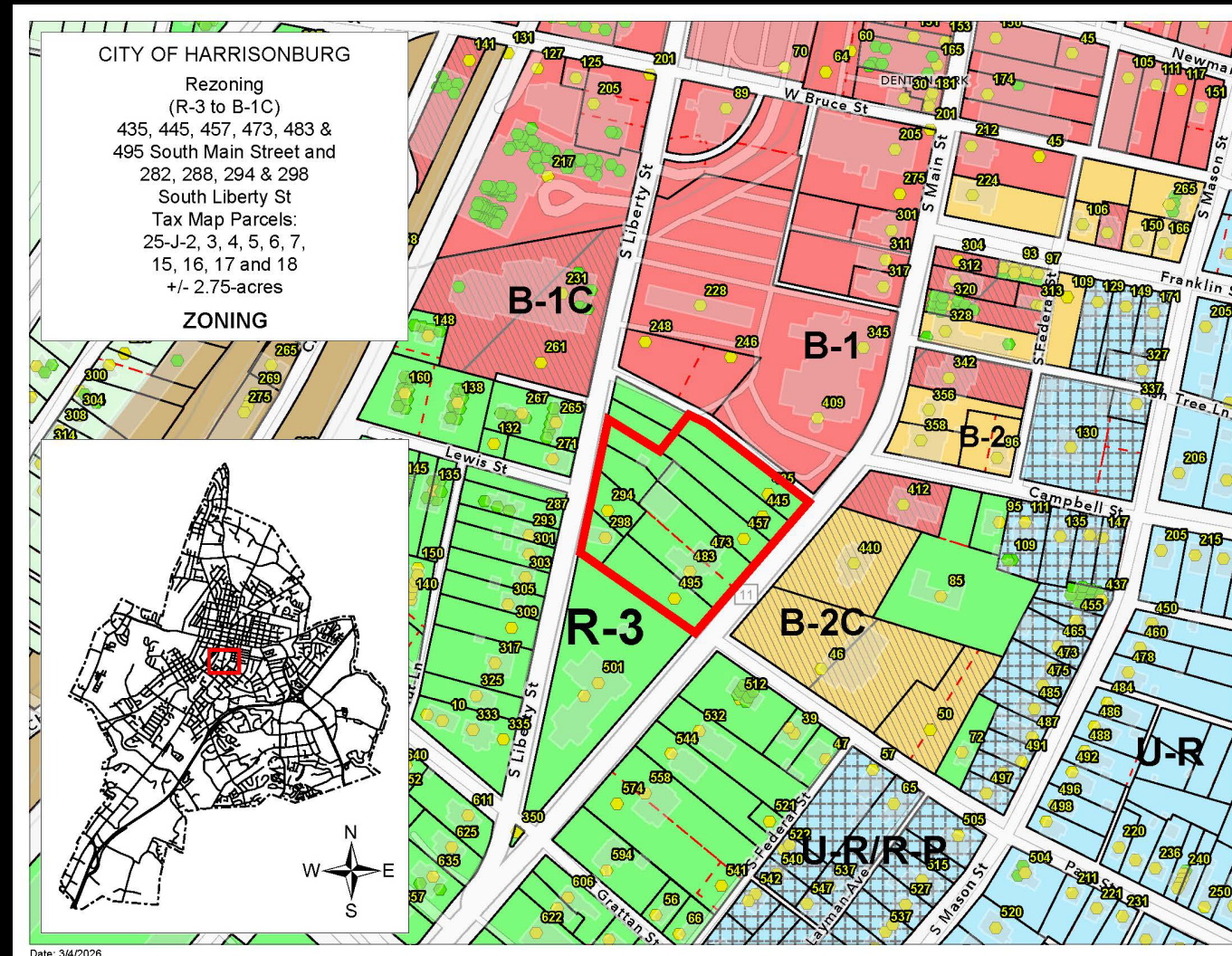


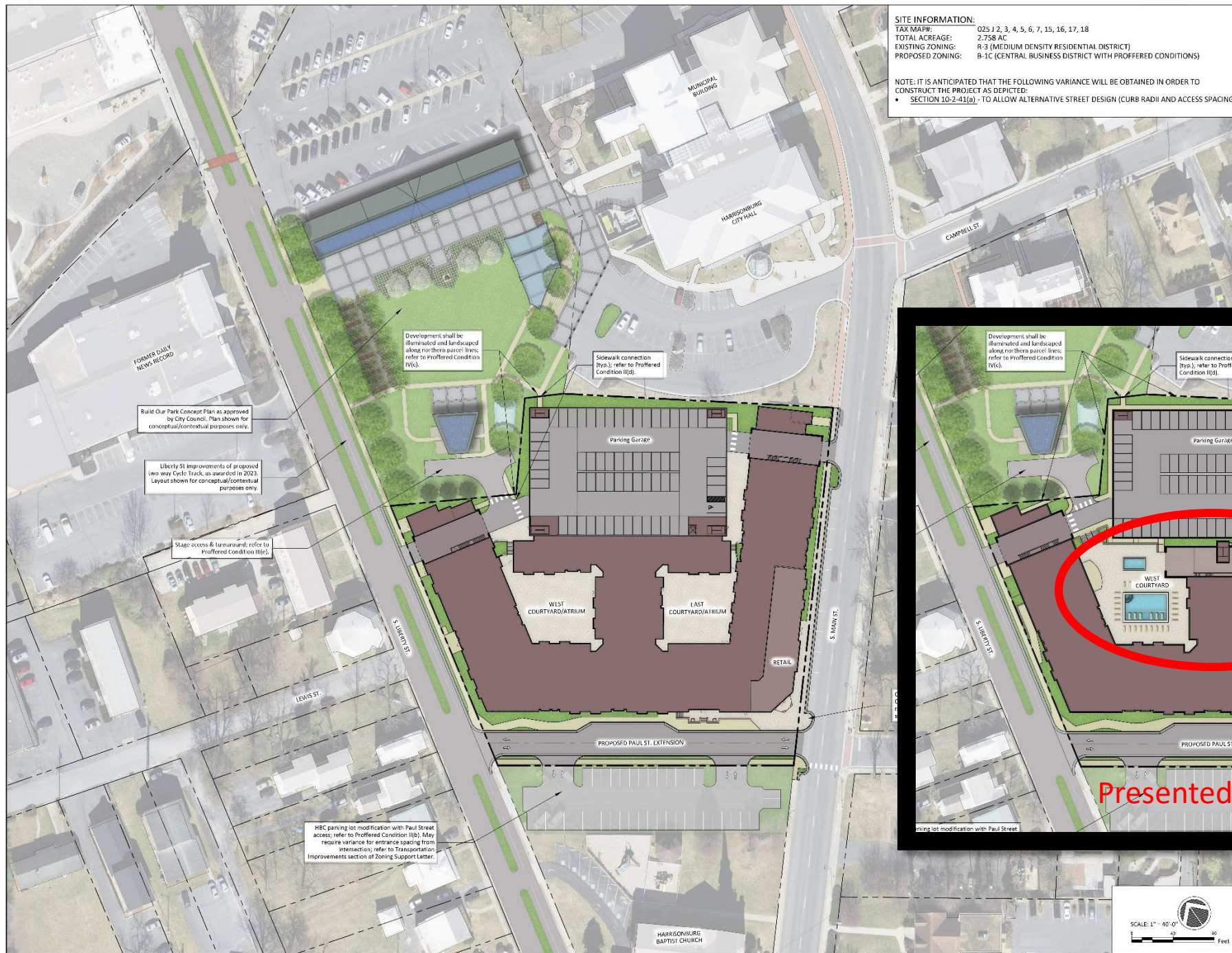
Rezoning – S Main St & S Liberty St The Lindsey (R-3 to B-1C)







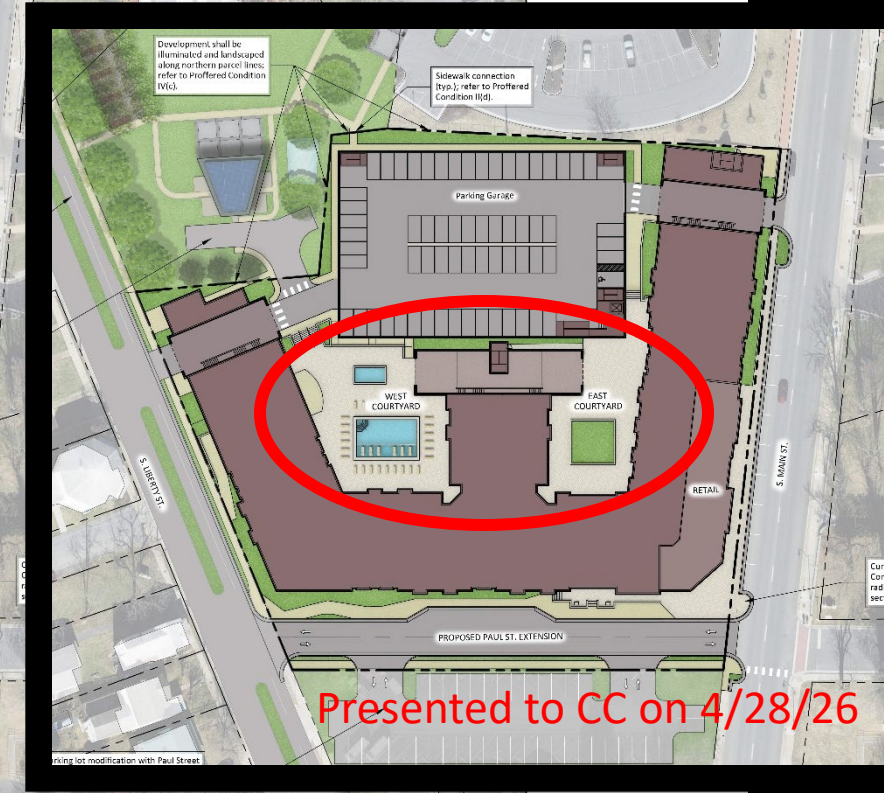




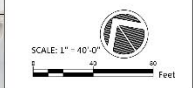
SITE INFORMATION:
TAX MAP: 02512, 3, 4, 5, 6, 7, 15, 16, 17, 18
TOTAL ACREAGE: 2.758 AC
EXISTING ZONING: R-3 (MEDIUM DENSITY RESIDENTIAL DISTRICT)
PROPOSED ZONING: B-1C (CENTRAL BUSINESS DISTRICT WITH PROFFERED CONDITIONS)

NOTE: IT IS ANTICIPATED THAT THE FOLLOWING VARIANCE WILL BE OBTAINED IN ORDER TO CONSTRUCT THE PROJECT AS DEPICTED:
• SECTION 10-2-41(a) - TO ALLOW ALTERNATIVE STREET DESIGN (CURB RADI AND ACCESS SPACING)

Monteverde
Engineering & Design Studio
2401 Flowers St., Suite 112 • Harrisonburg, VA 22801
244-228-0225 • www.monteverdeestudio.com



Presented to CC on 4/28/26



CONCEPT PLAN	
Project number:	24024C
Date:	JUN 01, 2026
Drawn by:	GP
Checked by:	SOR
1 OF 1	

Proffers

- I. Development Standards
- II. Transportation Improvements
- III. Parking/Access Improvements
- IV. Amenities
- V. Implementation

Proffer Amendments

	April 2026		July 2026	
	Units	Bedrooms	Units	Bedrooms
Total Units and Bedrooms	Proffered a maximum of 250 units	Proffered a maximum of 555 bedrooms	Proffered a maximum of 180 units	Proffered a maximum of 440 bedrooms
1-bedroom or Studio	Proffered a minimum of 110 1-bedroom units	Equal to 110 bedrooms (This is 20% of the maximum 555 bedrooms proffered)	Proffered a minimum of 72, 1-bedroom units	Equal to 72 bedrooms (This is 16% of the maximum 440 bedrooms proffered)
4-bedroom	Proffered a maximum of 85, 4-bedroom units	Equal to 340 bedrooms (This is 61% of the maximum 555 bedrooms proffered)	Proffered a minimum of 85, 4-bedroom units	Equal to 340 bedrooms (This is 77% of the maximum 440 bedrooms proffered)
2- & 3-bedroom	If the proffered minimum 1-bedroom /studio and maximum 4-bedroom units are constructed, then 22-35 units could be 2- or 3-bedrooms	If the proffered minimum 1-bedroom /studio and maximum 4-bedroom units are constructed, then 105 bedrooms could be within 2- and 3-bedroom units (This is 19% of the maximum 555 bedrooms proffered)	If the proffered minimum 1-bedroom/studio and maximum 4-bedroom units are constructed, then 9 to14 units could be 2- or 3-bedrooms	If the proffered minimum 1-bedroom /studio and maximum 4-bedroom units are constructed, then 28 bedrooms could be within 2- or 3-bedroom units (This is 6% of the maximum 440 bedrooms proffered)

Proffer Amendments

- Reduced minimum number of structured parking spaces from 480 to 320
- Reduced minimum number of electric vehicle charging stations from 14 to 10
- Reduced minimum number of secure indoor/covered bicycle storage spaces from 120 to 90
- Maintained minimum number of exterior bicycle parking spaces at 16
- Reduced cash contributions for
 - Traffic-calming improvements from \$60,000 to \$45,000
 - Parking enforcement or enhancements from \$30,000 to \$22,500
 - Affordable housing from \$93,738 to \$70,000

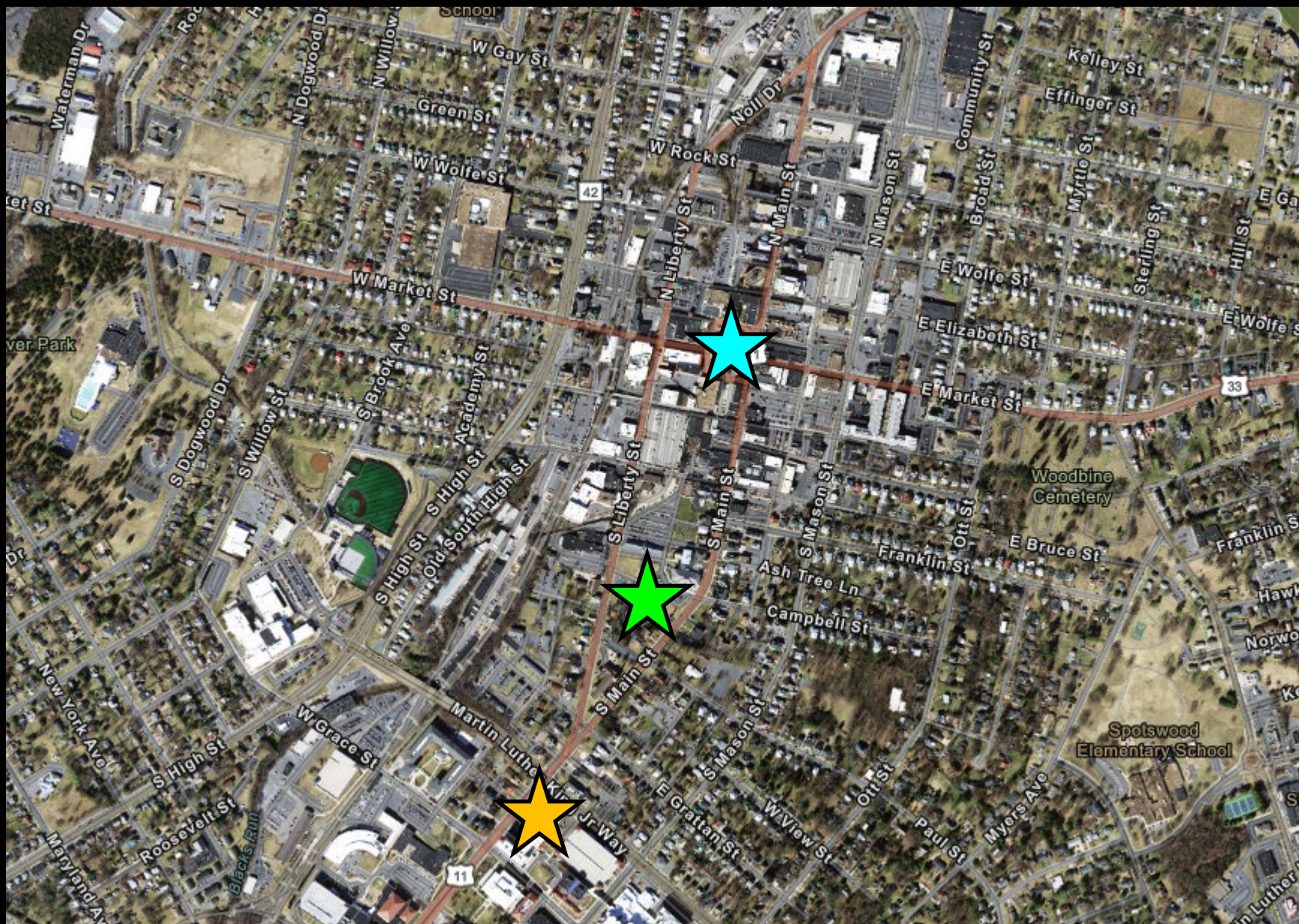
Proffer Amendments

- Reduced maximum building height from 75-feet to 52-feet
 - Rooftop structures can be 55-feet if screened

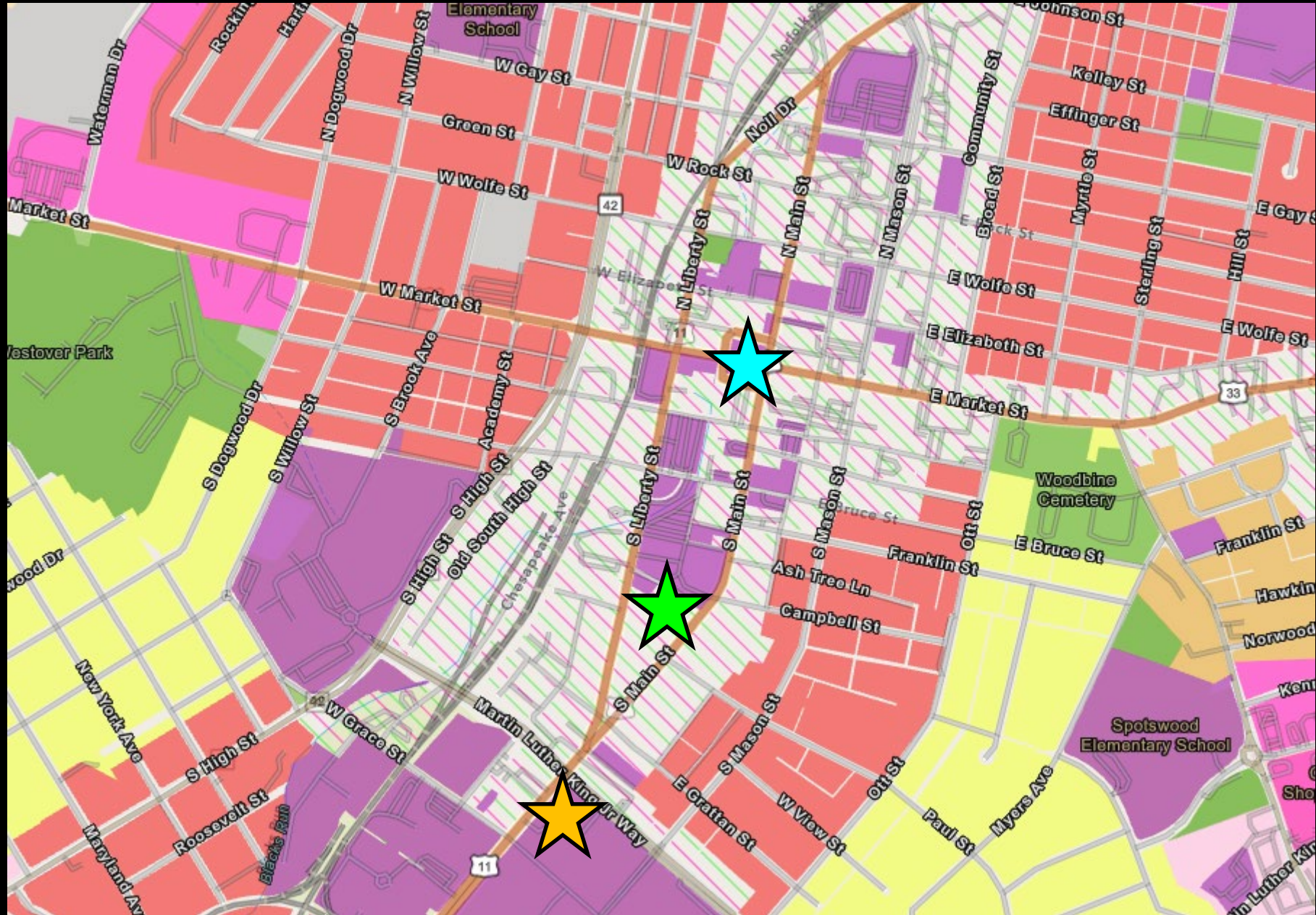


Proffer Amendments

- Changed the minimum square footage of non-residential uses from 2,000 to 2,500 square feet and retained maximum 5,000 square feet
- Removed occupancy restrictions
- Removed Parking Agreement with the City

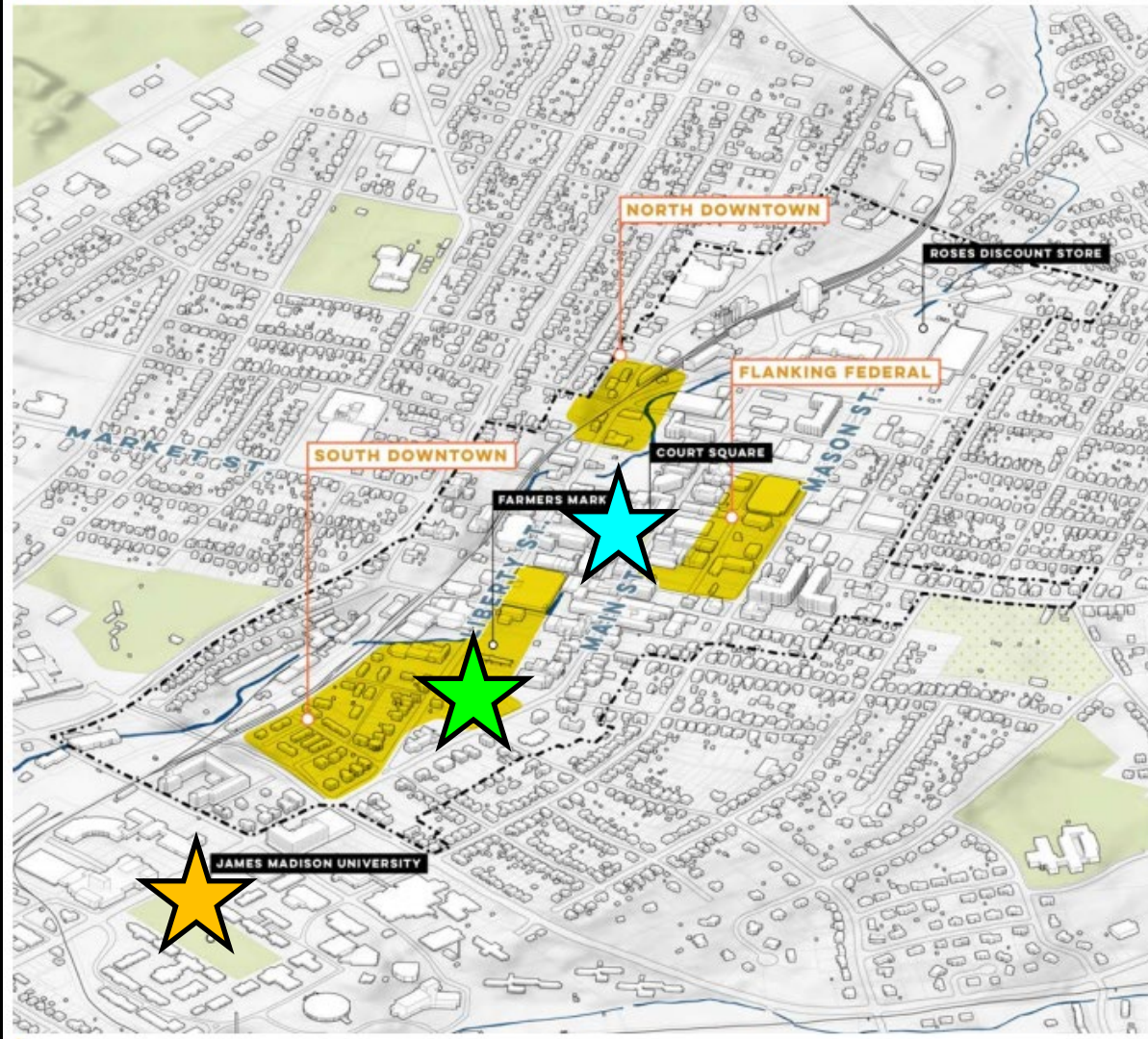


2018 Comprehensive Plan – Land Use Guide

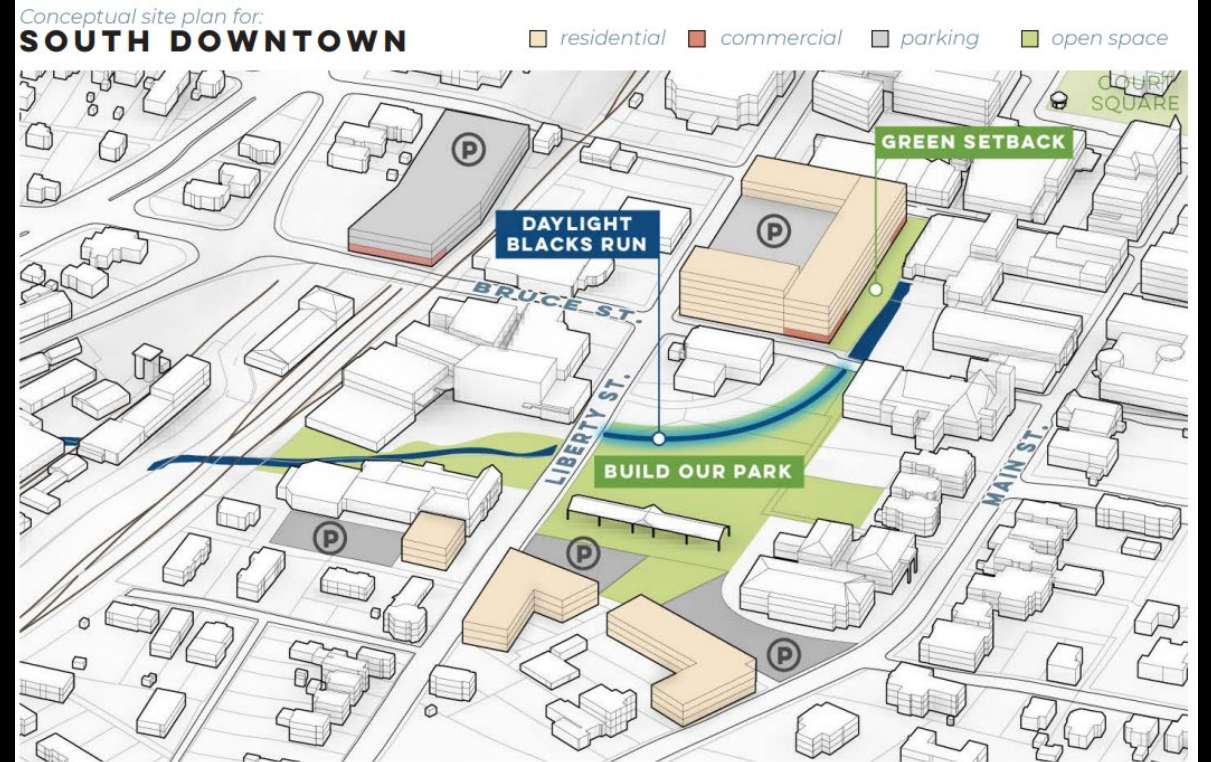


Harrisonburg Downtown 2040 Plan

POTENTIAL RESIDENTIAL DEVELOPMENT



GROW DOWNTOWN AS A NEIGHBORHOOD



16

Encourage mixed-use and residential development in key clusters of currently underutilized space

17

In the long-term, seek opportunities to add density and improve the urban design at key Downtown sites

JMU Campus Strategic Plan

	Current (Fall 2025)	Future (2040)	Change
JMU enrollment	23,157 (Undergraduate & Graduate)	30,000 (per draft JMU strategic plan)	+6,843 (30,000-23,157)
Students residing on Campus	6,484 (28% of 23,157)	18,000 (if 60% of students live on campus per JMU strategic plan)	+11,516 (18,000-6,484) Or +10,000
Students residing off Campus	16,673 (23,157-6,484)	12,000 (30,000-18,000)	-4,673 (12,000-16,673)

Recommendation

Staff recommends approval of the rezoning request.

