

# City Gets New Proposal For Lucy Drive

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**HARRISONBURG** — Bluestone Land Co. and Darrell Weaver went back to the drawing board after their last project was rejected and will present a new one to Planning Commission on Wednesday for 67 town homes to be built on Lucy Drive.

Bluestone Land Co. and Weaver, a representative of Madison Lucy Realty LLC, are requesting to subdivide two parcels that total 5.7 acres for 67 town homes and one common area lot.

City documents show that of the 67 homes, 35 would have public street frontage. The city's subdivision ordinance requires all lots created have public street frontage. City Council would need to approve a variance to allow lots without frontage.

Of the 67 lots, 24 town homes would sit on Emerald Drive Estates. A site layout provided by the city shows 10 clusters of town homes, some consisting of four rows but most consisting of eight rows.

"Part of looking at this preliminary plat request is Planning Commission taking a look to see that there is water, sewer and sanitary service available for them to put into the development," city planner Thanh Dang said in an interview Monday.

That's not all the commission will look into.

Since 1998, city records show that 15 preliminary plats were approved with a variance to allow town home lots without public street frontage.

"Most that were approved were either listed as medium residential or mixed-use residential in the land use guide," Dang said. "This is the first one that is designated as limited commercial use."

Projects in the past that were approved with the variance include Founders Way off Blue Ridge Drive in 2017, the Chand Development off Chestnut Ridge Drive in 2015, and the Townes at Bluestone in Bluestone Hills in 2004.

Staff has recommended denial of the town home project. If Planning Commission makes a recommendation Wednesday, the project is expected to go before City Council at its April 9 meeting. The project will be listed as a regular item for council without a public hearing. Dang said she anticipates a big crowd coming to observe Wednesday's Planning Commission meeting because the previous project generated so much interest last year.

In the last project, Madison Lucy Realty and the law firm of LeClair-Ryan sought to rezone a 4.7-acre parcel owned by Bluestone Land Co. and a 1-acre parcel owned by Weaver to construct four buildings. Under the old proposal, the four buildings, all three to four floors, would have had offices and retail on the first floor and residential units in the remaining space. Plans called for 117 residential units to be built, containing between 227 and 337 bedrooms. At council's Oct. 9 meeting, nearly 90 people showed up in opposition to the project. Council denied the rezoning request 5-0.

"Because the last proposed project was denied by council, it was taken completely off the table and no part of it could be taken into consideration for this new proposal," Dang said. "So, this new proposal that Planning Commission will be presented with will have no similar parts to the old proposal. It's all been done from scratch."

Planning Commission meets at 7 p.m. in City Hall, 409 S. Main St.

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