

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on July 11, 2023 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

15.2-2232 Review – Proposed Homeless Services Center

Public hearing to consider, per City Code Section 10-1-6 whether the proposed Homeless Services Center public facility site is in substantial accord with the Comprehensive Plan as provided by the Code of Virginia Section 15.2-2232. 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. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings. The +/- 3.68-acre property is zoned B-2, General Business District and M-1, General Business District, is addressed as 1111 North Main Street, and is identified as tax map parcel 41-E-2.

Special Use Permit – 837, 841, 871, 887, 889, 891 Chicago Avenue (To Allow Restaurants in M-1)

Public hearing to consider a request from Lock-Minn Holdings, LLC for a special use permit per Section 10-3-97(1) of the Zoning Ordinance to allow restaurants in the M-1, General Industrial District. The +/- 12,274 square foot property consists of two parcels addressed as 837, 841, 871, 887, 889, and 891 Chicago Avenue and identified as tax map parcels 39-F-2 & 3.

Rezoning – Portion of 813 Chicago Avenue (B-2C to B-2)

Public hearing to consider a request for Lock-Minn Holdings, LLC to rezone a +/- 6,181 square foot property from B-2C, General Business District Conditional to B-2, General Business District. 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. 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. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings. The property is addressed as 813 Chicago Avenue and is identified as tax map parcel number 39-F-6. (Note: An adjacent parcel identified as tax map parcel number 39-F-1 is also addressed as 813 Chicago Avenue.)

Rezoning – 130 West Mosby Road (R-2 to R-8)

Public hearing to consider a request from Riadh S. Mamund to rezone a +/- 19,000 square foot property from R-2, Residential District to R-8, Small Lot Residential District. The Zoning Ordinance states the R-2, Residential District is intended for medium-density, single-family and duplex residential development. The R-8, Small Lot Residential District is intended for medium- to high-density residential development that includes single-family detached, duplex, and in special circumstances townhouse development. The residential density ranges for R-8 are single-family, 2,800 sq. ft. minimum; duplex, 1,800 sq. ft. minimum/unit; townhouses, 1,800 sq. ft. minimum/unit; and other uses, 6,000 sq. ft. minimum. 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. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings. The property is addressed as 130 West Mosby Road and is identified as tax map parcel 7-C-4.

Special Use Permit – 130 West Mosby Road (To Allow Townhomes in R-8)

Public hearing to consider a request from Riadh S. Mamund for a special use permit per Section 10-3-59.4(1) to allow attached townhouses of not more than eight (8) units. The +/- 19,000square foot property is addressed as 130 West Mosby Road and is identified as tax map parcel 7-C-4.

Rezoning – 937 Vine Street (R-1 to R-8)

Public hearing to consider a request from Farhad Koyee and Mikael Bahar to rezone a +/- 1.77-acre parcel from R-1, Single Family Residential District to R-8, Small Lot Residential District. The Zoning Ordinance states the R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. The R-8, Small Lot Residential District is intended for medium- to high-density residential development that includes single-family detached, duplex, and in special circumstances townhouse development. The residential density ranges for R-8 are single-family, 2,800 sq. ft. minimum; duplex, 1,800 sq. ft. minimum/unit; townhouses, 1,800 sq. ft. minimum/unit; and other uses, 6,000 sq. ft. minimum. The Comprehensive Plan designates this site as Low Density Residential. These areas consist of single-family detached dwellings in and around well-established neighborhoods with a target density of around 4 dwelling units per acre. The low density residential areas are designed to maintain the character of existing neighborhoods. It should be understood that established neighborhoods in this designation could already be above 4 dwelling units per acre. The property is addressed as 935 and 937 Vine Street and is identified as tax map parcel 28-O-16.

Rezoning – 130 Franklin Street (B-2 to B-1)

Public hearing to consider a request from 130 Franklin Street LLC to rezone a +/- 4,974 square foot parcel from B-2, General Business District to B-1, Central Business District. The Zoning Ordinance states 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. 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. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings. The property is addressed as 130 Franklin Street and is identified as tax map parcel 26-H-7.

Pursuant to Harrisonburg City Code Section 2-2-6, the City of Harrisonburg City Council will hold a meeting on the above mentioned date in City Council Chambers, 409 South Main Street, Harrisonburg, VA. 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>.

Publication dates:

Wednesday, June 28, 2023

Wednesday, July 5, 2023