

## NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on Tuesday, August 9, 2016 at 7:00 p.m., or as soon as the agenda permits, in the City Council Chamber located at 409 South Main Street, to consider the following:

***Special Use Permit – 40 W. Washington Street (Section 10-3-97(3) to Allow Business and Professional Offices)***

Public hearing to consider a request from Girl Power, LLC with property representative Ashley Swartz for a special use permit per section 10-3-97(3) of the M-1, General Industrial District to allow for Business and Professional Offices. The 0.45 +/- acre property is located at 40 W. Washington Street and is identified as tax map parcel 40-N-27.

***Rezoning – 480 East Market Street (R-2/R-3 to B-2C)***

Public hearing to consider request from Thomas W. Richardson and James F. Richardson with property representative Mossy Creek Holdings to rezone a parcel containing 26,258 +/- square feet from R-2, Residential District and R-3, Medium Density Residential District to B-2C, General Business District Conditional. The property is located at 480 East Market Street and is identified as tax map parcel 27-A-6. The Comprehensive Plan designates this area as Professional. This designation states that these areas are for professional service oriented uses with consideration to the character of the area. These uses are found in the residential areas along major thoroughfares and adjacent to the Central Business District. Conversion of houses in these areas to office and professional service uses is permitted with appropriate attention to maintaining compatibility with adjacent residential areas in the same manner as described for Planned Business areas. The Zoning Ordinance states that 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 R-3, Medium Density Residential District is intended for medium 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 residential density ranges for R-3 are single-family, 6,000 sq. ft. minimum; duplex, 4,000 sq. ft./unit; townhouses, 2,000 sq. ft. minimum per unit; other uses, 6,000 sq. ft. minimum and by special use permit multi-family, 3,000 sq. ft. minimum per unit. 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. No minimum lot size restrictions exist in the B-2, General Business District.

***Special Use Permit – 480 East Market Street (Section 10-3-91(8) to Allow for Reducing Required Parking)***

Public hearing to consider request from Thomas W. Richardson and James F. Richardson with property representative Mossy Creek Holdings for a special use permit per section 10-3-91(8) to allow for the reduction in required parking spaces within the B-2, General Business District. Areas that would have been used for parking must remain as open space and shall not be used to meet any conflicting requirements of the Zoning Ordinance. The 26,258 +/- square feet property is located at 480 East Market Street and is identified as tax map parcel 27-A-6.

To view copies of the case documents, contact the Community Development Department, 409 South Main Street, Monday through Friday, 8:00am to 5:00pm.

All persons interested will have an opportunity to express their views at this public hearing.

Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the City Manager at least five (5) days prior to the date of the meeting.

CITY OF HARRISONBURG

Kurt D. Hodgen

City Manager

To be advertised two (2) times:

Monday, July 25, 2016

Monday, August 1, 2016