



Legislation Details (With Text)

File #: ID 20-356 **Version:** 1 **Name:** 161 and 241 Blue Ridge Drive special use permit more than 12 units multi-family
Type: PH-Special Use Permit **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 for a special use permit to allow multi-family dwellings of more than twelve units per building at 161 and 241 Blue Ridge Drive.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Memorandum, 2. Extract from Planning Commission, 3. Site maps, 4. Updated application, applicant letter, and supporting documents, 5. 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, 11. Memorandum, 12. Application, applicant letter, and supporting documents, 13. Public Hearing #2, 14. Surrounding Properties Notice #2, 15. Surrounding Property Notice, 16. PC Memorandum, 17. Public comment as of 1-4-2021, 18. Adt Public Comment

Date	Ver.	Action By	Action	Result
4/13/2021	1	City Council	approved	Pass
3/10/2021	1	Planning Commission	recommended to full council	
2/9/2021	1	City Council	referred	Pass
12/9/2020	1	Planning Commission	recommended to full council	Pass

Subject:

Consider a request from Martha E. Grover, Trustee and MG Harrisonburg LLC with representatives Bluestone Land LLC for a special use permit to allow multi-family dwellings of more than twelve units per building 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 for a special use permit (SUP) 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. 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).

