

## NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on April 14, 2020 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:

### ***City of Harrisonburg Capital Improvement Program FY 2020-2021 through 2024-2025***

Public hearing to consider the proposed Capital Improvement Program, for fiscal years 2020-2021 through fiscal years 2024-2025. The Capital Improvement Program is a multi-year projection and scheduling of capital projects of \$50,000 or greater. This plan is prepared annually in an effort to facilitate planning and setting priorities among capital improvements needs over a subsequent five-year period. Copies of the capital improvement program are available for review on the city's website, in the Department of Community Development, and the City Manager's Office.

### ***Special Use Permit – 60 Carpenter Lane (Section 10-3-97 (10))***

Public hearing to consider a request from Elite Land LLC for a special use permit per Section 10-3-97 (10) of the Zoning Ordinance to allow recreational and leisure time activities within the M-1, General Industrial District. The +/- 5.0-acre property is addressed as 60 Carpenter Lane and is identified as tax map parcel 107-A-12.

### ***Rezoning – 200-294 Rocco Avenue and 1690 South Main Street (R-3, M-1 and B-2C to R-5C)***

Public hearing to consider a request from Park Apartments LLC and Faith Community Free Methodist Church to rezone a +/- 11.02-acre site consisting of one parcel zoned R-3, Multiple-Dwelling Residential District and M-1, General Industrial District and a portion of a second parcel zoned B-2C, General Business District Conditional to R-5C, High Density Residential District Conditional. The R-3, Multiple Dwelling Residential District is intended for medium- to high-density residential development and other uses intended to respect the residential character, which are aesthetically compatible within the district by means of architectural expression, landscaping, and restrained traffic flow. The M-1, General Industrial District is intended primarily for manufacturing, processing, storage, and distribution activities, which are not properly associated with, nor compatible with, residential and institutional development. 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 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 High Density Residential and Commercial. High Density Residential areas have been developed or are planned for development that have the highest residential density ranges outside of the downtown area and properties designated Mixed Use by the Land Use Guide. Density is planned to allow up to 24 dwelling units per acre. While a number of existing multi-family developments and areas adjacent to such developments are identified as High Density Residential, residential land use could include small-lot single-family detached and single-family attached neighborhoods. In special circumstances, non-residential uses may be appropriate. Commercial areas may include retail, office, professional service functions, restaurants, and lodging uses.

Commercial areas should offer connecting streets, biking and walking facilities, and public transit services. Interparcel access and connections are essential to maintaining traffic safety and flow along arterials. Parking should be located to the sides or rear of buildings. The first parcel is +/- 8.86-acres, is addressed as 200, 204, 208, 210, 212, 216, 220, 224, 228, 232, 236, 240, 244, 248, 252, 256, 260, 264, 268, 272, 276, 280, 284, 286, 288, 290, 292, and 294 Rocco Avenue and is identified as tax map parcel 10-C-5A. A +/- 2.16-acre portion of the second parcel involved in the request, which is a total of +/- 3.29-acres, is addressed as 1690 South Main Street and is identified as tax map parcel 10-C-5.

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CITY OF HARRISONBURG  
Eric D. Campbell, City Manager

**Publication dates:**

Monday, March 30, 2020

Monday, April 6, 2020