



# City of Harrisonburg, Virginia

## Planning Commission Meeting

September 12, 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 July 11, 2012 regular meeting and the August 8, 2012 regular meeting.**

**2) New Business**

*Rezoning – HRHA East Gay Street Project R-2 to R-3C*

Public hearing to consider a request from Franklin Heights, LLC to rezone 6 parcels, totaling 2.95 +/- acres, from R-2, Residential District to R-3C, Medium Density Residential District Conditional. The properties are located along the northern and southern sides of East Gay Street and along Hill Street. Existing units are addressed as 610 East Gay Street, 374 Hill Street, and 631 East Gay Street. The properties can be found on tax maps 33-O-17 through 20 and 33-L-6 & 7.

*Special Use Permit – HRHA East Gay Street Project (Multi-Family)*

Public hearing to consider a request from Franklin Heights, LLC for a special use permit per Section 10-3-48.4 (6) to allow multiple family dwelling units within the R-3, Medium Density Residential District. The properties, totaling 2.95 +/- acres, are located along the northern and southern sides of East Gay Street and along Hill Street. The properties are currently zoned R-2, Residential District but are proposed to be rezoned to R-3, Medium Density Residential District. Existing units are addressed as 610 East Gay Street, 374 Hill Street, and 631 East Gay Street. The properties can be found on tax maps 33-O-17 through 20 and 33-L-6 & 7.

*Zoning Ordinance Amendment – 10-3-48.4 (3) Reducing Required Parking*

Public hearing to consider a request from Franklin Heights, LLC to amend Section 10-3-48.4 (3); a subsection of the Uses Permitted by Special Use Permit category within the R-3, Medium Density Residential District. Subsection (3) currently allows application for reducing required parking areas to permit fewer than the required number of parking spaces for professional office uses only. If approved, the amendment would allow for all uses within the R-3, Medium Density Residential District the ability to apply for reduced parking areas. The requirement that an amount of open space equal to the amount of space that would have been used for required number of parking spaces is left available will remain.

*Special Use Permit – HRHA East Gay Street Project (Reducing Required Parking)*

Public hearing to consider a request from Franklin Heights, LLC for a special use permit per Section 10-3-48.4 (3) (as proposed for modification) to allow for the reduction in required parking areas for multiple family units within the R-3, Medium Density Residential District. The properties, totaling 2.95 +/- acres, are located along the northern and southern sides of East Gay Street and along Hill Street. Existing units are addressed as 610 East Gay Street, 374 Hill Street, and 631 East Gay Street. The properties can be found on tax maps 33-O-17 through 20 and 33-L-6 & 7.

**3) Unfinished Business**

**4) Public Input**

**5) Report of secretary and committees**

*Proactive Zoning*

**6) Other Matters**

*Portable Restroom Facilities*

**7) Adjournment**

Staff will be available Monday October 8, 2012 at 4:30 p.m. for those interested in going on a field trip to view the sites for the October 10, 2012 agenda.