



City of Harrisonburg, Virginia

Planning Commission Meeting

April 9, 2014

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 March 12, 2014 regular meeting.**
- 2) **New Business**

Preliminary Plat – The Village at Chicago Park

Consider a request from Theda and Merle Brunk and John Harding and Others with representative Scott Sellers of Engineering Solutions to preliminarily subdivide three lots totaling 2.26 +/- acres into 19 lots (16 residential lots and three open space lots). The property owners are requesting five Subdivision Ordinance variances per Sections 10-2-41 (a), 10-2-42 (c), 10-2-45, 10-2-66, and 10-2-67. These variances would allow the design of the proposed private cul-de-sac to deviate from the private street standards of the DCSM, allow lots to not have public street frontage, and allow the subdivision to occur without dedicating public street right-of-way and building required street improvements along tax map 48-D-25. The properties, addressed as 1041 and 1049 Chicago Avenue, are zoned R-7, Medium Density Mixed Residential Planned Community District and R-3, Medium Density Residential District and are identified as tax map parcels 48-D-26 & 41 and 48-D-25.

15.2-2232 Review – New City Hall

Consider a request to review the proposed City Hall project per City Code Section 10-1-6 to determine if the public facility is in substantial accord with the Comprehensive Plan as provided by the Code of Virginia Section 15.2-2232.

- 3) **Unfinished Business**
- 4) **Public Input**
- 5) **Report of secretary and committees**
Proactive Zoning
- 6) **Other Matters**
- 7) **Adjournment**

Staff will be available Monday May 12, 2014 at 4:30 p.m. for those interested in going on a field trip to view the sites for the May 14, 2014 agenda.