



March 12, 2025, Planning Commission Meeting

Title

Consider a Special Use Permit for Tax Map 108-B-2 (Boulder Ridge) — Nyрма Soffel, Community Development

Summary

Project name	Boulder Ridge
Address/Location	TBD Boulder Ridge Road
Tax Map Parcels	108-B-2
Total Land Area	+/- 5.46 acres
Property Owner	Bluestone of Harrisonburg, LLC
Owner's Representative	Gary Capone
Present Zoning	R-5C High Density Residential District
Special Use Permit Request	Section 10-3-55.4 (1) To allow multiple-family dwellings of more than twelve (12) units per building
Planning Commission	March 12, 2025 (Public Hearing)
City Council	Anticipated April 8, 2025 (Public Hearing)

Recommendation

Option 1. Recommend approval of the special use permit request as submitted by the applicant.

Fiscal Impact

N/A

Context & Analysis

The applicant is requesting a special use permit (SUP) per Section 10-3-55.4 (1) to allow multiple-family dwellings of more than twelve (12) units per building. The +/- 5.46-acre property is an unaddressed parcel on Boulder Ridge Road and is identified as tax map parcel 108-B-2. The parcel is part of a larger development plan that includes +/- 132.99 acres located in Rockingham County known together as Boulder Ridge.

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

Site: Vacant land, zoned R-5C

- North: Commercial uses, zoned B-2C
- East: Vacant land, zoned B-2C, General Business District Conditional
- South: United States Postal Service facility, zoned B-2
- West: Within Rockingham County, Boulder Ridge, zoned in the County R-5C, Planned Neighborhood District, and B-1C, General Business District

Background

In February 2021, City Council approved two requests from Bluestone of Harrisonburg LLC:

1. Amended the Comprehensive Plan's Land Use Guide map within Chapter 6 Land Use & Development Quality by modifying +/- 5.54 acres of land from the Commercial designation to Medium Density Residential.
2. Rezoned +/- 5.54 acres from B-2, General Business District to R-5C, High Density Residential District Conditional, while also rezoning +/- 20.76 acres from B-2, General Business District to B-2C, General Business District Conditional.

At that time, the applicant intended to construct six multi-family (apartment) buildings consisting of a total of 72 dwelling units on the +/- 5.54 acres rezoned to R-5C, and to develop commercial uses on the +/- 20.76 acres zoned B-2. Among other approved proffers, one of the existing proffers that was approved in 2021 limits the property to a maximum of 72 units. Information regarding the 2021 application and proffers can be found at <https://harrisonburg-va.legistar.com/LegislationDetail.aspx?ID=4773418&GUID=C7B6EA8E-F8EA-4020-8442-9DD5E4D3797A&Options=&Search=>.

The first phase of the development, which is located within Rockingham County, is currently under construction following site plan approval in 2024 from the County. If the SUP that is herein requested is approved, the applicant plans to construct three (3) multi-family buildings with 24 units per building rather than constructing six, 12-unit buildings that were conceptually shown during the 2021 rezoning. The proposed 24-unit buildings would be consistent with the approved multi-family buildings that are being constructed in Rockingham County.

Land Use

The Comprehensive Plan designates this site as Medium Density Residential and states:

These areas have been developed or are planned for development of a variety of housing types such as single-family detached, single-family attached (duplexes and townhomes), and in special circumstances, multi-family dwellings (apartments). Depending on the specific site characteristics, densities in these areas should be around 15 dwelling units per acre. Non-residential uses may also be appropriate.

Transportation and Traffic

A new traffic impact analysis (TIA) was not required for the SUP request.

Public Water and Sanitary Sewer

Staff has no concerns regarding water and sanitary sewer service. The developer will be required to extend public water and sewer from South Main Street to the planned development.

Housing Study

The City's Comprehensive Housing Assessment and Market Study (Housing Study) places the subject site within Market Type B, which has "neighborhoods [that] are characterized by high income earning households, large volumes of housing sales and lower population growth." The Housing Study further notes that houses in these markets are quick to sell and that "[p]riorities and policies that are appropriate to Market Type B areas include the preservation of existing affordable housing while at the same time working to increase access to amenities."

Public Schools

Students will attend schools based on which side of the jurisdictional line they live. Staff from Harrisonburg City Public Schools (HCPS) noted that based on their student generation calculations, the proposed 72 residential units is estimated to result in 23 additional students. Based on the School Board's currently adopted attendance boundaries, Bluestone Elementary School, Thomas Harrison Middle School, and Harrisonburg High School would serve the students residing in this development.

For total student population projections, the City of Harrisonburg and HCPS both use the University of Virginia's Weldon Cooper Center for Public Service's projections. These projections are updated annually and are available at: <https://www.coopercenter.org/virginia-school-data>.

Recommendation

Staff recommends approval of the SUP request as submitted by the applicant.

Options

1. Recommend approval of the special use permit request as submitted by the applicant.
2. Recommend approval of the special use permit with conditions(s).
3. Recommend denial of the special use permit.

Attachments

- Site maps
- Application and supporting documents