



Community Development Rezoning Report REZ16-018

Planning Commission
March 1, 2016

Board of Supervisors
March 23, 2016

Applicant	Sentara RMH Medical Center
Tax Map Id	125-(17)- L1, 125-(17)- L1A , 125-(A)- L121, 125-(A)- L135, 125-(A)- L136
Present Zoning	General Business District with Conditions (B-1C)
Proposed Zoning	Planned Medical and Research (PMR)
Location	Southeast of Stone Spring Road (VA280) and approximately 0.25 mile east of Port Republic Road (VA253)
Acreage	238.610
Election District	3
Comprehensive Plan	Mixed Use Center - Urban Development Area

Staff Recommendation:	Approval February 24, 2016
Planning Commission:	
Board of Supervisors:	

GENERAL INFORMATION

OVERVIEW / BACKGROUND

In October 2005 the Board approved the request from Rockingham Memorial Hospital to rezone 254 acres from General Agricultural District (A-2) to General Business District with Conditions (B-1C) for the construction of a 250-bed hospital with medical office space to be developed according to a phased schedule that concluded in 2020. Proffered conditions to this rezoning included improvements to the utility network in the area, the pursuit of a grant for a new fire engine, and road improvements including the dedication of right-of-way for Port Republic Road and what became Stone Spring Road.

In 2011, to meet new requirements of the Code of Virginia, Rockingham County adopted an Urban Development Area and used the new Rockingham Memorial Hospital as the focal point of this planning tool. In 2014 the County adopted the revised Zoning Ordinance which includes a Planned Medical and Research District designed to provide flexibility for large-scale medical facilities and to promote the mixture of uses and increased density of development. Today RMH, now Sentara RMH, requests to rezone the original 254 acres, less the property dedicated to VDOT for the two roads, and plus several parcels that have been acquired over the last several years, totaling 238.610 acres

PROFFERS¹

The applicant has submitted a Master Plan and a narrative statement as required for the Planned Medical and Research District. Both documents are attached to this report.

COMPREHENSIVE PLAN

Mixed Use Centers must be developed in at least two uses, one of which must be either community or neighborhood retail development or a community or neighborhood park. Other uses permitted include residential-scale offices, townhouses, and multifamily residential buildings. The uses within the center must be integrated through architectural treatments, landscape and streetscape improvements, and connecting streets and sidewalks. Isolation of uses will not be permitted.

Urban Development Areas are areas for compact, mixed use urban development. UDAs are intended to be the focus for infrastructure investments in order to accommodate the expected growth and planned densities. The county

¹ Proffers are voluntary contributions made by developers to the County through the conditional zoning process. Proffers are binding commitments which become a part of the County's zoning ordinance as it pertains to a specific property.

will consider the capacity of water, sewer and roadway infrastructure within the UDA as a whole when considering approval of any individual rezoning in a UDA. Any such approvals will depend in part on whether existing or anticipated infrastructure is in place or is planned in such a way as to reasonably accommodate the proposed development.

UDAs are intended to serve as a focal point for growth over the next 10-20 years and are established to improve coordination between transportation and land use. Development within the UDA must be compact, using Traditional Neighborhood Design principles, and designed to accommodate pedestrian and vehicular traffic with a full complement of services and amenities. Development in the UDA should also provide for transit facilities or stops.

ZONING AND EXISTING LAND USE

After meeting with Sentara representative and discussing how the agricultural land is now used and plans for it to be continued in the same way after rezoning, Zoning as no problem with that. It is understood that as a phase begins development, the land in that phase will cease being farmed.

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	General Agricultural District (A-2) Medium Density Residential District (R-2) General Residential District (R-3) Planned Neighborhood District (R-5)	Pasture, Wooded, Undeveloped, Single-family/Multi-family Residences
East	General Agricultural District (A-2) General Residential District (R-2) Planned Neighborhood District (R-5)	Pasture, Wooded, Undeveloped, Single-family/Multi-family Residences
South	General Agricultural District (A-2) General Residential District (R-3) Medium Density Residential District (R-2)	Pasture, Wooded, Undeveloped, Single-family/Multi-family Residences
West	General Agricultural District (A-2) General Business District (B-1)	Undeveloped, Single-family Residences, Commercial

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

The Pleasant Run water and sewer mains were designed and installed to handle build out of the Sentara RMH property. All parcels have access to public water and there are adequate flows to serve the parcels.

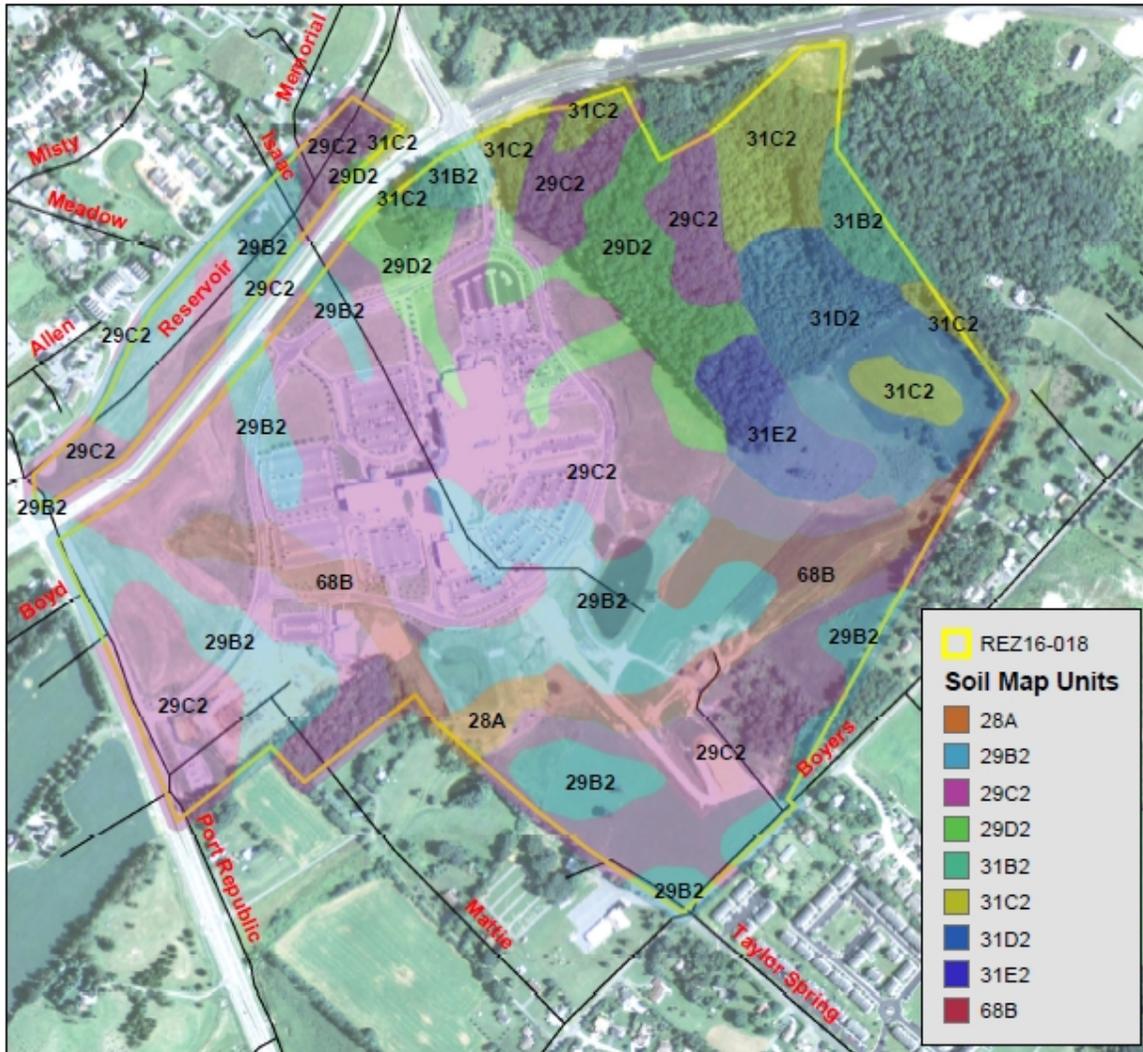
Sewer to the main Sentara RMH parcel is provided by the Pleasant Run sewer interceptor and has adequate capacity for development.

The parcels located between Albert Long Drive and Stone Spring Road currently do not have access to sewer. Lines could be extended across Stone Spring Road to serve these parcels. The sewer mains across Albert Long Drive drain to Rockingham County's Twin Gables Pump Station which may not have adequate capacity to serve these areas. If the station is analyzed and has adequate capacity, then service could potentially be provided through this area.

Health Department

No comments from the Health Department; public utilities to serve.

Soils



28A

Slopes are 0 to 2 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, April, May, November, December. This soil meets hydric criteria.

Slopes range from 2 percent to 25 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderately high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

31B2, 31C2, 31D2, 31E2

Slopes range from 2 percent to 45 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

68B

Slopes are 0 to 7 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

Environment

No comment submitted by the Environmental Manager

PUBLIC FACILITIES

Schools

No comments submitted by Rockingham County Public Schools.

Fire & Rescue

The property is located within Hose Company #4 Port Republic Road Sub-station and Harrisonburg Volunteer Rescue Squad's respective first due response areas. With the continued construction and growth within the County, our office has concerns with being able to provide emergency services to new and upcoming projects and locations while maintaining current emergency responses. With the approval of this "50 year" growth plan for the campus at Sentara RMH we know that emergency services responses and needs will continue to rise. Based on the current configuration of the campus, and number of buildings, emergency

services respond to the facility greater than once a month; not including law enforcement responses. With the addition of up to twenty-five buildings the need for emergency services will continue to rise with a projected need of greater than five responses a month; not counting the increase on emergency medical services with the proposed assisted living and nursing facilities.

Sheriff

No comments submitted by the Sheriff's office.

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Stone Spring Road (Rt 280)	Minor Arterial	4-Lane Divided Highway	N/A	45 MPH
Port Republic Road (Rt 253)	Minor Arterial	4-Lane Divided Highway	11,000 VPD (2014)	45 MPH
Boyers Road (Rt 704)	Local	2-Lane Highway	4,100 VPD (2006)	45 MPH

* Vehicles Per Day (VPD)

VDOT

The change in zoning districts from B-1 to the new Planned Medical Research District should not have a substantial impact to the roadway network. It is expected that there will be no significant deviation from the potential traffic volume generated under the PMR District as opposed to current B-1 zoning (with associated proffered limitations on use in B-1). Significant roadway improvements have already been completed as a result of the previous rezoning of the Sentara RMH Campus Site.

We have one comment regarding the proffers. Proffer #1 should be revised to read, "At a point of development in which traffic warrants, and/or upon request by the County or VDOT..." This issue concerning the stop controlled intersection has been raised by VDOT on more than one occasion and more flexibility for requesting this modification to the traffic pattern will be a benefit to the roadway network.

SUMMARY

Considerations

- The Planned Medical and Research District is a new planned zoning district adopted as part of the Comprehensive Zoning Ordinance Rewrite
- Sentara RMH campus serves as the focal point for the Urban Development Area of the Comprehensive Plan
- As each phase of the plan is implemented, the current agricultural use will be discontinued
- The main campus has adequate sewer and water capacity; capacity for the commercial properties between Stone Spring Road and Albert Long Drive will be required for site plan approval
- The entirety of the Urban Development Area is located within the response areas of Hose Company #4 and the Harrisonburg Rescue Squad. This plan projects the development of the Sentara RMH campus, which will assist the County in determining allocation of resources.
- VDOT assumes no substantial impact on the roadway network, but has asked for a review of an internal intersection to improve access from Stone Spring Road.

Staff Recommendation: Approval

February 24, 2016

Whereas this proposal provides greater predictability for the development of the Sentara RMH campus, and whereas this request is in conformance with the Urban Development Area of the Comprehensive Plan, staff recommends approval.

Planning Commission Recommendation:

Board Decision: