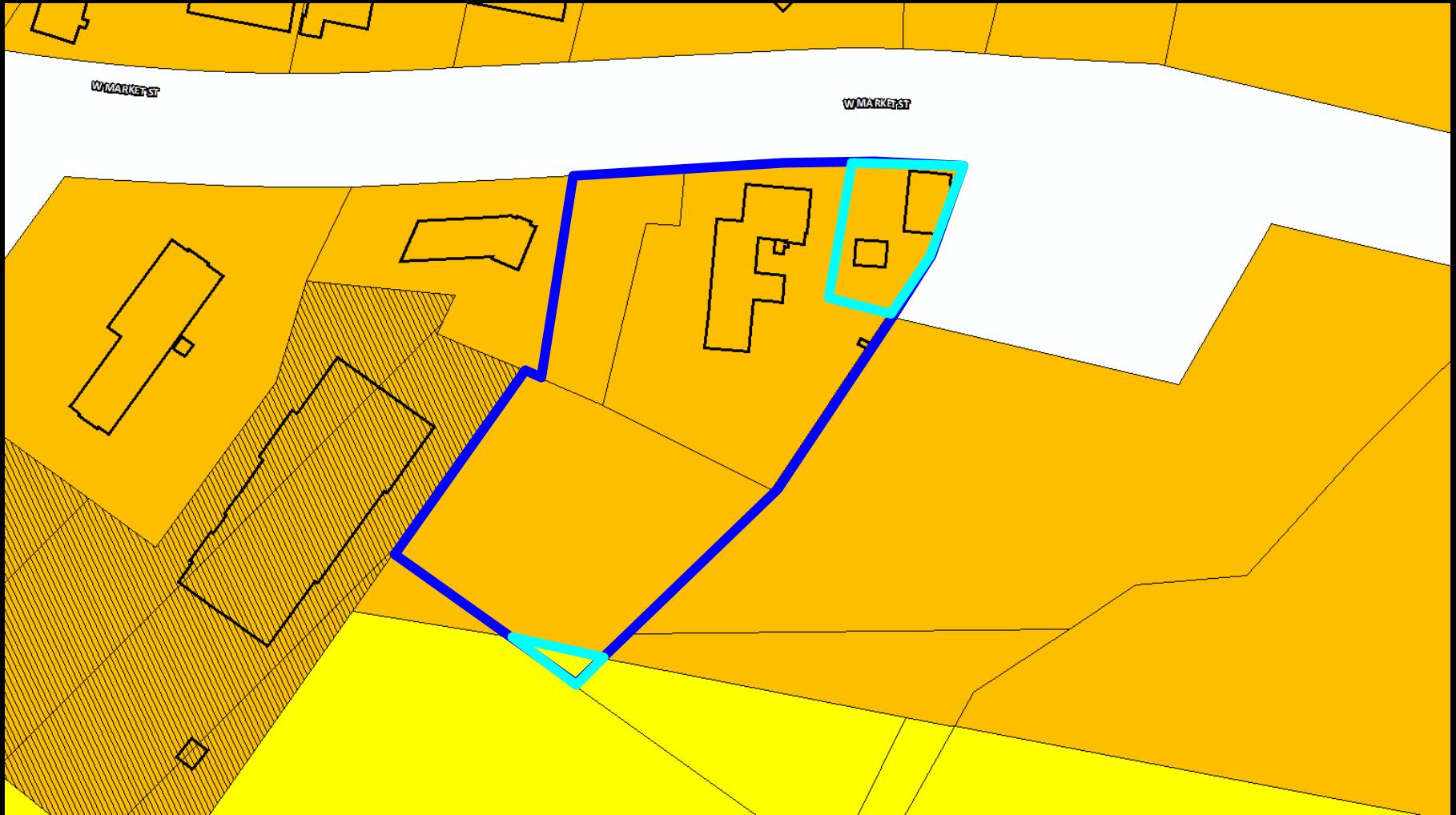


Rezoning and SUPs -1011, 1019, 1021, 1023, and 1031 West Market Street

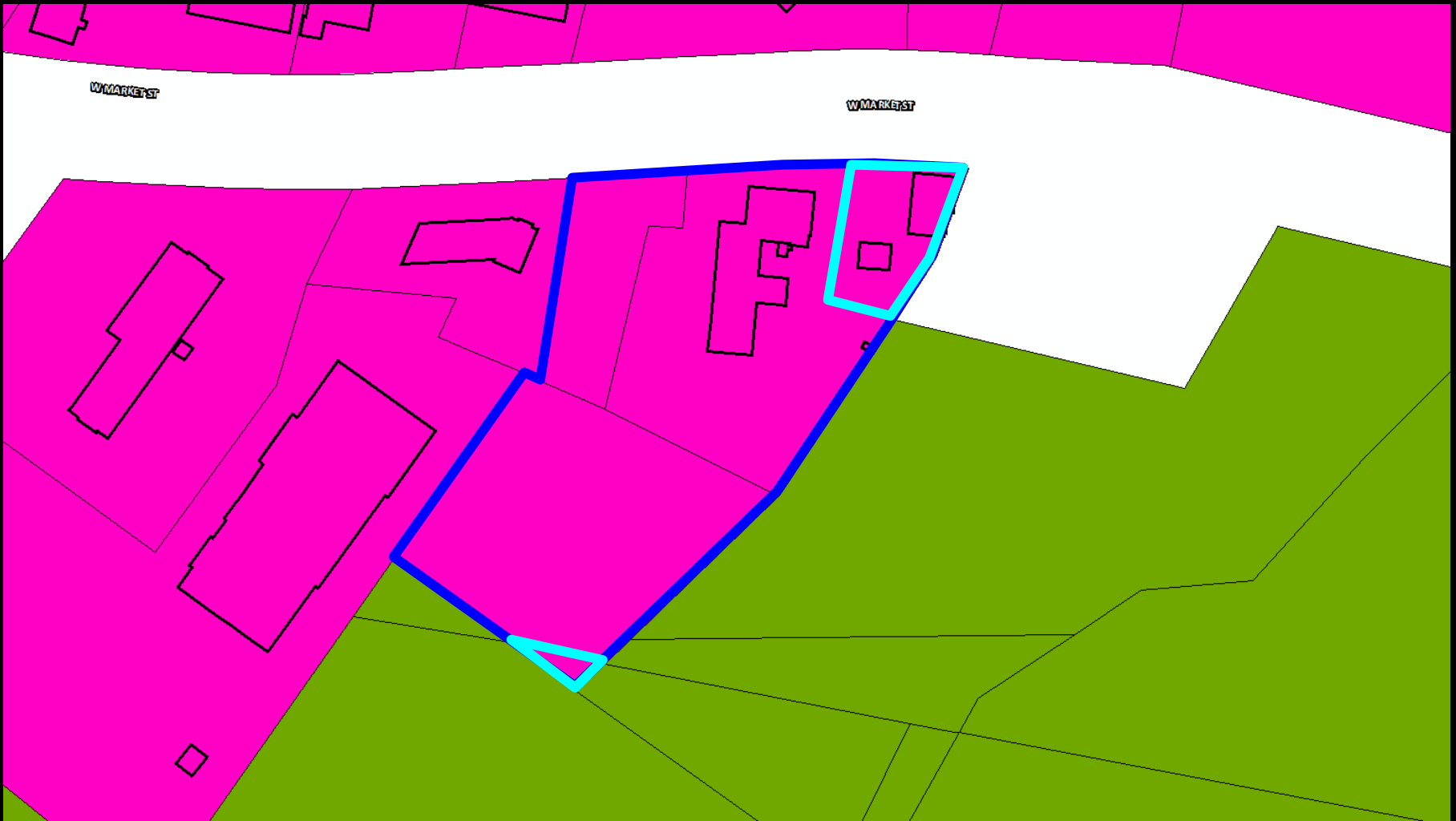


- Rezone a +/- 7,305-square foot portion of a +/- 1.8-acre parcel from B-2 to R-8C and to rezone a +/- 900-square foot portion of the same parcel from R-1 to B-2
- SUP per Section 10-3-91 (2) to allow warehousing and other storage facilities in B-2.
- SUP per Section 10-3-91 (6) to allow building material sales and storage yards, contractors equipment sales and storage yards and other similar uses in B-2.
- SUP per Section 10-3-91 (17) to allow Multiple-family dwellings and/or mixed use buildings in B-2.

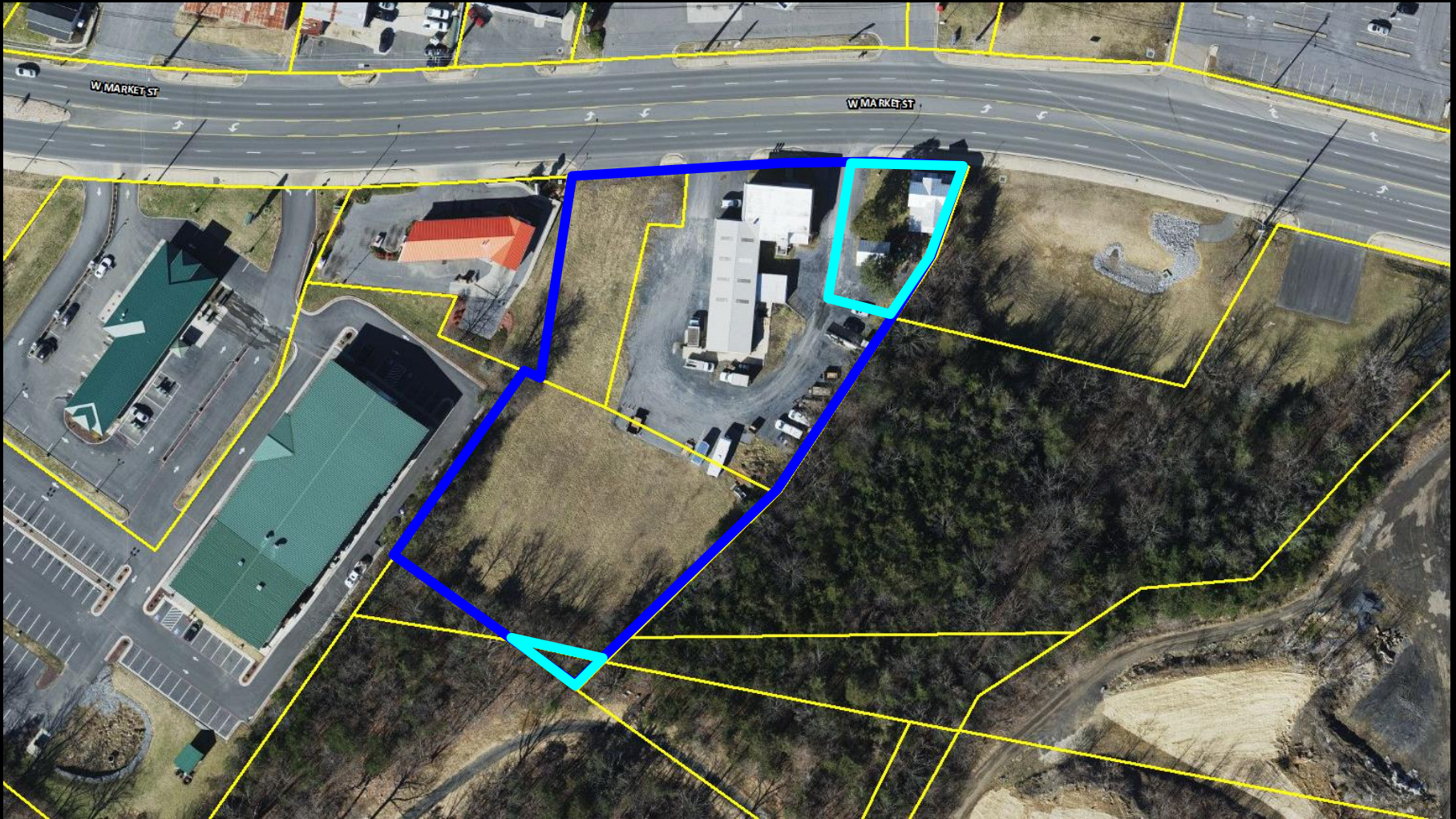
Rezoning and SUPs -1011, 1019, 1021, 1023, and 1031 West Market Street



Rezoning and SUPs -1011, 1019, 1021, 1023, and 1031 West Market Street



Rezoning and SUPs -1011, 1019, 1021, 1023, and 1031 West Market Street





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Google Earth

Proffer

- With regard to the rezoning to R-8:
 - More than one dwelling unit is prohibited for the area associated with 1011 West Market Street.

Line #	Bearing	Distance
L1	S 20°06'03" W	67.93'
L2	N 66°46'49" W	20.74'
L3	N 87°29'33" E	65.43'
L4	S 33°34'18" W	54.31'
L5	N 65°10'54" W	47.19'
L6	N 07°03'39" E	93.60'

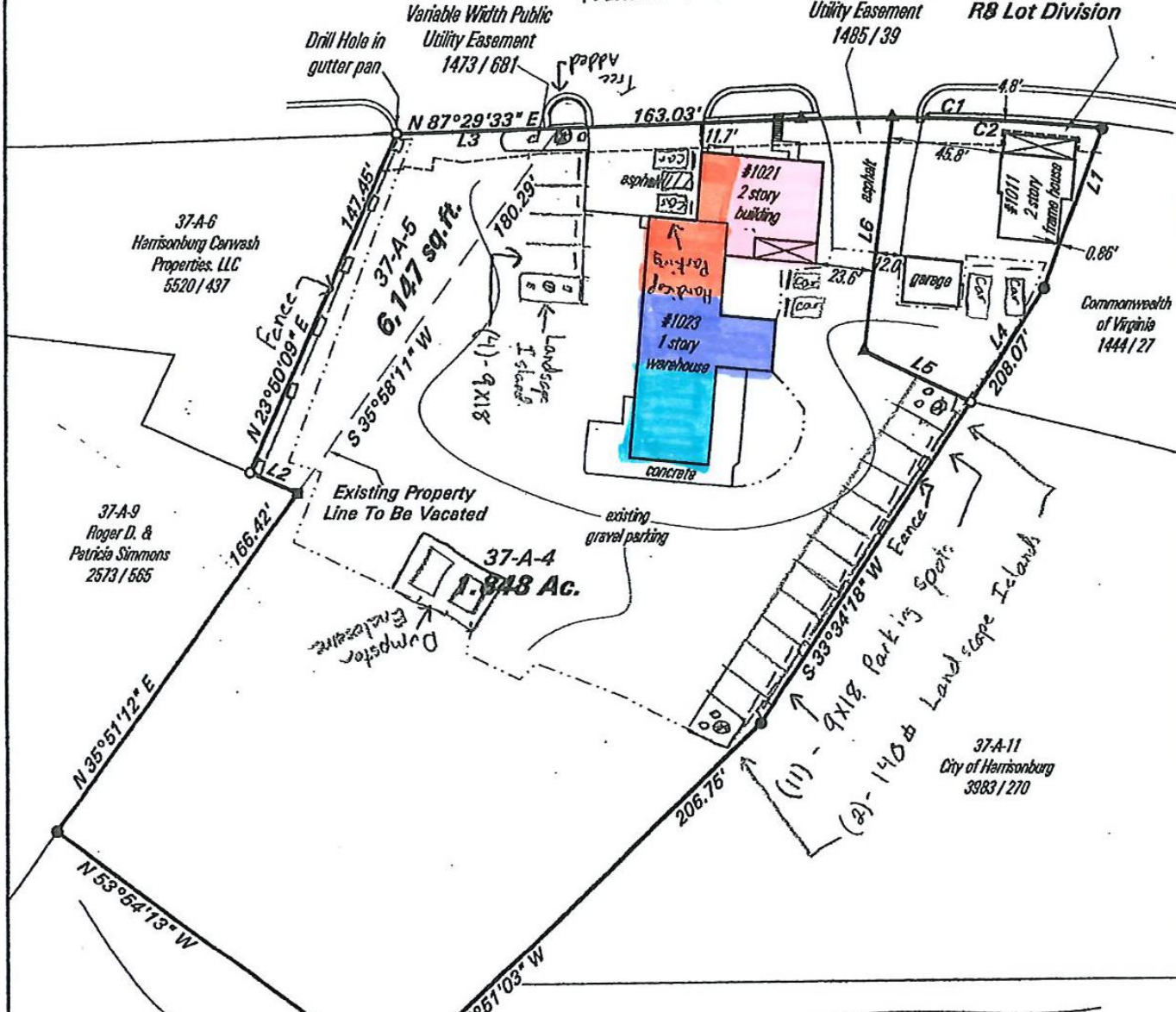
Curve #	Radius	Arc	Chord Bearing	Chord
C1	911.93'	121.62'	S 88°41'13" E	121.53'
C2	911.93'	84.82'	S 87°31'51" E	84.79'

Record North

**U.S. 33
West Market Street
(Variable R/W)**

Variable Width Public
Utility Easement
1485/39

Proposed New
7,305 Sq. Ft.
R8 Lot Division



Warehouse
1540

Contractor #1
1485
Contractor #2
775

Apartment/office
1460

37-A-6
Harrisonburg Carwash
Properties, LLC
5520 / 437

37-A-9
Roger D. &
Patricia Simmons
2573 / 565

37-A-4
1.848 Ac.

37-A-11
City of Harrisonburg
3383 / 270

Commonwealth
of Virginia
1444 / 27

Variable Width Public
Utility Easement
1473 / 681

Drill Hole in
gutter pan

Variable Width Public
Utility Easement
1485 / 39

Fence
N 23°50'09" E
166.42'

Existing Property
Line To Be Vacated

Dumpster
Enclosure

existing
gravel parking

(11) - 9x18' Landscape Islands
(8) - 140' Landscape Islands

concrete

asphalt

garage

garage

asphalt

asphalt

asphalt

asphalt

asphalt

asphalt

asphalt

asphalt

asphalt

asphalt

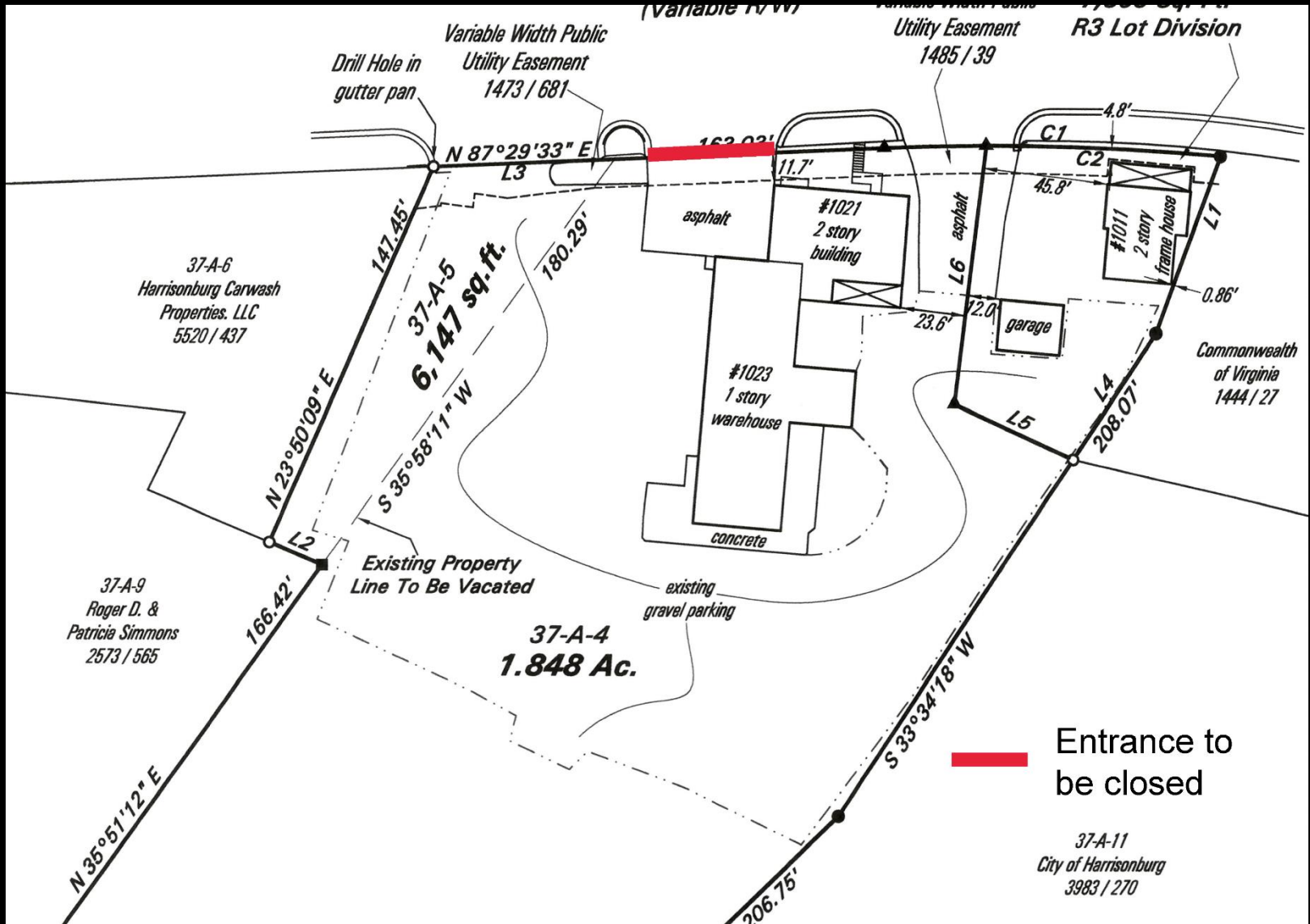
asphalt

asphalt

Self-imposed condition

- For all three request the applicant has self imposed the following condition:
 - Within six months of approval of the special use permit, the entrance shown in Exhibit A shall be closed. Parking blocks, posts and chains, or other materials approved by the City may be used to control access to the site.

Exhibit A



SUP – Warehousing and Other Storage Facilities

Suggested Conditions:

- a) Within six months of approval of the special use permit, the entrance shown in Exhibit A shall be closed. Parking blocks, posts and chains, or other materials approved by the City may be used to control access to the site.
- b) Storage and warehousing operations shall only occur within the existing building and shall be limited to 2,000 square feet or less.
- c) Self-storage facilities are prohibited.
- d) If in the opinion of Planning Commission or City Council, the use becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

SUP – To Allow building material sales and storage yards, contractors equipment sales and storage yards and other similar uses.

Suggested conditions:

- a) Within six months of approval of the special use permit, the entrance shown in Exhibit A shall be closed. Parking blocks, posts and chains, or other materials approved by the City may be used to control access to the site.
- b) Uncovered or unenclosed storage and display of building materials and contractors' equipment shall be located in the rear of the property behind any principal buildings and shall be screened from view with a fence, decorative wall or other physical or structural enclosures that is opaque to obstruct the view of storage materials, with the finished face facing outside, and shall be at least six (6) feet in height.
- c) If in the opinion of Planning Commission or City Council, the use becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

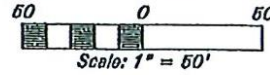
SUP – Mixed use building in B-2



Development Plan

Notes:

Tax Map: 37-A-4 & 37-A-5
 Property Address: 1011 W. Market Street
 See Deed Book 5605, Page 74 for Title Reference
 Present Owner: Hurstwanger Properties, LLC
 Current Property Zoning: B2
 Total Area: 1.989 Acres

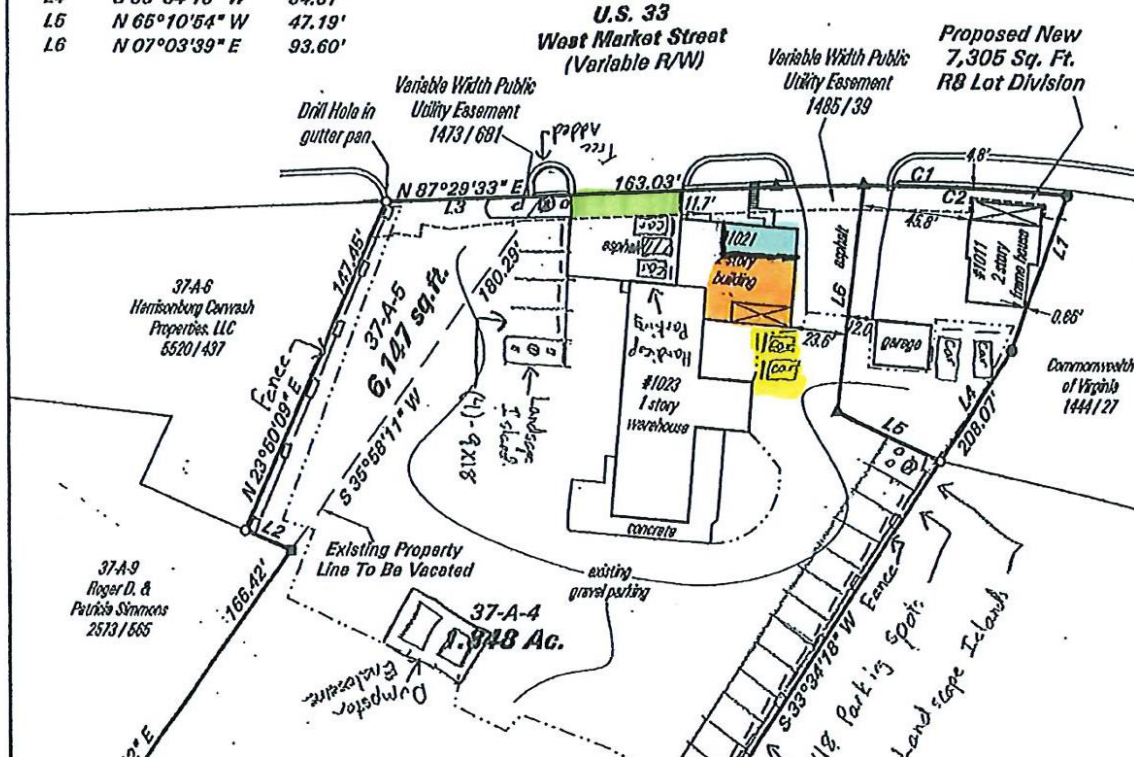


Date: March 18, 2024

- - Iron Pin Set
- - Iron Pin Found
- - Steps
- ▲ - Pail

Line #	Bearing	Distance
L1	S 20°06'03" W	67.93'
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- One
one unit apartment
- Two story apartment
- Continuation of second floor
- Entrance to be closed
- Parking

Suggested Conditions

1. To allow multiple-family dwellings and/or mixed use buildings per Section 10-3-91 (17):
 - a) Within six months of approval of the special use permit, the entrance shown in Exhibit A shall be closed. Parking blocks, posts and chains, or other materials approved by the City may be used to control access to the site.

Recommendation

Staff and Planning Commission (5-0) recommends approval of the rezoning and all three special use permit requests with the applicant's self-imposed conditions and with the suggested conditions.