



Community Development Rezoning Report REZ16-077

Planning Commission
April 5, 2016

Board of Supervisors
April 27, 2016

Applicant	SVTB Crossroads LLC
Tax Map Id	126-(A)- L24
Present Zoning	Planned Residential District (R-5)
Proposed Zoning	Planned Residential District (R-5)
Location	South of Spotswood Trail (Rt 33) and west of Cross Keys Road (Rt 276)
Acreage	292.32
Election District	3
Comprehensive Plan	Community Residential

Staff Recommendation:	Approval	March 22, 2016
Planning Commission:		
Board of Supervisors:		

GENERAL INFORMATION

OVERVIEW / BACKGROUND

In 2000, the Board approved an amendment to the master plan for Crossroads Farm; the plan which it had approved in 1999. The master plan approved in 2000 included a phasing schedule, a list of prohibited uses, among other items. Following the economic recession of 2007-2008, the development was unable to maintain the pace of development called for in the phasing plan. In 2014, the Board approved a comprehensive rewrite of the County Zoning Ordinance, which made much of the language included in these proffers superfluous. Due to topographical issues, the design of the street network and layout of several lots must be amended. The applicant seeks to amend the master plan to address the topographical issues and to amend the proffers to conform to the newly adopted zoning ordinance. The Board has determined that, as these amendments do not affect use or density, this request could be considered without a public hearing.

PROFFERS¹

The applicant has submitted a revised master plan, as required for the Planned Residential District (R-5), and a revised list of proffered conditions. Both documents are attached to this report.

COMPREHENSIVE PLAN

Community Residential Areas encompass the primary future urban residential neighborhoods in Rockingham County. These areas are planned for a variety of housing types, but primarily single-family detached homes, at a net density of two (2) to six (6) dwelling units per acre for any particular project. New development within Community Residential Areas must be served by public water and sewer systems. Such areas must also exhibit a grid of interconnected streets with well-spaced collector roads in order to create a connected community and an efficient transportation network. Community Residential Areas shall also contain parks and civic use sites.

ZONING AND EXISTING LAND USE

The Zoning Administrator notes, with the number of new units, some concern with how rapidly it will develop putting more of a drain on Fire & Rescue and law enforcement.

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.

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	Medium Density Residential District (R-2)	Battlefield Estates
	General Residential District (R-3)	Madison Village
	General Business District (B-1)	Undeveloped
East	General Agricultural District (A-2)	Pasture
	Medium Density Residential District (R-2)	The Glen at Cross Keys
South	Medium Density Residential District (R-2)	Magnolia Ridge, Home Sites, Undeveloped
West	Medium Density Residential District (R-2)	Home Sites
	General Agricultural District (A-2)	Lakewood Golf Course

STAFF AND AGENCY ANALYSIS

UTILITIES

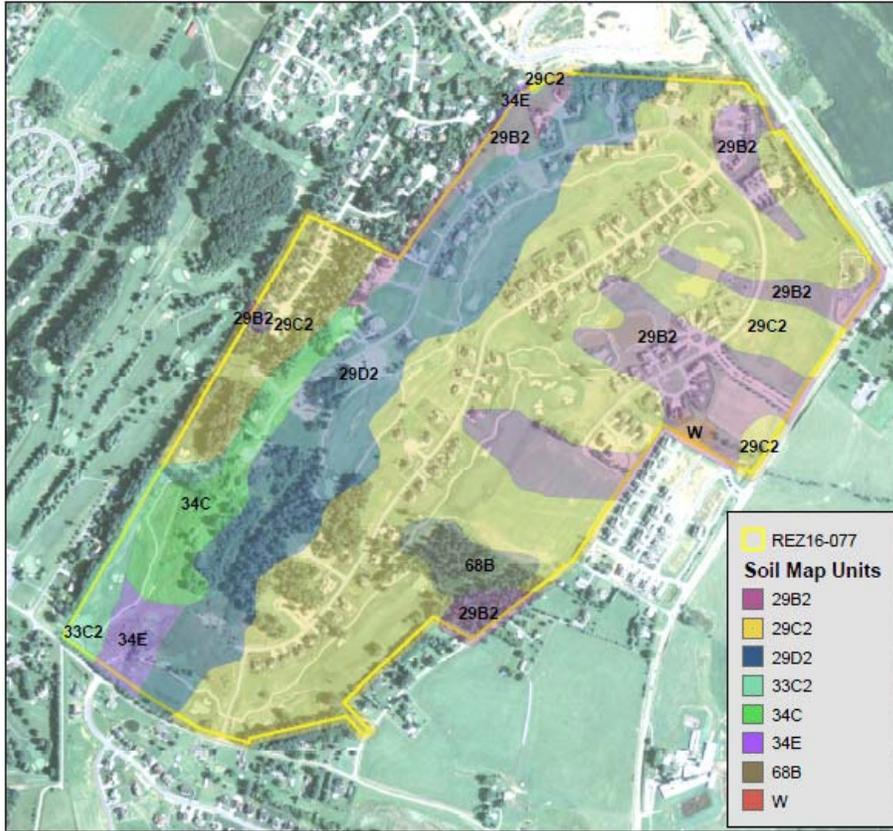
Public Works

Public works has no issues with the proposed rezoning and master plan amendment. The original water and sewer design was based upon a larger number of residential units than what is being proposed so adequate capacity is available in the water and sewer mains. Extensions of the water and sewer mains can be made from the existing lines that have been installed in previous sections of the subdivision.

Health Department

No comment from the local health department; public utilities to serve.

Soils



29B2 - Slopes are 2 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 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.

29C2 – Slopes are 7 to 15 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.

29D2 - Slopes are 15 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.

33C2 - Slopes are 7 to 15 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.

34C - Slopes are 3 to 15 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 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.

34E - Slopes are 15 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 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.

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 comments submitted by the Environmental Director.

PUBLIC FACILITIES

Schools

No comments submitted by Rockingham County Public Schools.

Fire & Rescue

The property is located within Hose Company #4's Port Republic Road Sub-station & Harrisonburg Volunteer Rescue Squads respective first due areas. Our office believes that the requested variance from Crossroads Farm for a road grade exceeding 10% is reasonable and would not affect emergency response to

the app. 14 lots to be built out. The requested variance is west of the intersection of Red Cliff Lane & Claremont Avenue to connect Claremont Ave to Frederick Road. This connection allows for multiple points of ingress/egress into the subdivision which also is why we believe the variance to be reasonable.

Sheriff

No comment submitted by the Office of the Sheriff.

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Cross Keys Road (Route 276)	Minor Arterial	2-Lane	6,100 vpd (2014)	55 MPH
Shen Lake Drive (Route 689)	Major Collector	2-Lane	4,300 vpd (2014)	40 MPH

* Vehicles Per Day (VPD)

VDOT

1. The Master Plan revision does not appear to be significantly changing the total potential traffic generation. The rezoning does not warrant a Chapter 527 Traffic Impact Analysis (TIA).
2. The streets are proposed to be privately maintained and would not be eligible for addition to the State Secondary System. However, the streets must be designed to VDOT geometrical requirements per County ordinance.

SUMMARY

Considerations

- As this amendment does not affect use or density, the Board of Supervisors has waived the public hearing for this request.
- The amendment realigns the road network to address topographical issues, creating a change in the layout of several residential lots.
- The amendment brings the proffered conditions into conformance with the 2014 Zoning Ordinance.
- The remaining proffered condition reserves a strip of land for future dedication upon development of the commercial sector along Cross Keys Road.

SVTB Crossroads, LLC
REZ16-077
Zoning from R-5 to R-5

Staff Recommendation: Approval

March 22, 2016

Whereas this amendment does not affect the use or density of the proposed development, and therefore does not alter the conformance of the proposal to the Comprehensive Plan, staff recommends approval.

Planning Commission Recommendation:

Board Decision: