CITY OF HARRISONBURG

November 12, 2026 Planning Commission Meeting

Title
Consider a request for a Special Use Permit at 130 West Mosby Road — Nyrma Soffel, Community Development

Summary

Project name	N/A
Address/Location	130 West Mosby Road
Tax Map Parcels	7-C-4
Total Land Area	+/- 19,002 square feet
Property Owner	Riadh S. Mamund
Owner's Representative	N/A
Present Zoning	R-8C, Small Lot Residential District Conditional
Special Use Permit Request	To allow attached townhouses of not more than eight (8) units per Section 10-3-59.4(1)
Planning Commission	November 12, 2026 (Public Hearing)
City Council	Anticipated December 8, 2026 (Public Hearing)

Recommendation
Option 1. Recommend approval of the special use permit as submitted by the applicant.

Context & Analysis
The following land uses are located on and adjacent to the property:

Site:	Vacant land, zoned R-8C
North:	Vacant land, zoned R-2
East:	Vacant land, zoned R-2
South:	Across West Mosby Road, Multifamily dwellings, zoned R-3
West:	Single-family detached dwelling, zoned R-2

The applicant is requesting a special use permit (SUP) per Zoning Ordinance (ZO) Section 10-3-59.4(1) to allow attached townhouses of not more than eight (8) units. On July 25, 2023, City Council approved the applicant's request to rezone the property from R-2, Residential District, to R-8C, Small Lot Residential District Conditional, and approved a SUP to allow attached townhouses of not more than eight (8) units. The SUP has since expired due to a lack of diligent pursuit. In connection with the rezoning approved in 2023, the applicant proffered to construct a

sidewalk, dedicate right-of-way, and restrict the width of the new driveway to no more than 30 feet. A copy of the existing 2023-approved proffers is attached. The +/- 19,002 square foot property is addressed as 130 West Mosby Road and is identified as tax map parcel 7-C-4. If approved, the applicant plans to construct four (4) townhomes.

The current proposal differs from the concept plan submitted with the 2023 SUP application. (The 2023 application and support documents can be reviewed at https://harrisonburg-va.legistar.com/LegislationDetail.aspx?ID=6281779&GUID=4495A80B-E63B-4E8C-8585-F069C9B4CD9B&Options=&Search=). The concept plan from 2023 showed five (5) townhomes oriented perpendicular to West Mosby Road, and with 13 parking spaces located in front of the townhomes. The current concept plan illustrates four (4) townhomes facing West Mosby Road and 12 parking spaces between the townhomes and the public street. The concept plan is not conditioned and could change before townhomes are built. The ZO requires one (1) parking space per dwelling unit. The applicant's letter notes the lack of on-street parking and explains that he intends to provide two (2) parking spaces per dwelling unit, plus four (4) guest parking spaces for the development. Staff discussed reorienting the townhomes and relocating the parking spaces to behind the units in order to improve the streetscape and the building's relationship to the public street; however, the applicant prefers to keep the layout as shown.

The ZO requires townhome dwellings to each be on their own lot; therefore, the applicant will need to subdivide the property. Depending on the configuration of the individual lots, parking areas, and driveway, the applicant may need to request a Subdivision Ordinance (SO) variation or exception in the future.

Land Use
The Comprehensive Plan designates the property as Mixed Use and states that:

> The Mixed Use category includes both existing and proposed areas for mixed use. Mixed Use areas shown on the Land Use Guide map are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. Mixed Use can take the form of a single building, a single parcel, a city block, or entire neighborhoods. Quality architectural design features and strategic placement of green spaces for large scale developments will ensure development compatibility of a mixed use neighborhood with the surrounding area. These areas are prime candidates for "live-work" and traditional neighborhood developments (TND). Live-work developments combine residential and commercial uses allowing people to both live and work in the same area. The scale and massing of buildings is an important consideration when developing in Mixed Use areas. Commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way.

The property is located adjacent to a single-family detached dwelling, across West Mosby Road from multiple-family dwellings, and within a quarter of a mile of commercial establishments along South Main Street. Additional multiple-family dwellings are planned and are in site plan review

west of the property along West Mosby Road and Pear Street (tax map parcel 7-C-3). The proposed development is consistent with the Comprehensive Plan's Land Use Guide.

Transportation and Traffic
A traffic impact analysis (TIA) was not required for the SUP request.

Public Water and Sanitary Sewer
Staff has no concerns with the requested special use permit regarding water and sanitary sewer matters.

Housing
The City's Comprehensive Housing Assessment and Market Study (Housing Study) places the subject site within Market Type B, which has "neighborhoods [that] are characterized by high income earning households, large volumes of housing sales and lower population growth." The Housing Study further notes that houses in these markets are quick to sell and that "[p]riorities and policies that are appropriate to Market Type B areas include the preservation of existing affordable housing while at the same time working to increase access to amenities."

Public Schools
The City contracted with the University of Virginia's Weldon Cooper Center for Public Service to complete a report titled "Population and School Enrollment Projects for the City of Harrisonburg" (April 2025). The report can be found at the following link: https://harrisonburgva.gov/sites/default/files/city-manager/HarrisonburgSchoolEnrollment_2025-04-30_Final.pdf. This report provides overall student enrollment projections through 2034 as well as estimated student generation by housing type for each elementary school attendance zone.

Based on the Weldon Cooper Center report's calculation, this development's proposed residential units are estimated to generate two (2) K-12 students at full build-out. According to the School Board's current attendance boundaries, Bluestone Elementary School, Thomas Harrison Middle School, and Harrisonburg High School would serve the students residing in this development.

Conclusion
While staff would have preferred interparcel connectivity, a site design that better supports future development of adjoining properties, and a layout that improves the streetscape, the request is consistent with the Comprehensive Plan's Mixed Use designation and substantially similar to the previously approved SUP. Staff recommends approval of the SUP request as submitted by the applicant.

Options
1. Recommend approval of the special use permit as submitted by the applicant.
2. Recommend approval of the special use permit with the suggested conditions.
3. Recommend approval of the special use permit with other condition(s).
4. Recommend denial of the special use permit.

Attachments
- Site maps

- Applicant’s supporting documentation
- Copy of Approved 2023 Proffers