

## NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on May 28, 2019 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:

### ***Rezoning – 1051 Peach Grove Avenue (The Residence & Shoppes at Peach Grove) (B-2 to R-5C)***

Public hearing to consider a request from Skylar & Talli, LLC to rezone 5.44 +/- acres from B-2, General Business District to R-5C, High Density Residential District Conditional. The Zoning Ordinance states that the B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. No minimum lot size restrictions exist in the B-2, General Business District. The Zoning Ordinance states that 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 the R-5 district are multifamily, 1,800 sq. ft. minimum/unit; multifamily quadraplex, 3,000 sq. ft. minimum/unit; and townhouse, 2,000 sq. ft. minimum/unit. The Comprehensive Plan designates this area as Mixed Use. The Mixed Use designation includes both existing and proposed areas for mixed use. Mixed Use areas shown on the Land Use Guide map are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. Mixed Use can take the form of a single building, a single parcel, a city block, or entire neighborhoods. Quality architectural design features and strategic placement of green spaces for large scale developments will ensure development compatibility of a mixed use neighborhood with the surrounding area. These areas are prime candidates for “live-work” and traditional neighborhood developments (TND). Live-work developments combine residential and commercial uses allowing people to both live and work in the same area. The scale and massing of buildings is an important consideration when developing in Mixed Use areas. 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. Downtown is an existing area that exhibits and is planned to continue to contain a mix of land uses. 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: single-family detached, single-family attached (duplexes and townhomes), and multi-family buildings. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings.

The property is addressed at 1051 Peach Grove Avenue and is identified as tax map parcel 92-F-10.

### ***Special Use Permit – 1051 Peach Grove Avenue (The Residence & Shoppes at Peach Grove) (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 Skylar & Talli, LLC 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 conditions as deemed necessary by City Council. The 5.44 +/- acre property is addressed at 1051 Peach Grove Avenue and is identified as tax map parcel 92-F-10. The special use permit is associated with the rezoning of the property at 1051 Peach Grove Avenue from B-2 to R-5C.

### ***Special Use Permit – 1051 Peach Grove Avenue (The Residence & Shoppes at Peach Grove) (Section 10-3-55.4 (2) to Allow Multi-Family Buildings Greater Than Four Stories and/or Fifty-Two Feet in Height)***

Public hearing to consider a request from Skylar & Talli, LLC for a special use permit per Section 10-3-55.4 (2) to allow multi-family buildings greater than four stories and/or fifty-two (52) feet in height under conditions set forth in subsection 10-3-55.6 (e) and such conditions as deemed necessary by City Council. The 5.44 +/- acre property is addressed at 1051 Peach Grove Avenue and is identified as tax map parcel 92-F-10. The special use permit is associated with the rezoning of the property at 1051 Peach Grove Avenue from B-2 to R-5C.

***Special Use Permit – 1051 Peach Grove Avenue (The Residence & Shoppes at Peach Grove) (Section 10-3-55.4 (4) to allow Retail Stores, Convenience Shops, Personal Service Establishments, Restaurants, and Business and Professional Offices)***

Public hearing to consider a request from Skylar & Talli, LLC 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), and business and professional offices under conditions set forth in subsections 10-3-55.6 (f) and (g) and such other conditions as deemed necessary by City Council. The 5.44 +/- acre property is addressed at 1051 Peach Grove Avenue and is identified as tax map parcel 92-F-10. The special use permit is associated with the rezoning of the property at 1051 Peach Grove Avenue from B-2 to R-5C.

Maps and other information are available for review in the Department of Planning & Community Development, 409 South Main Street, 2<sup>nd</sup> Floor, Monday through Friday, 8:00 a.m. to 5:00 p.m. All persons interested will have an opportunity to express their views at these public hearings. Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the Planner at 540-432-7700 at least five days prior to the date of the meeting. More information is available at [www.harrisonburgva.gov/public-hearings](http://www.harrisonburgva.gov/public-hearings)

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**Publication dates:**

Monday, May 13, 2019

Monday, May 20, 2019