

## NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on March 9, 2021 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

### ***Rezoning – Virginia Mennonite Retirement Community Master Plan Amendment***

Public hearing to consider a request from Virginia Mennonite Retirement Community, Inc. (VMRC) to rezone +/- 0.67 acres by amending the existing master plan area known as Park Village by adding two parcels. If approved, the two parcels would be rezoned from R-2, Residential District to R-2C, Residential District Conditional/I-1, Institutional Overlay. The Zoning Ordinance states the R-2, Residential District is intended for medium-density, single-family and duplex residential development. The residential density ranges for R-2 are single-family, 7,000 sq. ft. minimum and duplex, 5,500 sq. ft./unit. The I-1, Institutional Overlay District is intended to provide for orderly development of certain nonprofit institutional uses and is created as a special overlay district to be superimposed on base districts by approval of City Council. Dimensional and density regulations in the I-1 district are intended to supplement those permitted in the underlying zoning classification. If this request is approved, the lots would be permitted to have reduced front, side, and rear yard setbacks than what is typically regulated by the R-2 district. The Comprehensive Plan designates this site as Neighborhood Residential. These areas are typically older residential neighborhoods, which contain a mixture of densities and a mixture of housing types, but should have more single-family detached homes than other types of housing. This type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the desired character of the neighborhood. The two parcels are addressed as 1543 Park Road, and 1550 and 1552 College Avenue and are identified as tax map parcels 51-D-9 and 52-G-1, respectively.

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 City Council meeting including the public hearing on Public Education Government Channel 3 or on the City's website at <https://harrisonburg-va.legistar.com/Calendar.aspx>.

Any person requiring auxiliary aids, including signers, in connection with these public hearings shall notify the City Manager at least five (5) days prior to the time of the hearing.

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CITY OF HARRISONBURG  
Eric D. Campbell, City Manager

Advertisement Dates:  
Monday, February 22, 2021  
Monday, March 1, 2021