 mph speed limit, and carries vehicular traffic that is not conducive to low density residential uses. Although much of the property is currently designated Professional with the intent to buffer the adjacent single-family uses from potential negative impacts of commercial uses, staff recognizes there are other development types that can provide transitional use buffering complimentary to single-family neighborhoods. Today, the Comprehensive Plan is undergoing an update and review of the Land Use Guide. Staff has already recommended that both sides of South Main Street between Warsaw Avenue/Bluestone Drive to Miller Circle be closely reviewed by Planning Commission. At this time, staff believes changing the Land Use Guide designation for parcels along this corridor from Professional, Commercial, and Medium Density Mixed Residential to Mixed Use Development Area should be considered.

As noted earlier, the applicant is requesting a Comprehensive Plan amendment to change the designation of the subject properties to Mixed Use Development Areas. The Comprehensive Plan describes that Mixed Use Development Areas are intended to combine residential and non-residential uses in planned neighborhoods where the different uses are finely mixed instead of separated. Mixed Use Development Areas encourage traditional neighborhood design (TND), which combines residential, retail, office, and employment uses to create a neighborhood with the following characteristics:

- “The design of the neighborhood allows residents to work, shop, and carry out many of life’s other activities within the neighborhood.
- A mix of land uses is provided. The proximity of uses allows residents to walk ride a bicycle, or take transit for many trips between home, work, shopping, and school.
- A variety of housing types is provided at a range of densities, types (multifamily, townhouse, and single family), and costs. Neighborhoods are heterogeneous mixes of residences in close proximity to commercial and employment uses.
- The neighborhood includes a retail, office, employment and/or entertainment core to provide economic and social vitality, as well as a major focus and meeting place in the community.
- The circulation system serves many modes of transportation and provides choices for alternative transportation routes. Streets, alleys, and pedestrian and bike paths connect to the surrounding area. Streets and alleys generally follow a grid pattern to provide these route choices and connections. Traffic calming techniques may be used to reduce vehicle speed and increase pedestrian and bicycle safety.
- The overall intensity of development is designed to be high enough to support transit service.
- A system of parks, open spaces, and civic, public, and institution uses is included to create a high quality of life and civic identify for the community.
- The cluster concept is embraced so as to concentrate development in environmentally suitable areas and to preserve and protect important environmental and cultural resources.”

While the subject site on its own will not provide for all TND characteristics for the neighborhood, the potential for redevelopment of additional properties fronting South Main Street collectively could contribute to a neighborhood area with the characteristics listed above, where South Main Street could act as the “retail, office, employment and/or entertainment core” surrounded by residential uses that are

within walking distance, which includes the Purcell Park neighborhood. From a land use perspective, well designed mixed-use parcels could create a good transition area and buffer between major thoroughfares like South Main Street to a well-established neighborhood such as the Purcell Park neighborhood. Changing the Land Use Guide designation along South Main Street could encourage redevelopment to improve the building stock and character of this section of the South Main Street corridor.

With respect to the rezoning request, while the R-5 district permits up to 24 units per acre, if the applications are approved, the property owner could not build the maximum 31 allowable units on the subject site due to the maximum number of units detailed in proffer #2 at 22 units. To encourage pedestrian friendly design of the area, staff encouraged the applicant to consider not placing parking lots between the building and the public street. Concentrating people and places along the public street creates an environment that is more accessible, interesting, and safe for pedestrians. The applicant has proffered that no parking lot shall be located between any building and South Main Street and Weaver Avenue (Proffer #3).

The City has experienced significant population growth in the last few decades from 30,707 people in 1990 to 54,224 people in 2016 (a 75.6-percent increase), and it is anticipated to continue an upward growth. The Weldon Cooper Center for Public Service projects Harrisonburg's population to grow to 65,768 by 2030 and to 75,015 by 2040. The housing needs of the community must be planned for and anticipated. While the City maintains roads, sewer and water systems, schools, and parks and has control and influence over their functions and implementation, in contrast, the City does not have direct control over housing. Private developers and builders provide housing units based upon the desires and needs of the public in zoning districts that allow the different housing choices. Mixed use development areas along certain major thoroughfares in the City could provide the tool necessary to meet housing demands for future population growth and necessary economic development.

Considering the details of the proffers submitted by the applicant, staff has no suggested conditions for either of the SUP applications. The proffers limit the site to 22, one-bedroom residential units and require that all buildings must be mixed-use, which contributes to the integrity of the proposed development's purpose of being a TND-like project.

Staff recommends approval of the requests for the Comprehensive Plan amendment, rezoning, and two special use permits as presented by the applicant.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- a) Recommend approval of the requests for the Comprehensive Plan amendment, rezoning, and two special use permits as presented by the applicant;
- b) Recommend approval of the Comprehensive Plan amendment, rezoning, and recommend approval of the special use permits with conditions;
- c) Recommend a combination of approvals and denials; or
- d) Recommend denial of all requests.

Community Engagement:

As required, the requests were published in the local newspaper twice advertising for Planning Commission's public hearing and twice advertising for City Council's public hearing for the Comprehensive Plan amendment, Zoning Ordinance amendment, rezoning, and two special use permits. The advertisements were published as shown below:

Comprehensive Plan Amendment – 1340, 1348, and 1356 South Main Street, and 1341 Edgelawn Drive (Stone Suites) (Land Use Guide Change: Professional and Low Density Residential to Mixed Use Development Areas)

Public hearing to consider a request from Marusstodd, Properties, LLC with representative Blackwell Engineering to amend the Comprehensive Plan's Land Use Guide map within Chapter 5 Land Use & Development Quality. The proposal is to amend the Land Use Guide designation for 5 parcels containing a total of 1.3 +/- acres of land fronting South Main Street, East Weaver Avenue, and Edgelawn Drive from Professional and Low Density Residential, to Mixed Use Development Areas. The Professional designation states that these areas are for professional service oriented uses with consideration to the character of the area. These uses are found in the residential areas along major thoroughfares and adjacent to the Central Business District. Conversion of houses in these areas to office and professional service uses is permitted with appropriate attention to maintaining compatibility with adjacent residential areas and land uses. The Low Density Residential designation states that these areas consist of single family detached dwellings with a maximum density of 1 to 4 units per acre. Low density sections are found mainly in and around well established neighborhoods and are designed to maintain the existing character of neighborhoods and to provide traditional areas for home ownership. The Mixed Use Development Areas designation includes both existing and proposed new mixed use areas. These areas are intended to combine residential and non-residential uses in planned neighborhoods where the different uses are finely mixed instead of separated. These areas are prime candidates for "live-work" and traditional neighborhood developments. Live-work developments combine residential and office/service uses allowing people to both live and work in the same area, which could be combined in the same building or on the same street. The gross residential density in areas outside downtown should not exceed an average of 15 units per acre, though all types of residential units are permitted: single family detached, single family attached and apartments. Apartments are permitted only if single family detached and/or attached units are also provided and together cover a greater percentage of the project site. Residential densities in downtown may be higher than an average of 15 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 subject site consists of five parcels addressed as 1340, 1348, and 1356 South Main Street and 1341 Edgelawn Drive, and are identified as tax map numbers 18-R-22, 22A, 23, 24, and 24A.

Rezoning – 1340, 1348, 1356 South Main Street, and 1341 Edgelawn Drive (Stone Suites) (R-1/R-3 to R-5C)

Public hearing to consider a request from Marusstodd Properties, LLC with representative Blackwell Engineering to rezone 5 parcels containing a total of 1.3 +/- acres from R-1, Single Family Residential and R-3, Medium Density Residential to R-5C, High Density Residential District Conditional. The Zoning Ordinance states that the R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. The residential density ranges from 1 to 4 units per acre, with a minimum lot size of 10,000 sq. ft. 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 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 R-5 district are multifamily, 1,800 sq. ft. minimum; multifamily quadruplex, 3,000 sq. ft./unit minimum; and townhouse, 2,000 sq. ft./unit minimum. The Comprehensive Plan designates four of the five parcels on this site as Professional, and the fifth parcel (identified as tax map number 18-R-22A) as Low Density Residential. The Professional designation states that these areas are for professional service oriented uses with consideration to the character of the area. These uses are found in the residential areas along major thoroughfares and adjacent to the Central Business District. Conversion of houses in these areas to office and professional service uses is permitted with appropriate attention to maintaining compatibility with adjacent residential areas and land uses. The Low Density Residential states that these areas consist of single family detached dwellings with a maximum density of 1 to 4 units per acre. Low density sections are found mainly in and around well established neighborhoods and are designed to maintain the existing character of neighborhoods and to provide traditional areas for home ownership. The subject site consists of five parcels addressed as 1340, 1348, and 1356 South Main Street and 1341 Edgelawn Drive, and are identified as tax map numbers 18-R-22, 22A, 23, 24, and 24A.

Special Use Permit – 1340, 1348, 1356 South Main Street, and 1341 Edgelawn Drive (Stone Suites) (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 Marusstodd Properties, LLC with representative Blackwell Engineering for a special use permit per Section 10-3-55.4 (1) to allow multi-family dwellings of more than twelve (12) units per building under conditions set forth in subsection 10-3-55.6 (e) and such other conditions deemed necessary by City Council. The 1.3 +/- acre site consists of five parcels addressed as 1340, 1348, and 1356 South Main Street and 1341 Edgelawn Drive, and are identified as tax map numbers 18-R-22, 22A, 23, 24, and 24A.

Special Use Permit – 1340, 1348, 1356 South Main Street, and 1341 Edgelawn Drive (Stone Suites) (Section 10-3-55.4 (4) to allow Retail Stores, Convenience Shops, Personal Service Establishments, Restaurants, and the Proposed Business and Professional Offices)

Public hearing to consider a request from Marusstodd Properties, LLC with representative Blackwell Engineering for a special use permit per Section 10-3-55.4 (4) to allow retail stores, convenience shops, personal service establishments, restaurants (excluding drive-through facilities) under conditions set forth in subsections 10-3-55.6 (f) and (g) and such other conditions deemed necessary by City Council. The special use permit would also permit business and professional offices if this section is amended as proposed in a separate application. The 1.3 +/- acre site consists of five parcels addressed as 1340, 1348, and 1356 South Main Street and 1341 Edgelawn Drive, and are identified as tax map numbers 18-R-22, 22A, 23, 24, and 24A.

In addition, adjoining property owners were notified of the public hearings; the property was posted with signage advertising the requests; and a notice was provided on the City's website at <https://www.harrisonburgva.gov/public-hearings>.

Recommendation:

Staff recommends alternative (a) approval of the requests for the Comprehensive Plan amendment, rezoning, and two special use permits as presented by the applicant.

Attachments:

1. Extract (26 pages)
2. Site maps (2 pages)
3. Application, applicant letter, TIA (3 pages)
4. Citizen letters (12 pages)

Review:

Planning Commission recommended to deny (6-0) the requests for the Comprehensive Plan amendment, rezoning, and two special use permits as presented by the applicant.