



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

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To: Planning Commission
From: Department of Community Development
Date: February 10, 2021 (Regular Meeting)
Re: Rezoning – Virginia Mennonite Retirement Community Master Plan Amendment (Park Village)

Summary:

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 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.

Background:

VMRC is a +/- 46.2-acre property comprised of three subsidiaries; Park Village, Inc., Heritage Haven Inc., and Virginia Mennonite Home, Inc. An institutional overlay master plan for the original +/- 45-acre tract of VMRC was approved in March 1997. This master plan described all uses within the campus, but primarily focused on the Virginia Mennonite Home subsidiary and the construction of the five-story Park Gable retirement housing and fitness center. VMRC took advantage of reduced setbacks and greater height for the Park Gable building, as well as relief in parking requirements for the campus. In June 2004, an addition was made to the 1997 master plan when +/- 1.2 acres along Park Road was added to the Park Village, Inc. section of VMRC. In July 2009, the master plan was amended to add a child day care center as one of the allowable uses for the Woodland Facility, located on a +/- 3.5-acre portion of the Virginia Mennonite Home, Inc. portion of VMRC. The child day care center never moved into the Woodland Facility and in December of 2009 VMRC again amended the master plan to demolish the Woodland Facility and surrounding cottages in order to construct the Green House Homes, which provides skilled nursing care for up to ten occupants in each building. The homes were to be constructed along a loop road within the Woodland area and relief from the required parking was approved as part of the master plan amendment. In July 2011, VMRC once again amended the Woodland area to allow for a reduction in setback requirements for the Green House Homes after right-of-way was dedicated along Parkwood Road and Virginia Avenue for the public streets. The most recent update to the master plan occurred in 2017 when VMRC recast the vision for the Park Village, Inc. subsidiary to allow for the replacement of existing buildings and increasing walkability and connectivity, both internally and to other neighboring places surrounding the VMRC campus. Additionally, +/- 124,700 square feet of former maintained and improved public street right-of-way was added into the Park Village area's total acreage and are now private streets.

Included within this packet is a map that illustrates the boundaries of the VMRC Master Plan and a breakdown of the associated “umbrella” subsidiaries.

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 following land uses are located on and adjacent to the property:

Site: Detached single family dwellings, zoned R-2

North: Detached single family dwellings, zoned R-2; and duplex dwelling associated with VMRC – Park Village, zoned R-2 / I-1

East: Duplex dwelling associated with VMRC – Park Village, zoned R-2 / I-1; and quadplexes associated with VMRC – Park Village, zoned R-3C / I-1

South: Detached single family dwellings, zoned R-2

West: Detached single family dwellings, zoned R-2

Key Issues:

Park Village, Inc., a subsidiary of VMRC, would like to modify their previously approved master plan to include two parcels, which are located across Park Road from the main campus, into their institutional overlay. If approved for inclusion, the entire institutional overlay area for the VMRC complex would total +/- 46.9 acres. The subject parcels border the institutional overlay district; however, they are zoned R-2, Residential District. The properties currently have detached single family dwellings and the applicant has stated that, if their request is approved, the properties will be redeveloped for single family detached or duplex units, both of which are allowed by right within the R-2, Residential District.

If the rezoning and associated master plan amendment is approved as requested, it would allow for a reduction in the front yard setback from 30-feet to 10-feet along Park Road, College Avenue, and Shank Drive. There would also be a reduction in the side yard setback from ten-feet to five-feet in the Park Village area as shown on the master plan site drawings. This will allow for flexibility in the future with the redevelopment of these parcels. It should be understood that this particular setback reduction is only for the two parcels located on tax map parcels 51-D-9 and 52-G-1; the remainder of the Park Village neighborhood will continue to follow the previously approved master plan from July 2017.

The proposed master plan amendment describes that only single family detached or duplex dwelling units will be on the two subject parcels. Required off-street parking will be provided by garage or driveway space, and VMRC has proffered that garages will not be permitted to be converted into living space. Additionally, because they are proposing only single family and duplex dwelling units, there are no parking lot landscaping requirements that must be met as single family and duplex dwelling development is exempt from parking lot landscaping regulations.

Staff has no concerns with the request and supports the rezoning and associated master plan amendment for these parcels into the Park Village, Inc. subsidiary within the VMRC campus as presented.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Recommend approval of the rezoning request; or
- (b) Recommend denial of the rezoning request.

Community Engagement:

As required, the request was published in the local newspaper twice advertising for Planning Commission’s public hearing. The advertisement was published as shown below:

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 are intended to supplement those permitted in the underlying zoning classification. 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. The amendment would also allow for the two parcels to have a reduction of front yard setbacks to ten feet along Park Road, College Avenue, and Shank Drive and to allow a reduction of rear and side yard setbacks to five feet.

In addition, adjoining property owners were notified of the public hearing; the property was posted with signage advertising the request; and a notice was provided on the City’s website at <https://www.harrisonburgva.gov/public-hearings>.

Recommendation:

Staff recommends alternative (a) approval of the rezoning request.

Attachments:

- 1. Site maps
- 2. Application, applicant letter, and supporting documents
- 3. Conceptual site development layout
- 4. VMRC Master Plan Map
- 5. Public Input as of 02-05-2021

Review:

N/A

