

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on October 8, 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:

Special Use Permits – Short-Term Rentals

Public hearings to consider requests for special use permits to allow short-term rentals. A short-term rental is defined in the Zoning Ordinance as “[t]he provision of a dwelling unit, a bedroom or accommodation space within the dwelling unit, or any accessory building that is suitable or intended for transient occupancy for dwelling, sleeping, or lodging purposes and is offered in exchange for a charge for the occupancy.” Short-term rentals are further regulated by Article DD of the Zoning Ordinance.

- ***551 Myers Avenue*** – Request from Thomas W. and Taricia L. Pippert Trustees for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow for a short-term rental within the R-1, Single-Family Residential District. The +/- 2.4-acre property is addressed as 551 Myers Avenue and is identified as tax map parcel 16-E-4.
- ***231 West Grace Street*** – Request from Christopher J. and Kirsten L. Moore for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow for a short-term rental within the R-1, Single-Family Residential District. The +/- 7,350 sq. ft. property is addressed as 231 West Grace Street and is identified as tax map parcel 24-L-9.
- ***511 Paul Street*** – Request from Rodney R. and Angela D. Williams for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow for a short-term rental within the R-1, Single-Family Residential District. The +/- 31,850 sq. ft. property is addressed as 511 Paul Street and is identified as tax map parcel 16-F-6 and 12.

Special Use Permit – 85 West Gay Street (Manufacturing and Processing in B-1)

Public hearing to consider a request from Bismarck LLC for a special use permit per Section 10-3-85(1) to allow manufacturing, processing and assembly operations within the B-1, Central Business District. The +/- 6,300 sq. ft. site is addressed as 85 West Gay Street and is identified as tax map parcels 85-H-15.

Rezoning – 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road (R-3 to R-5C)

Public hearing to consider a request from Kathy Hite with representatives Madison Lucy Realty, LLC to rezone two parcels from R-3, Medium Density Residential District to R-5C, High Density Residential District Conditional. The R-3, Medium Density Residential District is intended for medium density residential development and other uses intended to respect the residential character of the district. 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 +/- 1.3 acres of the site fronting along Reservoir Street as Mixed Use and the remaining +/- 5.3 acres as Medium Density Residential. Mixed Use areas are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. 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. Medium Density Residential areas have been developed or are planned for development of a variety of housing types, which in special circumstances may include multi-family dwellings (apartments). Densities in these areas should be around 15 dwelling units per acre. Non-residential uses may also be appropriate. The two parcels totaling +/- 6.6 acres are addressed as 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road and are identified as tax map parcels 84-A-3 & 13.

Special Use Permit - 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road (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 Kathy Hite with representatives Madison Lucy Realty, LLC for a special use permit per Section 10-3-55.4 (1) to allow multi-family dwellings of more than 12 units per building in the R-5, High Density Residential District. The two parcels totaling +/- 6.6 acres are addressed as 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road and are identified as tax map parcels 84-A-3 & 13.

Special Use Permit - 2150, 2152, 2156, 2158 Reservoir Street and 717 Foley Road (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 Kathy Hite with representatives Madison Lucy Realty, 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. The two parcels totaling +/- 6.6 acres are addressed as 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road and are identified as tax map parcels 84-A-3 & 13.

Special Use Permit - 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road (Section 10-3-55.4 (4) to Allow Retail Stores, Convenience Shops, Personal Service Establishments, and Business and Professional Offices)

Public hearing to consider a request from Kathy Hite with representatives Madison Lucy Realty, 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 in the R-5, High Density Residential District. The two parcels totaling +/- 6.6 acres are addressed as 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road and are identified as tax map parcels 84-A-3 & 13.

Rezoning – 709 & 711 Foley Road (R-3 to R-5C)

Public hearing to consider a request from Ashok Kunver to rezone a parcel from R-3, Medium Density Residential District to R-5C, High Density Residential District Conditional. The R-3, Medium Density Residential District is intended for medium density residential development and other uses intended to respect the residential character of the district. 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 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. 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. The +/- 23,500 square foot parcel is addressed as 709 and 711 Foley Road and is identified as tax map parcel 84-A-2.

Applications and other information are available for review in the Department of Planning & Community Development, 409 S. Main Street, 2nd 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. Special assistance is available for disabled persons addressing Planning Commission. Efforts will be made to provide adaptations or accommodations based on individual needs of qualified individuals with disabilities, provided that notification at least five (5) business days prior to the date of the meeting has been received by the City Clerk's Office, 409 S. Main Street, 3rd Floor at 540-432-7701.

Publication dates:

Monday, September 23, 2019

Monday, September 30, 2019