

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on July 14, 2020 at 7:00 p.m., or as soon as the agenda permits, in the City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia, to consider the following

Special Use Permit –794 North Main Street (To Allow Business & Professional Offices in M-1)

Public hearing to consider a request from Bell Investments LLC for a special use permit per Section 10-3-97(3) of the Zoning Ordinance to allow business and professional offices within the M-1, General Industrial District. The +/- 1.36-acre property is addressed as 794 North Main Street and is identified as tax map parcel 41-N-15.

Zoning Ordinance Amendment – To Amend Regulations Associated with the Required Distance Between Buildings Located within the R-3 (Multiple Dwelling Residential), R-3 (Medium Density Residential), and R-4 (Planned Unit Residential) Districts

Public hearing to consider a request from Virginia Mennonite Retirement Community to amend the Zoning Ordinance by reducing requirements for minimum separation between buildings from not less than 30 feet to not less than 20 feet between building walls in the R-3, Medium Density Residential District. Along with the request, City staff proposes the same amendments to be made within the R-3, Multiple Dwelling Residential and R-4, Planned Unit Residential Districts. The following sections of the Zoning Ordinance would be amended: 10-3-47, 10-3-48.6, and 10-3-54 of the Zoning Ordinance. The Building Code would continue to regulate minimum separation between buildings.

Rezoning – 151 West Wolfe Street (R-3 to B-1C)

Public hearing to consider a request from Robert D. and Gretchen M. Maust and representative Matchbox Realty to rezone a +/- 9,685 sq. ft. parcel from R-3, Medium Density Residential District to B-1, Central Business District Conditional. The Zoning Ordinance states 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 B-1, Central Business District is intended as an urban and regional center for the conduct of commercial, financial, professional and governmental activities to which the public requires direct and frequent access. No minimum lot size or setback restrictions exist in the B-1, Central Business District. 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. The parcel is addressed as 151 West Wolfe Street and is identified as tax map parcel 35-S-7.

Special Use Permit – 151 West Wolfe Street (To Allow Parking Lots and Parking Garages as Principal Uses)

Public hearing to consider a request from Robert D. and Gretchen M. Maust and representative Matchbox Realty for a special use permit per Section 10-3-85(8) to allow parking lots and parking garages as principal uses within the B-1, Central Business District. The +/- 9,685 sq. ft. parcel is addressed as 151 West Wolfe Street and is identified as tax map parcel 35-S-7.

Comprehensive Plan Amendment – Chapter 12, Transportation

Public hearing to consider amendments to Chapter 12, Transportation of the 2018 Comprehensive Plan adopted on November 13, 2018. Virginia Code Section 15.2-2223 requires the City to have a Comprehensive Plan. Comprehensive plans deal fundamentally with the physical characteristics of a community. Hence, land use is the core element of a comprehensive plan. However, in order to arrive at an appropriate plan for the use of land, other physical aspects must be addressed, such as environmental features, transportation, water and wastewater facilities, and other public facilities. Chapter 12 includes the Street Improvement Plan, which contains project descriptions and a map that identifies transportation infrastructure improvements that the City may pursue to address safety, congestion, bicycle and pedestrian needs, and new development. Projects are not prioritized in the Street Improvement Plan. Instead, the City will utilize the Harrisonburg-Rockingham Metropolitan Planning Organization's Long Range Transportation Plan to represent prioritized projects. Chapter 12 will be updated to add projects that have been recommended by various studies that have been completed since the 2018 Comprehensive Plan. These include the East Market Street STARS Study, the South Main Street and Erickson/Pear Intersection STARS study, the Port Republic Road Small Area Study, and the Downtown Harrisonburg Operations Study. The update removes completed projects, and identifies projects that have been awarded funding since the 2018 Plan was adopted. Information related to the Comprehensive Plan and the proposed amendments is available to review on the Comprehensive Plan website at www.harrisonburgva.gov/yourplan.

Please note that in accordance with an Emergency Continuity of Governance Ordinance adopted by City Council on April 6, 2020, members of the public are not permitted in Council Chambers due to the COVID-19 pandemic, but are encouraged to participate and express their views electronically by emailing comments to <https://www.harrisonburgva.gov/agenda-comments>, or by calling in during the public hearing at the telephone number to be listed on the agenda.

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>.

Any person requiring auxiliary aids, including signers, in connection with this public hearing 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

Publication dates:

Monday, June 29, 2020

Monday, July 6, 2020