



City of Harrisonburg, Virginia

Planning Commission Meeting

March 14, 2012

7:00 p.m.

Regular Meeting
409 South Main Street

1) Call to order, roll call, determination of quorum, and review/approval of minutes from the February 8, 2012 regular meeting.

2) New Business

Zoning Ordinance Amendments – Parking Lot Landscaping Ordinance

Public hearing to consider a request to modify several sections of the Zoning Ordinance. The amendments include: adding new parking lot landscaping regulations within Article G that would require, among other things, landscaping borders, landscaping islands, required vegetation planting, and landscaping plan submittals; to amend Section 10-3-11 to require the completion of, or the posting of an approved surety for, all required improvements prior to receiving a certificate of occupancy; to amend Section 10-3-17 to add a new subsection requiring the submission of details in the comprehensive site plan review that shows how landscaping requirements will be met; to add several definitions to Section 10-3-24 related to the parking lot landscaping regulations and to amend the existing definition of “parking lot;” to remove Section 10-3-25 (2), (3), (4), and (7) (c.) to delete a reference to the existing “parking lot” definition, to delete the existing landscaping regulations, and to delete a reference to the existing landscaping regulations, respectively; to amend Section 10-3-25 (12), (13), (14), (15), (16), (17), (18), (19), (20), and (27) to delete references made to the existing landscaping regulations; to amend Section 10-3-25 (21) to remove the permission to ask the Zoning Administrator or the Planning Commission for modifications to landscaping requirements for the following uses: manufacturing and industrial plants, research and wholesale stores, testing laboratories, assembly plants, warehouses or similar facilities; to amend Section 10-3-84 (7) to remove the distinction between public and private parking lots and to remove parking garages as a by-right use; to add a new subsection to Section 10-3-85 to add parking garages as a special use permit within the B-1 zoning district; and to add new subsections to Sections 10-3-56.3, 10-3-57.3, and 10-3-58.3 that adds parking lots and parking garages as uses permitted by-right within the R-6, R-7, and MX-U zoning districts, respectively.

3) Unfinished Business

4) Public Input

5) Report of secretary and committees

Proactive Zoning

6) Other Matters

Rockingham County Rezoning Along Port Republic Road

7) Adjournment

Staff will be available Monday April 9, 2012 at 4:30 p.m. for those interested in going on a field trip to view the sites for the April 11, 2012 agenda.