



## Legislation Details (With Text)

**File #:** ID 20-355      **Version:** 1      **Name:** 161 and 241 Blue Ridge Drive rezoning  
**Type:** PH-Rezoning      **Status:** Passed  
**File created:** 12/2/2020      **In control:** City Council  
**On agenda:** 4/13/2021      **Final action:** 4/13/2021

**Title:** Consider a request from Martha E. Grover, Trustee and MG Harrisonburg LLC with representatives Bluestone Land LLC to rezone two parcels at 161 and 241 Blue Ridge Drive.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Memorandum, 2. Extracts, 3. Site Maps, 4. Updated application, applicant letter, and supporting documents, 5. Current PowerPoint Presentation, 6. Conceptual site development layout and site illustrations, 7. Harrisonburg Downtown Transit Center Conceptual Design Report, 8. Extract from the Planning Commission, December 9, 2020, 9. Extract of Minutes from the February 9, 2021 City Council Meeting, 10. Updated PC Memorandum 03-10-21, 11. Memorandum 01-12-21, 12. Application, applicant letter, and supporting documents, 13. Public Hearing Notice #2, 14. Surrounding Property Notice, 15. Surrounding Properties Notice # 2, 16. Letter & addt proffers (Blue Ridge), 17. Stormwater Narrative - Blue Ridge, 18. Traffic Impact Analysis (Blue Ridge), 19. PC Memorandum, 20. Original PowerPoint presentation, 21. PowerPoint presentation from applicant, 22. Public Comments 12-7-20 through 02-09-21, 23. Petition - April 2021, 24. Public comments April 2021, 25. Additional public comments received

Date	Ver.	Action By	Action	Result
4/13/2021	1	City Council	approved on second reading	Pass
3/10/2021	1	Planning Commission	recommended for approval	Pass
2/9/2021	1	City Council	referred	Pass
12/9/2020	1	Planning Commission	recommended for disapproval	Pass

**Subject:**

Consider a request from Martha E. Grover, Trustee and MG Harrisonburg LLC with representatives Bluestone Land LLC to rezone two parcels at 161 and 241 Blue Ridge Drive.

**Presented By:** Adam Fletcher, Director of Community Development

On February 9, 2021, City Council received two separate applications from Martha E. Grover, Trustee and MG Harrisonburg LLC with representatives Bluestone Land LLC. One request was to rezone two parcels from R-1, Single-Family Residential District to R-5C, High Density Residential District Conditional. Public hearings for these two items were held at Planning Commission on December 9, 2020 and at City Council on February 9, 2021. During the February City Council meeting, the rezoning and SUP requests were tabled and referred back to the Planning Commission for review noting that the applicant had offered a new proffer and because the Comprehensive Housing Assessment & Market Study was completed since Planning Commission's December 9th review. In addition, City Council directed staff to draft Zoning Ordinance amendments to remove conditions (1) and (3) and to draft any alternative recommendation staff might believe is necessary for Section 10-3-55.6 (e).