

NOTICE OF PUBLIC HEARING

The Harrisonburg Planning Commission will hold a public hearing on Wednesday, October 14, 2020 at 6:00 p.m., to consider the following:

Rezoning – 690 Pear Street (R-2C to R-8)

Public hearing to consider a request from Rock Homes LLC to rezone a +/- 17,900 sq. ft. parcel zoned R-2C, Residential District Conditional to R-8, Small Lot Residential District. The Zoning Ordinance states the R-2, Residential District is intended for medium-density, single-family and duplex residential development. The R-8, Small Lot Residential District is intended for medium- to high-density residential development that includes single-family detached, duplex, and in special circumstances townhouse development. The residential density ranges for R-8 are single-family, 2,800 sq. ft. minimum; duplex, 1,800 sq. ft. minimum/unit; townhouses, 1,800 sq. ft. minimum/unit; and other uses, 6,000 sq. ft. minimum. The Comprehensive Plan designates this site as Medium Density Mixed Residential. These areas have been developed or are planned for small-lot single-family detached and single-family attached (duplexes and townhomes) neighborhoods, where commercial and service uses might be finely mixed within residential uses or located nearby along collector and arterial streets. Mixed-use buildings containing residential and non-residential uses and multi-family dwellings could be appropriate under special circumstances. The gross density of development in these areas could be around 20 dwelling units per acre. The property is located at the corner of Pear Street, Russell Drive, and Bartlett Court, is addressed as 690 Pear Street and is identified as tax map parcel 8-D-11.

Special Use Permit – 690 Pear Street (To Allow Townhomes in R-8)

Public hearing to consider a request from Rock Homes LLC for a special use permit per Section 10-3-59.4(1) of the Zoning Ordinance to allow attached townhomes of not more than eight units within the R-8, Small Lot Residential District. The +/- 17,900 sq. ft. property is located at the corner of Pear Street, Russell Drive, and Bartlett Court, is addressed as 690 Pear Street and is identified as tax map parcel 8-D-11.

Please note that in accordance with an Emergency Continuity of Governance Ordinance adopted by City Council on April 6, 2020, members of the public are not permitted in Council Chambers due to the Covid-19 pandemic, but are encouraged to participate and express their views electronically by emailing comments to Thanh.Dang@harrisonburgva.gov, or by calling in during the public hearing at the telephone number to be listed on the agenda. The agenda will be posted at <https://www.harrisonburgva.gov/planning-commission>. Interested parties may watch the Planning Commission meeting including the public hearing on Public Education Government Channel 3 or on the City's website at <https://harrisonburgva.legistar.com/Calendar.aspx>.

Special assistance is available for disabled persons addressing Planning Commission. Efforts will be made to provide adaptations or accommodations based on individual needs of qualified individuals with disabilities, provided that notification at least five (5) business days prior to the date of the meeting has been received by the Department of Community Development at 540-432-7700.

Applications and other information are available for review by contacting the Department of Community Development, 409 S. Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy via email or by appointment. More information is available at www.harrisonburgva.gov/public-hearings.
