

# Planning Commission Work Session

Zoning & Subdivision Ordinances Update Project

July 25, 2024



# Agenda

1. Call to Order/Roll Call
2. Background/History of Zoning and Subdivision Ordinances Update Project
3. What staff has heard are important topics from Planning Commission and the Community
4. Other big picture and important topics
5. Next steps for the Ordinances Update Project
6. Adjournment



# Background/History of Project



# Project Schedule

TASKS	TARGET DATES
1. Project kick off including presentations to City Council, Planning Commission, and Ordinance Advisory Committee	July 2020
2. Host stakeholder meetings	October 2020
3. Begin writing draft of Module/Part 1 of the Ordinances	December 2020
4. Begin writing draft of Module/Part 2 of the Ordinances	June 2021
5. Begin writing draft of Module/Part 3 of the Ordinances	2021
6. Commence public comment period for Module/Part 1, including open house event	July 2021
7. Kick off Re-start Ordinances Update Project, including a presentation to City Council	January 2024
8. Reconvene Ordinance Advisory Committee	April 2024
9. Core Project Team continues reviewing, researching, and revising draft Modules/Parts 1, 2, and 3	Summer 2024

TASKS	TARGET DATES
10. Commence public comment period for Modules/Parts 1 & 2 (includes draft Zoning Map), including open house event and Ordinance Advisory Committee and Staff Technical Team meetings	Fall 2024
11. Commence public comment period for Module/Part 3, including open house event and Ordinance Advisory Committee and Staff Technical Team meetings	Fall 2024
12. Commence public comment period for Modules/Parts 1, 2, and 3, including open house event and Ordinance Advisory Committee and Staff Technical Team meetings	January 2024
13. Present ordinances at public hearings at Planning Commission and City Council for adoption	Spring 2025
14. Implement new zoning ordinance	Summer 2025



# Zoning & Subdivision Ordinance Update

## Project Goals - Based on Comprehensive Plan

1. Encourage mix of uses, housing types, and lot sizes.
2. Promote more single-family detached and duplex housing units.
3. Promote the development of lower cost and affordable housing.
4. Expand opportunities for infill, reuse, and redevelopment.
5. Promote walkable neighborhoods.
6. Provide off-street parking to adequately meet demand without oversupply.
7. Adapt to new trends and demands while ensuring that new development and redevelopment of residential, commercial, and industrial properties will be compatible with existing land uses and with planned land uses of surrounding properties.















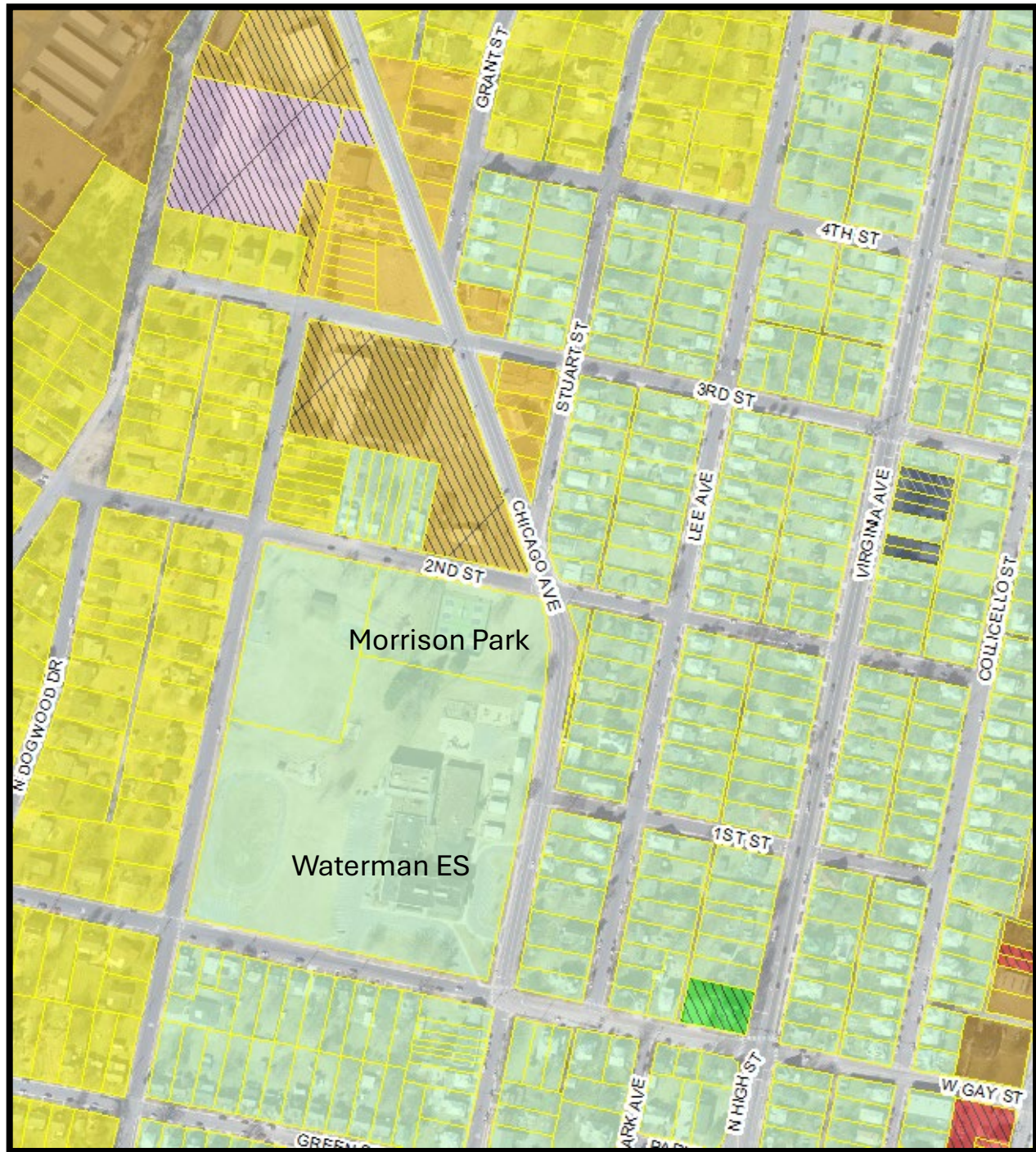


# Important topics

- a) Off-street parking requirements
- b) Further integrate commercial uses with residential areas
- c) Enhance community walkability and bikability
- d) Housing types, housing density, setbacks, and other dimensional regulations
- e) Whether or not to proactively rezone properties and/or where
- f) Water and sanitary sewer availability forecasting



-  B-2
-  B-2 INSTITUTIONAL OVERLAY
-  B-2C
-  B-2C INSTITUTIONAL OVERLAY
-  M-1
-  M-1 TECHNOLOGY
-  M-1C
-  R-1
-  R-2
-  R-2 INSTITUTIONAL OVERLAY
-  R-2C
-  R-2C INSTITUTIONAL OVERLAY





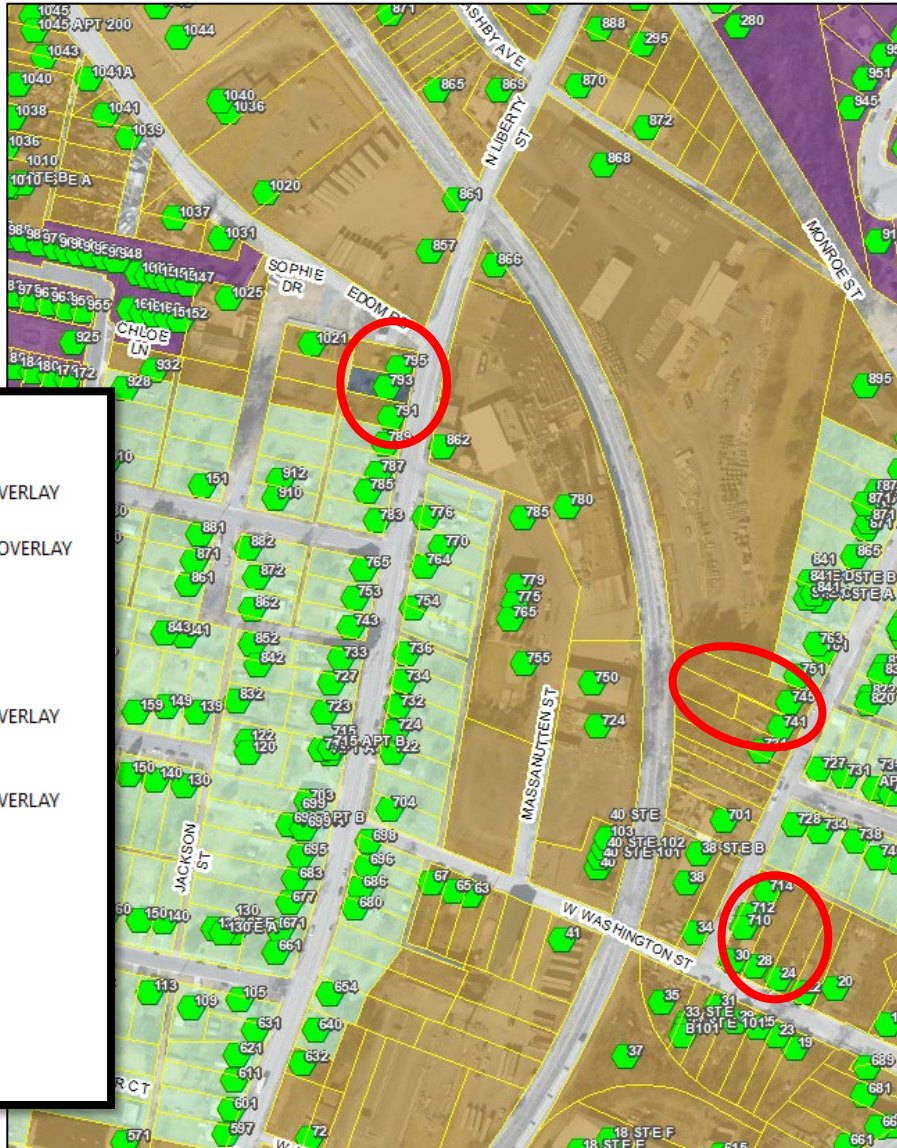
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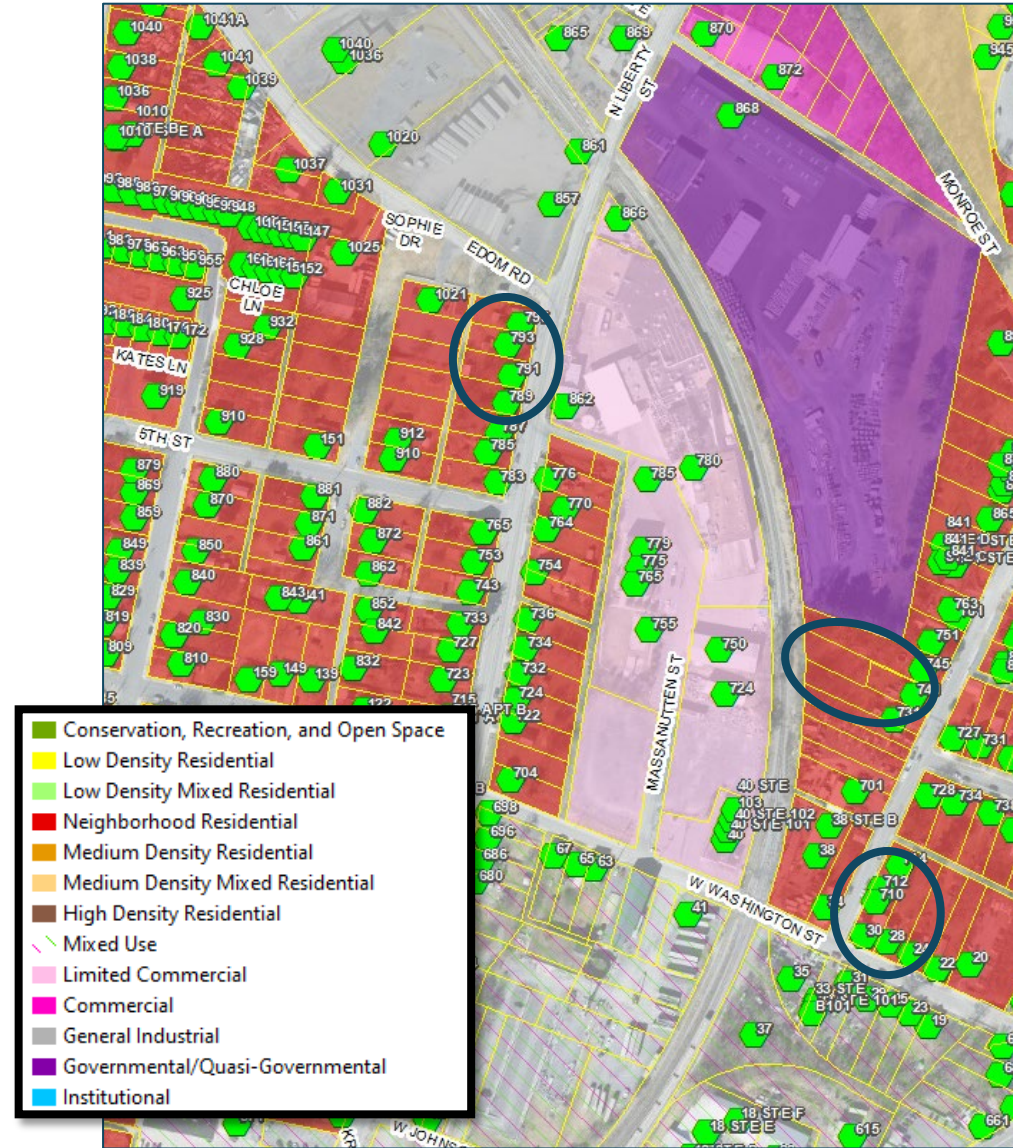
# Current Zoning Map

Nonconforming Single Family Detached  
Homes zoned M-1, General Industrial



# 2018 Future Land Use Guide (Comp Plan)

Designated Neighborhood Residential





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# Raw Water Supply Plan

Q1. What quantities of water should Harrisonburg pursue long-term planning?

**Harrisonburg has developed a business model for 15.0 million gallons per day (MGD) potable water supply.**

Q2. What water sources will be used to meet the demands identified in the business model?

- **Dry River (DRI)- an existing source water of raw water.**
- **North River (NRI)- an existing source water of raw water.**
- **South Fork Intake (SFI)- a future raw water source.**
- **Augmentation source(s): a group of potential raw water sources for drought reliability.**



# Raw Water Supply Plan

Average Daily Demand Forecast	
Existing City Sales	4.7 MGD
Existing External Sales	0.8 MGD
Rockingham County Tier 1 Contract	0.5 MGD
External Reserved Commitments	0.2 MGD
WTP Processing	0.1 MGD
Unaccounted water	1.3 MGD
<b>Existing Total Demand</b>	<b>7.6 MGD</b>
Future City Sales	3.2 MGD
Open Market External Sales	1.1 MGD
Rockingham County Tier 2 Contract	0.5 MGD
WTP Processing	0.1 MGD
Unaccounted water	0.4 MGD
<b>Demand Potential</b>	<b>5.3 MGD</b>
<b>Total</b>	<b>12.9 MGD &lt; 15 MGD raw water supply</b>



# Sanitary Sewer Management Plan

<b>Objective # 1</b>	<b>Annual Update the SSMP</b>
<b>Objective # 2</b>	<b>Sales &amp; Treatment Volumes</b>
<b>Objective # 3</b>	<b>HRRSA Treatment Capacity</b>
<b>Objective # 4</b>	<b>HRRSA Interceptor Capacities</b>
<b>Objective # 5</b>	<b>City Interceptor Capacities</b>
<b>Objective # 6</b>	<b>Collection Integrity – “Backups”</b>
<b>Objective # 7</b>	<b>RUL – Asset Retirement</b>
<b>Objective # 8</b>	<b>Obsolescence - Asset</b>
<b>Objective # 9</b>	<b>Long Term Financial Model – Rates &amp; Revenue</b>
<b>Objective #10</b>	<b>AMPS – Expense Management</b>
<b>Objective #11</b>	<b>Financial Overview</b>



# Sanitary Sewer Management Plan

	FLOW	CAPACITY MGD
Existing Sewer Sales	4.3 MGD	
Future Sewer Sales	3.2 MGD	
Max Sewer Sales	7.5 MGD	12.8 MGD
		16.2 MGD





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# Other Topics to Discuss?



# Next Steps

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